

**129 N MICHIGAN AVE**  
(ADJACENT PROPERTY-  
NOT FOR SALE)

**APN# 5738-014-019**

**OFFERING MEMORANDUM**  
**APN# 5738-014-019**  
**Pasadena, CA 91106**

*Prime Pasadena Infill: High-Density RM-48 Lot Near Caltech & PCC – Up to 35  
Buildable Units (High Density), or 17-21 units (Mid Density)*

*Exclusively Listed By:*

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**GIG**  
GROWTH INVESTMENT GROUP  
CALIFORNIA

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#### DISCLAIMER AND CONFIDENTIALITY AGREEMENT:

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of 129 N Michigan Ave, Pasadena CA 91106 ("Property").

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information that prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and Growth Investment Group. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor Growth Investment Group, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time, with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Growth Investment Group. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Growth Investment Group. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Growth Investment Group.



01.

EXECUTIVE  
SUMMARY

**SUMMARY**

Subject Property:	APN# 5738-014-019 (Adjacent to 129 N Michigan Ave) Pasadena, CA 91106
Price:	\$1,125,000
Price/SF:	\$150
Total Lot Size:	7,501 SF
Zoning:	RM-48
APN:	5738-014-019

**DEVELOPMENT OPTIONS** (see page 6 for illustrations, pages 13-17 for sample projects):

**a. HIGH DENSITY AFFORDABLE COMMUNITY**

- Estimated 30-35 units
- 100% Affordable
- No parking required

**b. MID DENSITY TOD MULTIFAMILY**

- Estimated 14-21 units
- SB79 - 75ft Max Allowed Heights
- Minimum affordability covenant required

**c. Low Density Residential**

- Estimated 5 units
- Zero Affordable units

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

**Investment & Property Highlights**

- Class-A Infill Location nearby CALTECH and PCC, and minutes to LAKE Ave District and Old Town Pasadena
- Strong academic and employment centers providing built-in demand for rental units
- **Ultimate Development Flexibility:** Zoning accommodates three clear development paths: High-Density 100% Affordable (30-35 units), Mid-Density TOD Multifamily (14-21 units), or Low-Density Residential (5 units).
- **Clear, Vacant Lot:** Ready for immediate redevelopment with zero demolition costs, saving developers significant time and upfront capital.
- **Class-A Educational & Employment Hub:** Walking distance to Caltech and Pasadena City College (PCC), and minutes from major employers (Kaiser Permanente, Huntington Hospital), the Lake Avenue Business District, and Old Town Pasadena, ensuring built-in, premium rental demand.
- **Unmatched Market Fundamentals:** Pasadena boasts historically strong occupancy rates and steady rent growth, driven by a high-income, highly educated demographic and a severe lack of buildable land.
- **Transit-Oriented & Walkable:** A true TOD location situated near the Metro L Line and major bus routes, seamlessly connecting residents to local amenities, grocery, dining, and retail.
- **Supportive Zoning Environment:** Positioned to leverage Pasadena's push for smart growth, offering developers potential eligibility for lucrative density bonuses, reduced parking requirements, and streamlined administrative approvals.
- **Regional Connectivity:** Immediate access to the 210, 134, and 110 freeways provides rapid transit to the broader Los Angeles region.
- **Durable Long-Term Value:** Pasadena's historic character, stringent civic planning, and scarcity of undeveloped land ensure resilient property values and attractive long-term returns.

## EXECUTIVE SUMMARY

Growth Investment Group California is proud to present a rare infill opportunity on N Michigan Avenue: a 7,501SF, RM-48 high-density lot located mere steps from Caltech and Pasadena City College. Because this site is a vacant lot, developers benefit immediately from zero demolition costs, allowing for a faster, more cost-effective path to vertical construction in one of Southern California's most supply-constrained markets.

The property offers unparalleled flexibility, accommodating a wide range of builder strategies. Depending on city approvals, developers can pursue three distinct development paths: a High-Density affordable project yielding up to 35 units, a Mid-Density Transit-Oriented Development (TOD) yielding 17-21 units, or a Low-Density residential project of 5 units. This makes it an ideal acquisition for boutique builders or seasoned development firms looking to expand their footprint in a high-barrier-to-entry city.

Location serves as the ultimate amenity for this site. Situated between LAKE Ave and Hill Ave, and 1 lot away from Union St and Michigan Ave corner, it offers superb access to all the best amenities City of Pasadena has. Situated just minutes from major employment centers, the Lake Avenue Business

District, and the Metro L Line, the property sits squarely within a walkable, amenity-rich neighborhood. It benefits from a built-in, highly educated renter pool and aligns perfectly with Pasadena's ongoing push for smart, sustainable, transit-connected growth.

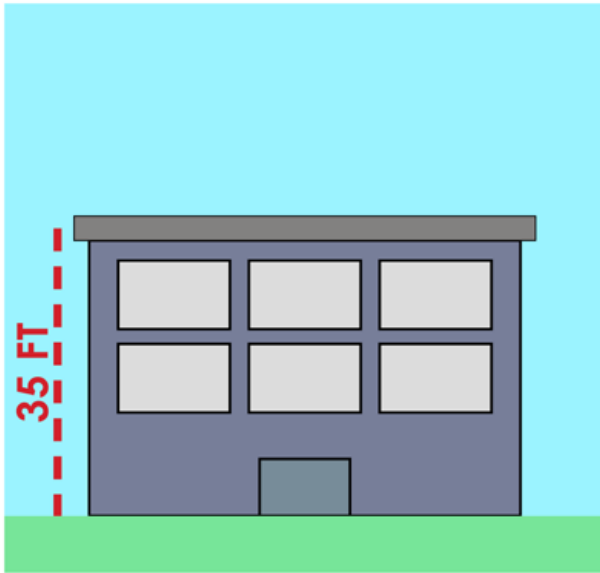
With limited undeveloped land remaining in Pasadena, this parcel represents a strategic canvas to deliver much-needed housing while capturing durable, long-term value in an economically resilient, premium demographic.



