

TRANSITIONAL/SUPPORTIVE HOUSING FACILITY

BANKRUPTCY SALE



1450 N Fair Oaks Avenue, Pasadena, CA 91103

28,512± SF Building on 35,000± SF of Land

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential
OFFERING MEMORANDUM

1450 N FAIR OAKS AVENUE PASADENA, CA 91103

Property Details

Building Area	28,512± SF
Land Area	35,000± SF
Floors	2
Year Built	1965
Construction	Wood Frame
Parking	30± Surface Spaces
Frontage	132' on Fair Oaks Avenue
Current Zoning	FGSP-RM-16
Proposed Zoning	FGSP-MU-32
APN	5728-011-022

Property Highlights

- Bankruptcy sale*
- Former 24/7 extended care facility
- Value-add or repositioning opportunity
- Permitted uses: Transitional Housing; Supportive Housing; Single/Multi-Family Housing; Home Occupations; Adult Day Care (Limited): Child Day Care
- Lobby
 - Multiple offices
 - Activity/dining room
 - Dorm style showers
 - Commercial kitchen
 - Commercial laundry room
 - Jack & Jill restrooms
 - Elevator
 - Employee lounge area and conference room
 - Outdoor patio areas
- Includes covered and surface parking for 30± vehicles
- Located one block north of Washington Blvd, ½ mile east of the 210 freeway and 1-¼ miles north of the 134 freeway

ASKING PRICE: \$5,800,000 (\$203.42 PER SF)

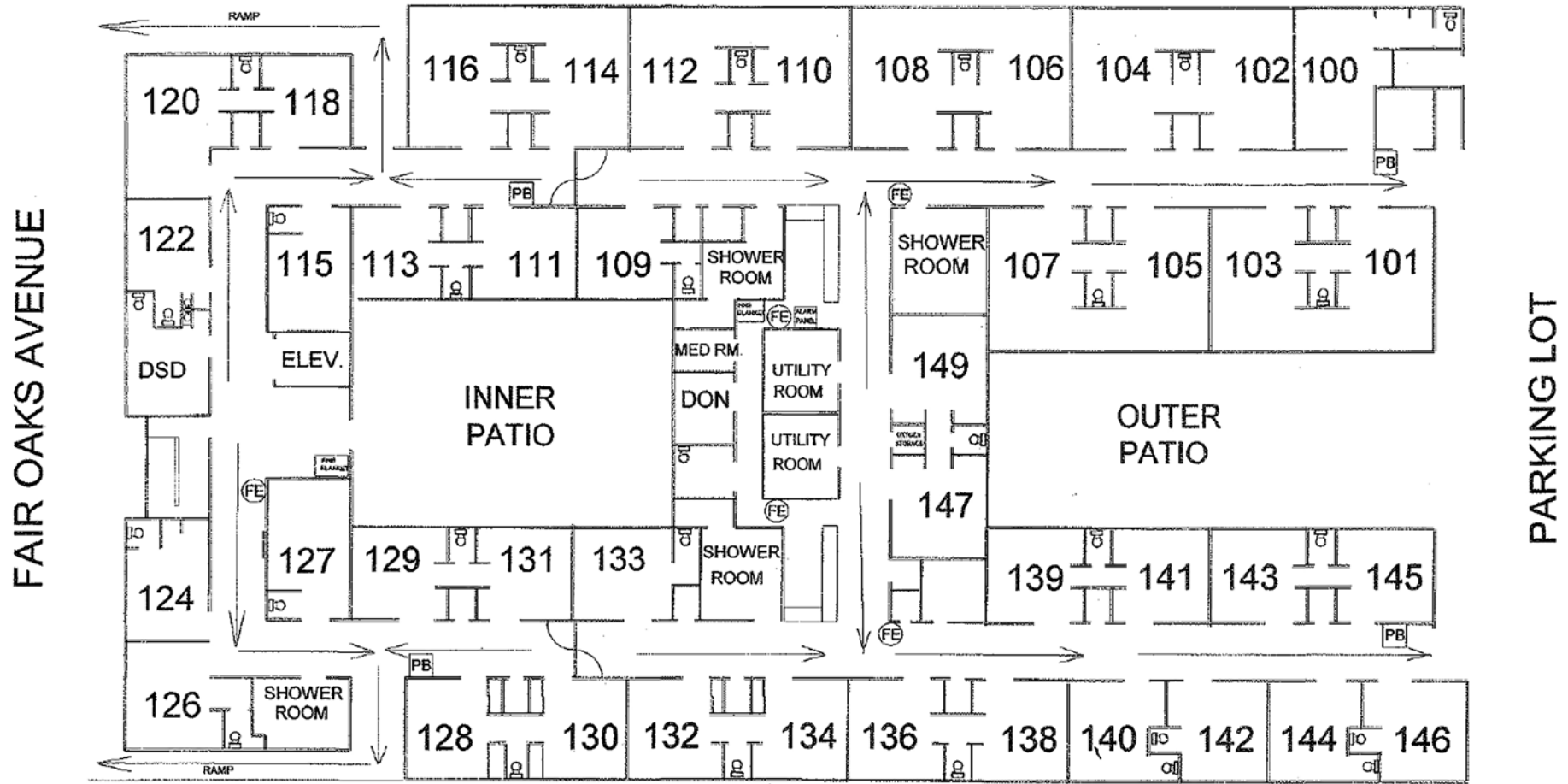
** Sale subject to bankruptcy court approval and overbid; property sold "as-is".*