# Development Options Analysis

## By-Right Entitlement LOW DENSITY RESIDENTIAL

Existing Zoning -  
Immediate Viability

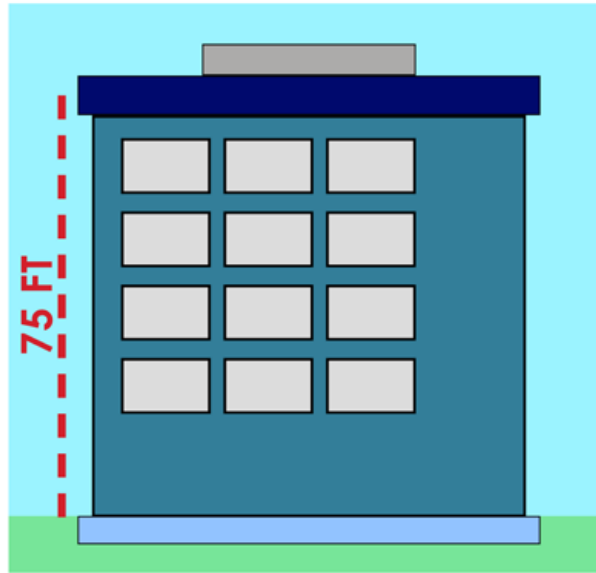


- 5 est. units
- 35 ft Max Height
- None Affordability Req.

- By-right under existing zoning- no discretionary review required
- Surface parking satisfies code; no structured podium cost
- Conventional financing available; shorter timeline to close and break ground
- Market-rate rents; no affordability covenant
- Lower capital requirement and execution risk to relatives

## SB 79 Transit-Oriented Upzoning MID DENSITY TOD MULTIFAMILY

SB 79 (Wiener) -  
Signed Oct 2025 - Effective in July 2026

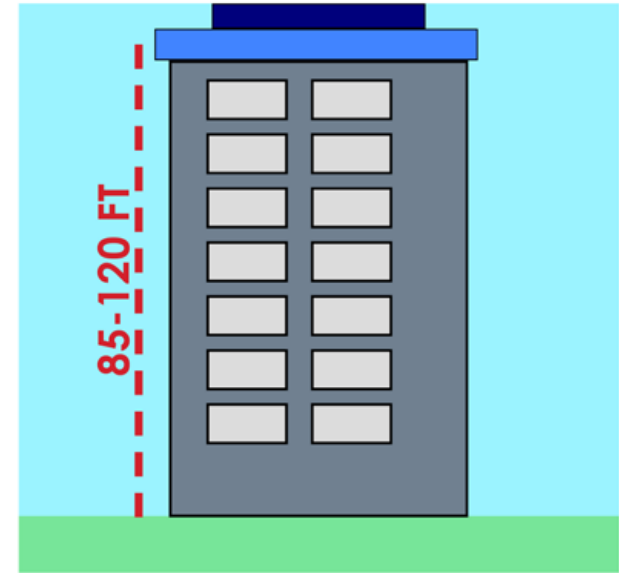


- 14-21 est. units
- 75 ft Max Allowed Height
- Min. Required Affordability Req.

- SB 79 (Effective in July 2026) overrides local zoning within 1/2 mile of qualifying TOD transit stop
- Ministerial approval pathway - eliminates discretionary CEQA disclosure
- Minimum affordability covenant required; deeper affordability unlocks Density Bonus Law concessions
- Reduced or eliminated parking requirements - podium or tuck-under replaced with leasable area

## 100% Affordable - No Parking Required HIGH DENSITY AFFORDABLE COMMUNITY

Density Bonus Law + AB 2097 -  
Maximum Units



- 30-35 est. units
- 85-120 ft Height Potential
- \$0 Parking Cost

- 100% affordable project eliminates all parking minimums under AB 2097 (within 1/2 mile transit)
- Maximum density bonus (up to 80%+) unlocked via State Density Bonus Law at full affordability
- LIHTC / 4% tax credit + tax-exempt bond financing available; deepest public subsidy stack
- Prevailing wage required under SB 79 for buildings over 85 ft
- Highest unit count, highest price per-unit public subsidy; land value driven by credit pricing

Aerial Photos



**OLD PASADENA**



**PASADENA CITY HALL**



**ROSE BOWL AREA**



**THE PASEO**



**PASADENA CONVENTION CENTER**



**MANY NEW & Proposed Mixed-use/Housing on Walnut St**

**129 N MICHIGAN AVE**



**APN# 5738-014-019**

Walk Score **92** **Walker's Paradise**  
Daily errands do not require a car.

Bike Score **84** **Very Bikeable**  
Biking is convenient for most trips.

Aerial Photos



OLD PASADENA



PASADENA CITY HALL



THE PASEO



PASADENA CONVENTION CENTER



MANY NEW & Proposed Mixed-use/Housing on Walnut St



SHOPS ON LAKE

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Aerial Photos



EATON CANYON



HASTINGS RANCH

210 FWY



Project: 34-condo (244-256 Michigan- BUYER TO VERIFY)

WALNUT ST

129 N MICHIGAN AVE



APN# 5738-014-019

Aerial Photos



PASADENA CITY COLLEGE



HUNTINGTON LIBRARY



CALTECH

COLORADO BLVD

129 N MICHIGAN AVE

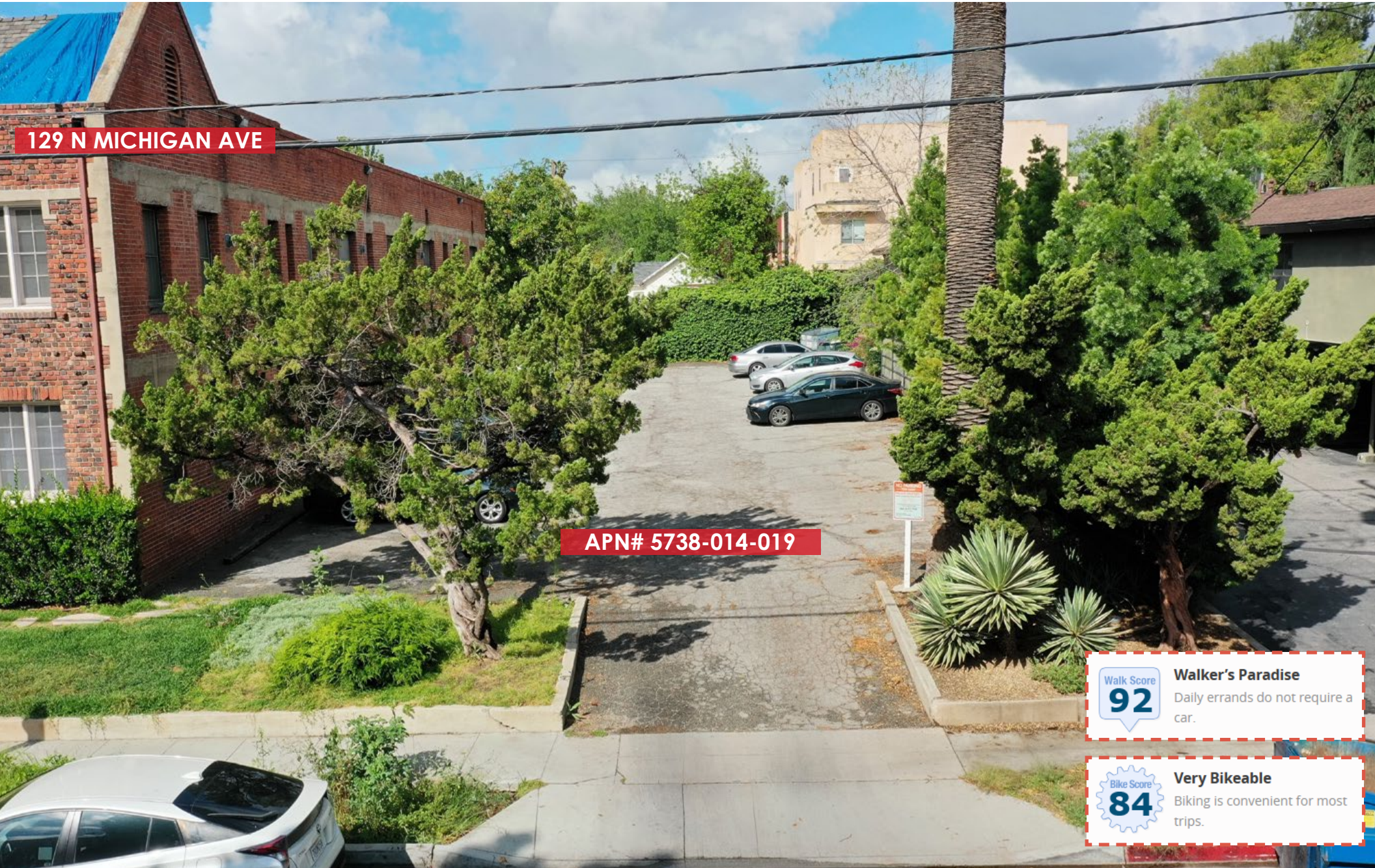


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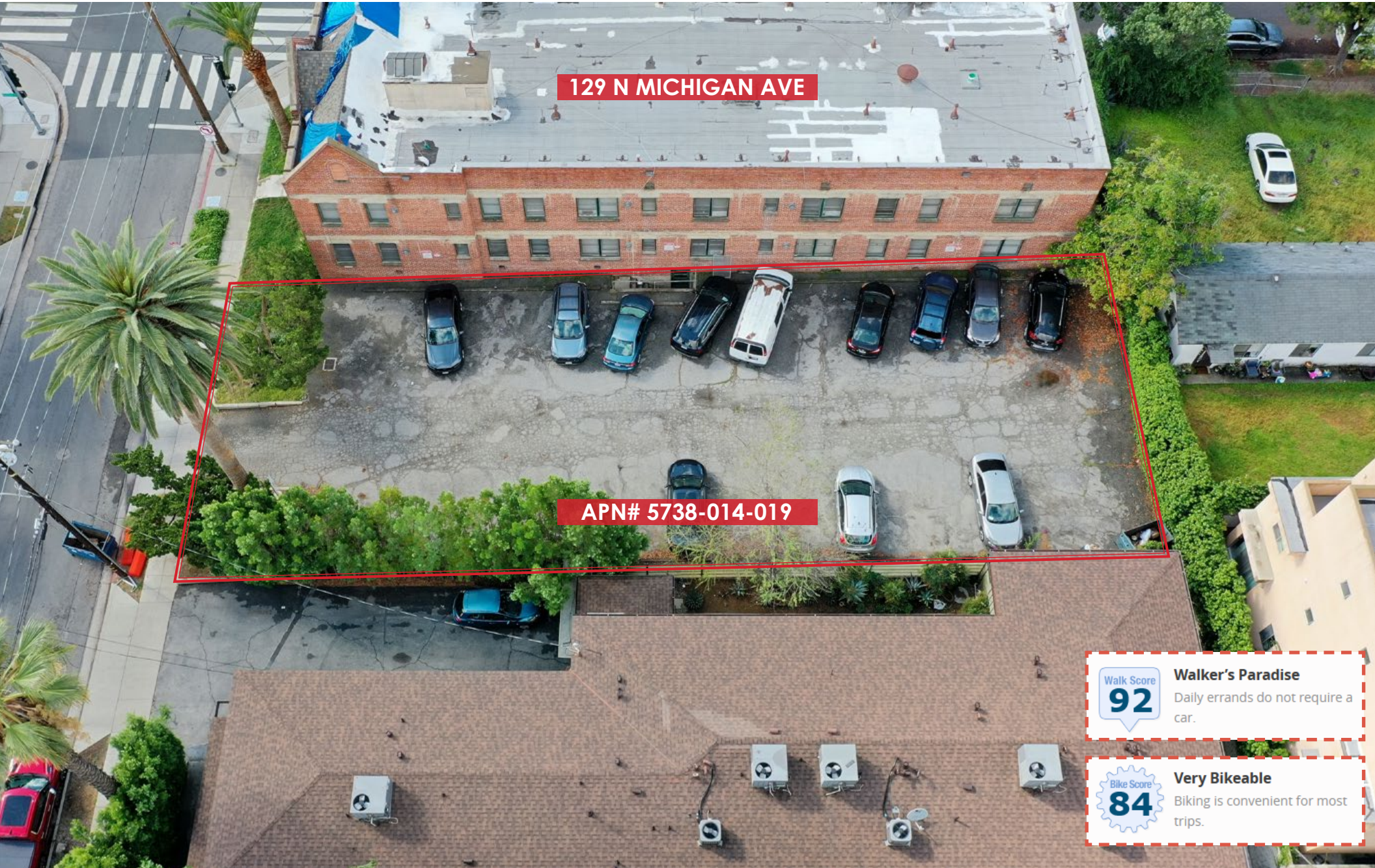
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Recently completed project in Pasadena

PARTNERSHIP BRINGS 180 MICRO-UNITS OF AFFORDABLE TO PASADENA



**CONNECTCRE**

By: Paul Bubny

A partnership between Community Builders Group (CBG) and Bridge Financial Advisors is preparing to open Pasadena Studios, a new development that will bring 180 micro-units of affordable housing for individuals earning less than \$53,000 annually to Pasadena. The site will be managed by WinnResidential.

Notable Development Projects nearby Subject Property

# Six-Story Senior Living Complex Proposed for Lake Avenue at Walnut Street, Former Conrad's Site

*Plan would replace vacant restaurant with 80-unit facility offering assisted living and memory care services*

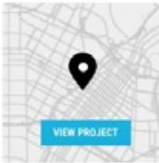
Published on Monday, November 18, 2024 | 4:00 am



A new six-story senior living facility with 80 units is proposed for construction at the corner of Lake Avenue and Walnut Street in Pasadena, replacing an existing vacant restaurant building and parking lot.

PASADENA

## Another design tweak for SRO apartment complex at 1501 Walnut Street in Pasadena



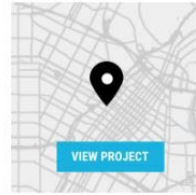