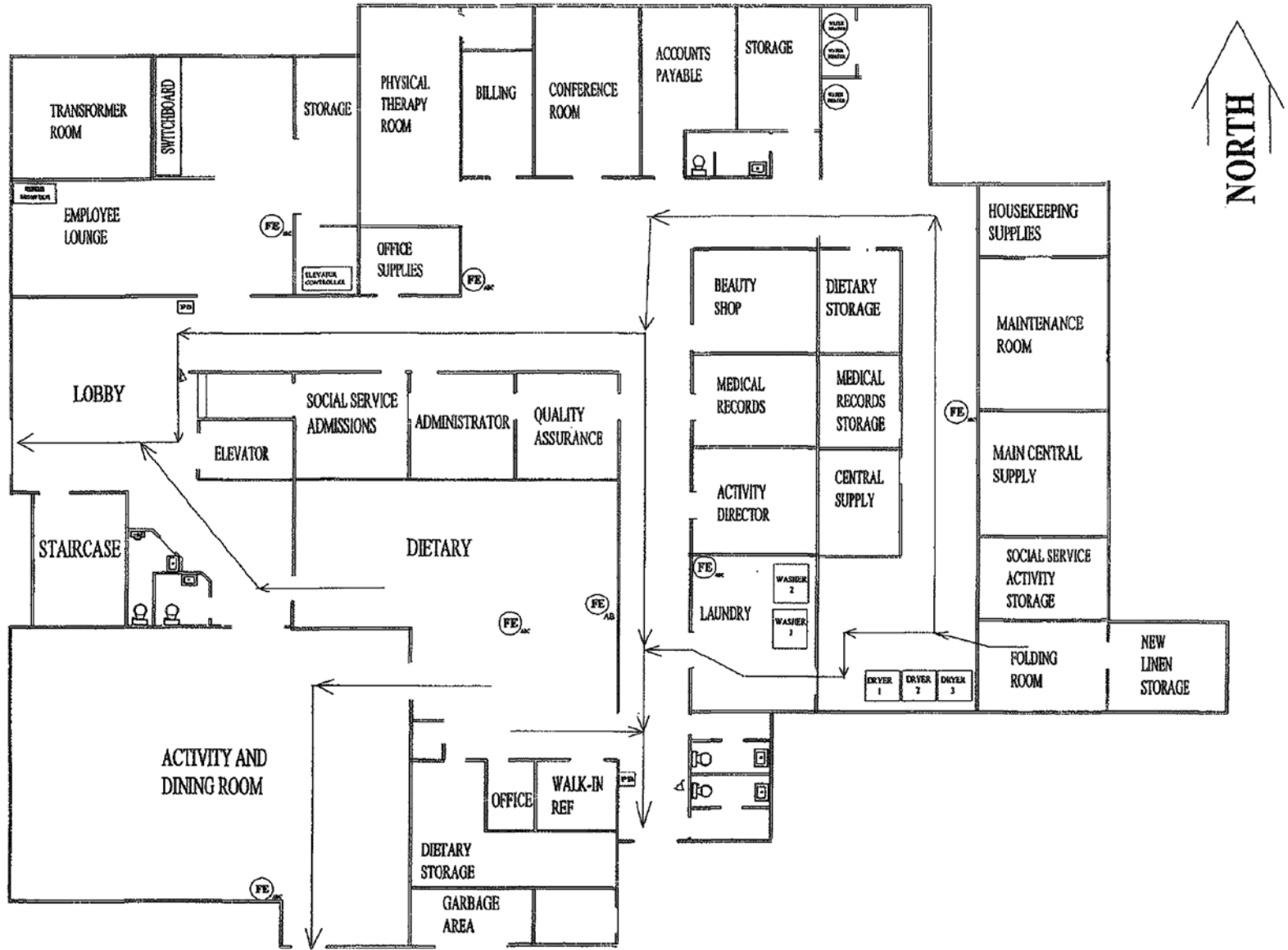




Ground Floor Site Plan



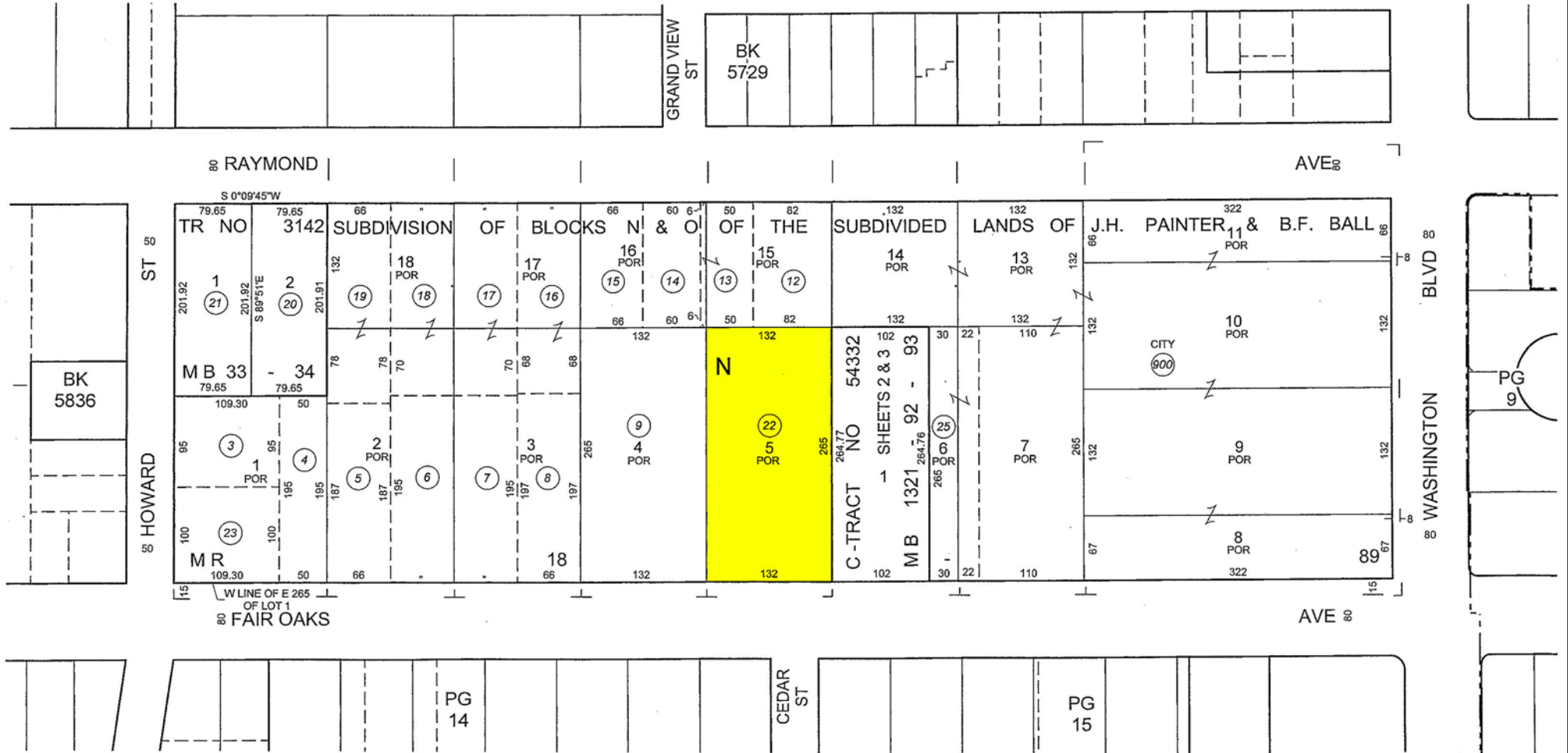
Lower Level Site Plan



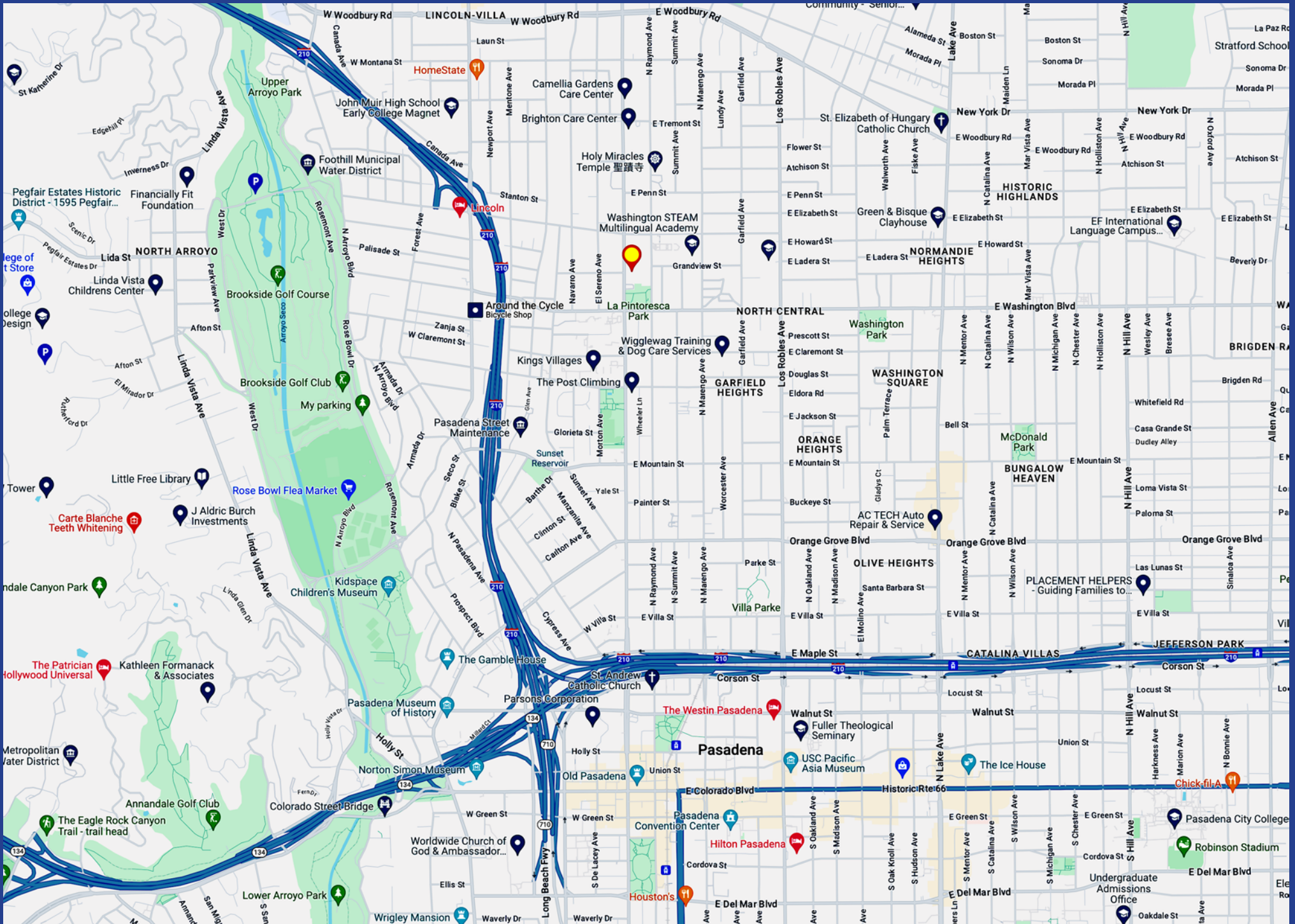
Aerial Photo



Plat Map



Area Map



Pasadena Demographics



POPULATION
(145,181)



**AVERAGE
HOUSEHOLD
INCOME**
(\$106,995)



**COLLEGE
DEGREE OR
HIGHER**
(70%)

PASADENA'S demographics speak for themselves. Highly educated & higher than average household incomes are just two hallmarks of a thriving economy, and Pasadena has them in spades.



**HOUSEHOLDS
WITHIN 5 MILE
RADIUS**
(187,045)



**LABOR
FORCE**
(81,302)



**JOBS
WITHIN
PASADENA**
(115,000)

Source: U.S. Census 2016

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Pasadena, CA 91103

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35,000± Sq.Ft. of Land

Transitional/Supportive Housing Facility

Sale Subject to Bankruptcy Court
Approval and Overbid

Property Sold “As-Is”



Exclusively offered by

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**Coldwell Banker
Commercial Realty**

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