Plans call for 83 apartments above parking

MARCH 27, 2024, 9:30AM STEVEN SHARP 1 COMMENT



## Notable Development Projects nearby Subject Property

### Senior housing proposed for 861 E. Walnut Street in Pasadena



VIEW PROJECT

The six-story building would rise at the former site of Conrad's

MARCH 25, 2024, 9:30AM STEVEN SHARP 2 COMMENTS

GALLERY



### Lofts Topped Out At 711 Walnut Street In Playhouse District, Pasadena



711 Walnut Street via Tyler + Kelly Architecture

BY: TEAM YIMBY 5:00 AM ON FEBRUARY 10, 2022

A new residential building will soon be ready to house residents at 711 Walnut Street in Playhouse District, **Pasadena**. The project proposal includes the development of a new apartment building offering residential and retail spaces.

## Notable Development Projects nearby Subject Property



MW Lofts was designed by Tyler Kelly Architecture to improve walkability around the corner of Walnut Street and El Molino Avenue. (Tyler Kelly Architecture/Submitted)



For architect Jon Kelly, walkability is the forefront of his architectural vision. It's a philosophy that he said is infused in Tyler Kelly Architecture's newest Pasadena project, MW Lofts.

The 115-unit, twin-building project commanding the corner of Walnut Street and El Molino Avenue will be a mixed-use development that includes commercial, retail and restaurant spaces on the ground floor as well as a widened walkway to increase the flow of pedestrians

## Notable Completed Development Projects nearby Subject Property

### 678 EAST WALNUT STREET | PASADENA, CA 91101



The Hudson is located in Pasadena, CA. The project was with CSCDA to acquire the asset in June of 2021, three years using CSCDA's Workforce Housing program where we raised investors to acquire the asset. The Bonds were also designed to meet the Bonds and meeting their specific Social Bond criteria.

**Owner** - CSCDA

**Project Administrator** - Waterford Property Company

**Property Manager** - Greystar

**Project Type** - Convert Market Rate housing to Essential from 80% to 120% of the area median income (AMI)

**Project Location** - Pasadena, CA

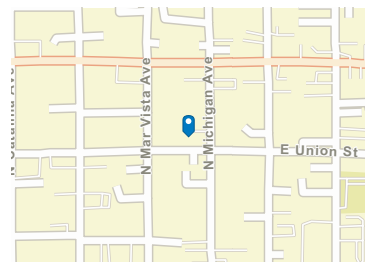
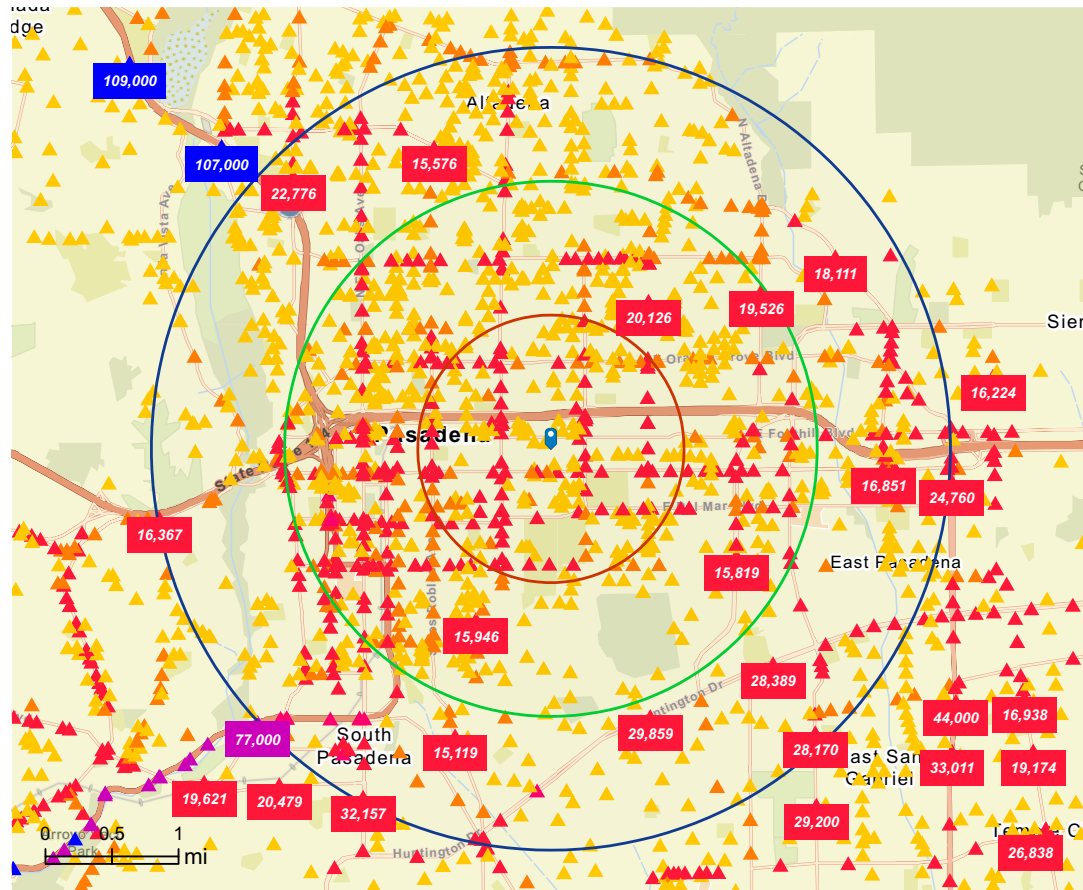
**Acquisition Cost** - \$98.1mm

**Total Units** - 173 with 11,700 SF of Retail space

Traffic Map

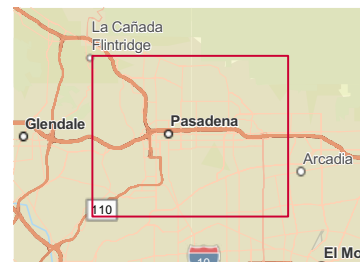
Traffic Count Map

129 N Michigan Ave, Pasadena, California, 91106 2  
 129 N Michigan Ave, Pasadena, California, 91106  
 Rings: 1, 2, 3 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Property Photos



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AREA AMENITIES

State Theatre of CA Pasadena Playhouse



Distance from 129 N Michigan Ave: 5 Min Drive, 0.8 Mile

The Pasadena Playhouse was established in 1917 and is the official State Theatre of California. In recent years, The Playhouse has become instrumental in launching new works and landmark revivals for the American theatre. The Playhouse has displayed a commitment to cultural and theatrical diversity, which is reflected in seasons featuring Tony Award and Pulitzer Prize-winning plays.

Distance from 129 N Michigan Ave: 8 Minute Drive, 2.3 Miles

NORTON SIMON MUSEUM



Known around the world as one of the most remarkable private art collections ever assembled, industrialist Norton Simon spent over 30 years amassing an astonishing collection of European art from the Renaissance to the 20th century, and a stellar collection of Indian and Southeast Asian art spanning 2,000 years. Modern and Contemporary Art from Europe and the United States, also occupies an important place in the Museum's collections. The Museum houses more than 12,000 objects, roughly 1,000 of which are on view in the galleries and gardens.

The GAMBLE HOUSE



Distance from 129 N Michigan Ave: 8 Minute Drive, 2.3 Miles

The Gamble House, also known as the David B. Gamble House, is an iconic American Craftsman home in Pasadena, California, designed by the architectural firm Greene and Greene. Constructed in 1908-1909 as a home for David B. Gamble, son of the Procter & Gamble founder James Gamble, it is today a National Historic Landmark, a California Historical Landmark, and open to the public for tours and events.

Paseo Colorado



Distance from 129 N Michigan Ave: 5 Minute Drive, 1.3 Miles

The Paseo is an upscale outdoor mall in Pasadena, covering three city blocks with office space, shops, restaurants, a movie theater, and 400 loft-style condominiums above. It is located in downtown Pasadena between Colorado Boulevard to the north and Green Street to the south.

It is the location of the Arclight theater. At the Paseo you will find BCBG, Macy's, Brighton, Coach, DSW, among other popular stores.

SHOPS on LAKE



Distance from 129 N Michigan Ave: 7 Minute Drive, 1.6 Miles

The Urth Caffé is an organic coffee company that exclusively carries its own brand of premium, fresh roasted whole bean organic coffee, and hand selected fine teas sold under strict quality and ethical standards.

California Institute of Technology



Distance from 129 N Michigan Ave: 4 Minute Drive, 0.6 Mile

Caltech is an independent, privately supported institution with a 124-acre campus located in Pasadena, California. The Institute manages JPL for NASA, sending probes to explore the planets of our solar system and quantify changes on our home planet.

AREA AMENITIES

Old Town Pasadena



**Distance from 129 N Michigan Ave: 8 Minute Drive, 1.6 Miles**  
 Old Pasadena, often referred to as Old Town Pasadena or just Old Town, is the original commercial center of Pasadena.

The area was also an artistic center, the home to Andy Warhol's west coast debut, the Pasadena Museum of Modern Art (one of the earliest modern art museums in the country, now the Norton Simon Museum), and before that a center of suffragist and pacifist movements, and other liberal causes.

Rose Bowl Stadium



**Distance from 129 N Michigan Ave: 11 Minute Drive, 3.2 Miles**  
 The world-famous Rose Bowl Stadium in Pasadena has hosted five Super Bowls, gold medal matches for two Summer Olympics, two FIFA World Cup Finals, superstar concerts and the annual Rose Bowl Game for which it's named.  
 Sports Illustrated has named Rose Bowl Stadium the number one venue in college sports and one of the Top 20 Venues of the 20th Century.

Downtown Pasadena



**Distance from 129 N Michigan Ave: 4 Minute Drive, 1.3 Miles**  
 Downtown Pasadena California is the central business district of Pasadena, California. It is centered on Fair Oaks Avenue and Colorado Boulevard and is divided into three distinct neighborhoods: Old Pasadena, the Civic Center, and Monk Hill.  
 Downtown Pasadena is known for its historical buildings that have been preserved throughout the years.

HASTINGS RANCH Neighborhood



**Distance from 129 N Michigan Ave: 9 Minute Drive, 3.9 Miles**  
 Hastings Ranch is a neighborhood of Pasadena, California, which lies in northeast Pasadena. It is principally accessed by Sierra Madre Boulevard, Michillinda Avenue, Hastings Ranch Blvd., and Riviera Drive. Hastings Ranch is also identified by large shopping areas at its southernmost end and by a shopping center at the corner of Sierra Madre and Michillinda.  
 Hastings Ranch is divided by Sierra Madre Blvd, north of the blvd is Upper Hastings Ranch and south is Lower Hastings Ranch. To the north of the Ranch is the San Gabriel Mountains and Mount Wilson.

Local Map

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**OLD PASADENA**



**THE PASEO**



**129 N MICHIGAN AVE**



**PASADENA CITY COLLEGE**



**CENTRAL PARK**



**EREWHON PASADENA**

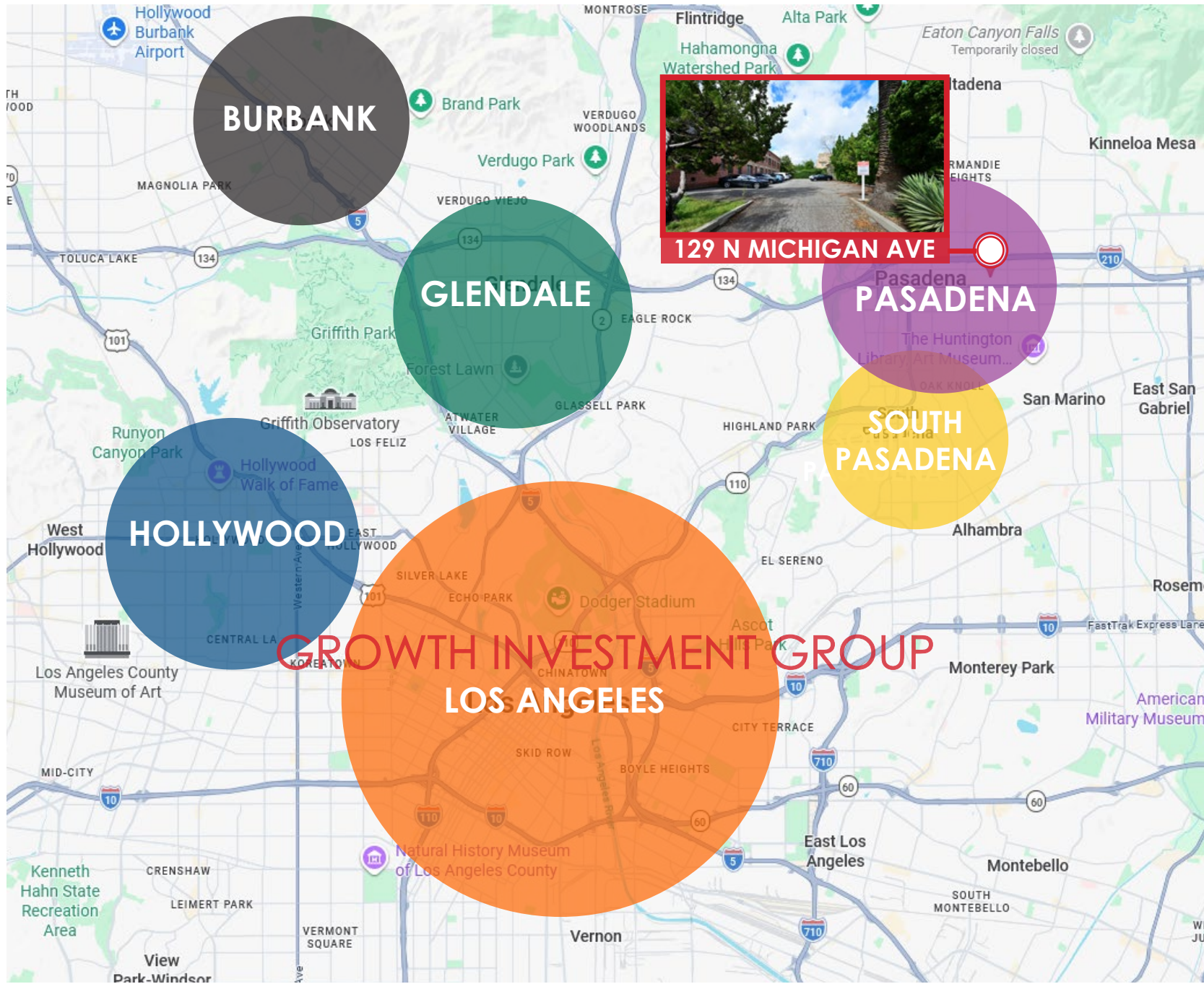


**CALTECH**



**HUNTINGTON HOSPITAL**

Regional Map



An aerial photograph of San Francisco, California, taken during the golden hour of sunset. The sky is a vibrant blue with scattered white clouds, transitioning to a warm orange and yellow glow near the horizon where the sun is setting. The city's skyline is visible, featuring a mix of modern high-rise buildings and historic architecture. The most prominent feature is the white, neoclassical San Francisco City Hall with its iconic red-tiled dome. The foreground shows a street with palm trees and a parking lot with several cars.

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## 02. MARKET OVERVIEW

## Market Overview

# GROWTH INVESTMENT GROUP

## Choose Pasadena

### The City with Exponential Investment Value

The city of Pasadena was incorporated in 1886 and encompasses approximately 22.5 square miles, with an average of ten residents per acre. It is located at the base of the San Gabriel Mountains, just ten miles northeast of Downtown Los Angeles. It is bordered by seven cities, including: La Canada Flintridge, South Pasadena, Arcadia, Sierra Madre, San Marino, Glendale, Los Angeles and unincorporated Altadena.

Pasadena is home to a variety of businesses, with major employers including: Jet Propulsion Laboratory (JPL), California Institute of Technology, Huntington Memorial Hospital, Bank of America, Kaiser Permanente, Pasadena Unified School District, Pasadena City College, City of Pasadena, SBC, and the Ralph M. Parsons Company.

## Market Overview

### CONVENIENT TRANSPORTATION AND ACCESS

Regional access to the city is primarily from the Foothill (210) Freeway, which runs in an east-west direction approximately one-third mile south of the subject property, the Ventura (134) Freeway, which runs in an east-west direction approximately one and one-half miles west of the subject property, and the Pasadena (110) Freeway, which runs in a north-south direction approximately two and one-half miles southwest of the subject property. These freeways provide direct access to other major interstates serving the Southern California region, including the Golden State (5) Freeway and the Glendale (2) Freeway to the west, the San Bernardino (10) Freeway and the Long Beach (710) Freeway to the south, and the San Gabriel River (605) Freeway to the east.

The city of Pasadena is centrally located to major forms of transportation, including the Burbank/Bob Hope Airport which is 15 miles northwest, the Los Angeles International Airport which is 30 miles southwest, and the Ontario International Airport which is 35 miles east.

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## Market Overview

### PASADENA POPULATION AND HOUSING TRENDS

Pasadena's urban renaissance is drawing a younger more dynamic population to its core. The largest age bracket in the city of Pasadena is now millennials age 25-34 (17.1%) with the second largest age group consisting of adults ages 35-44 (15.1%). Increasing numbers of people in these age brackets are seeking the "no car" urban lifestyle where they can walk to the office, gym, supermarket, local restaurants, entertainment venues, have access to mass transit, and convenient apartment living. Accordingly, city officials are dedicated to improving the City's "walkability" by using the city's transportation improvement fee to make pedestrian and bike-friendly upgrades to downtown streets and using residential impact fees to create parks in the central district.



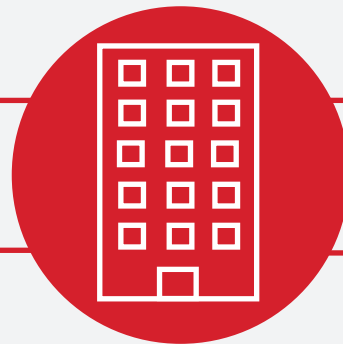
## GROWTH INVESTMENT GROUP

Pasadena multifamily rents have risen approximately 27% since 2010.

Since 2000, over 4,000 new residential units have been completed and absorbed in Pasadena.

The Rose Bowl Flea Market attracts more than 2,200 vendors with over one million items for sale.

The Pasadena multifamily market occupancy averaged more than 95% over the last 10 years.



Pasadena has 23 parks, totaling more than one thousand acres of parkland. There are about 61,000 street trees and about 25,000 park and wild land trees.

## Market Overview

### EXCELLENT BUSINESS ENVIRONMENT

Located in the foothills of the picturesque San Gabriel Mountains, Pasadena has a population of nearly 140,000 people and benefits from a unique combination of sophisticated charm, culture, and historical ambiance. Pasadena's pro-business tax benefits, no city business taxes, parking taxes or utility taxes, coupled with its central location and excellent freeway and public transportation access offers local businesses the ability to draw from an enormous and diverse labor base while providing local residents easy access to amenities in Downtown Los Angeles and the surrounding markets. Initially one of Los Angeles' first suburbs, Pasadena has become a thriving 24/7 urban center where residents can live, work and play in one of the most dynamic markets in Southern California.

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## Market Overview



### LOCAL AMENITIES

- Apple
- Paseo Colorado
- Macy's
- Target
- Urth Cafe
- Vroman's Bookstore
- Pasadena Playhouse
- Whole Foods Market
- Vons
- CVS
- Americana at Brand
- Beyond the Olive
- Farm Fresh to You
- Grist & Toll
- Katie's Bakery
- Pasadena Sandwich Company
- Pavilions Place
- Creamistry Pasadena
- Ice Cream Lab
- Juice Lab 360
- Menchies Frozen Yogurt
- A&M Import
- 24 hour fitness
- Basecamp Fitness
- Miracle Spa
- Style Lounge
- Art + Science Café
- Blaze Pizza
- Coffee By the Books
- El Metate Café
- Foodie Cube
- Lee's Sandwiches
- Lovebirds Café & Bakery
- Rounds Burgers
- Roy's Hawaiian Fusion
- Ralph's Groceries
- Men's Suit Outlet
- Go China
- Freshii
- California Bank & Trust
- Bank of the West
- U.S. Bank
- University Club of Pasadena
- Braise & Crumble
- etc.

## Market Overview

**OLD TOWN PASADENA** Old Town Pasadena is nationally recognized for its vibrant main street revitalization and preserved historic charm. The historic streets and alleyways, rustic brick façades and architectural accents of Pasadena's original business district have come to create a unique and lively entertainment focal point for residents and tourists alike. Physically bound by Walnut Street to the north, Pasadena Avenue to the west, Del Mar Boulevard to the south and Arroyo Parkway to the east, Old Town Pasadena encompasses twenty-two blocks providing access to over 120 restaurants, shops, and entertainment venues, 35 specialty retail stores, a Courtyard by Marriott Hotel and several other leading attractions. Old Town Pasadena offers an extraordinary opportunity to live, work and play in an exciting, urban setting featuring an authentic downtown experience

**THE PLAYHOUSE DISTRICT** The Playhouse District is an eclectic, cosmopolitan community rich in history and architecture in the neighborhood of Pasadena, California. The District combines tradition and class with cool modernity. It is Pasadena's premier entertainment and financial district; the headquarters of Community Bank are headquartered there. The Playhouse District is bordered by Interstate 210 to the north, California Boulevard to the south, Los Robles Avenue to the west, and Hudson Avenue to the east, with a panhandle-

like extension to Wilson Avenue. The district is also notable for its manhattanization, the legacy of extensive urbanization from the 1960s to the 1980s.

**THE HUNTINGTON** Consisting of the Huntington Library, Art Collections, and Botanical Gardens, The Huntington, established by Henry Huntington in 1850, is a unique cultural, research, and educational center located on a picturesque 120 acres in San Marino. The Huntington attracts over 500,000 visitors each year. Along with a world-class Art Collection, the Library's extraordinary collection of over 6 million pieces includes rare books and manuscripts which attract scholars and visitors year round. Perhaps the most stunning and celebrated attraction is the Botanical Gardens that covers the grounds with more than a dozen specialized gardens, including The Garden of Flowing Fragrance, which is amongst the largest Chinese-style garden outside China. The Garden recently underwent a comprehensive renovation in 2012

**NORTON SIMON MUSEUM** This world famous museum and garden features seven centuries of European art from the Renaissance to the 20th Century, including works by Van Gogh, Picasso, Rembrandt and Fragonard. The Museum's collection encompasses more than 11,000 objects.



Demographic & Income Profile (1 mile radius)

Summary	Census 2020	2025	2030
Total Population	34,604	33,450	33,359
Total Households	16,293	16,325	16,721
Family Households	7,538	7,245	7,403
Average Household Size	2.06	1.98	1.93
Owner Occupied Housing Units	4,168	4,177	4,268
Renter Occupied Housing Units	12,125	12,148	12,452
Median Age	36.7	38.0	39.4

Households by Income	2025		2030	
	Number	Percent	Number	Percent
Median Household Income	\$86,939	-	\$96,826	-
Average Household Income	\$122,522	-	\$134,593	-
Per Capita Income	\$59,404	-	\$67,046	-