

# MEDICAL BUILDING FOR SALE

1600 HUNTINGTON DR, SOUTH PASADENA, CA 91030



VIRTUAL TOUR

**BUILDING SIZE: 18,517 SF**

**LOT SIZE: 35,099 SF**

**\$11,500,000**

**71 PARKING SPACES - 4 PER 1,000**

**BILL UKROPINA**

O: 626.844.2200

BILL.UKROPINA@CBCNRT.COM

CALCRE#: 00820557

**ROBERT IP**

C: 626.394.2527

ROBERT.IP@CBCNRT.COM

CALCRE#: 01876261

**KATHI CONSTANZO**

C: 626.898.2308

KATHI.CONSTANZO@CBCNRT.COM

CALCRE#: 02067397



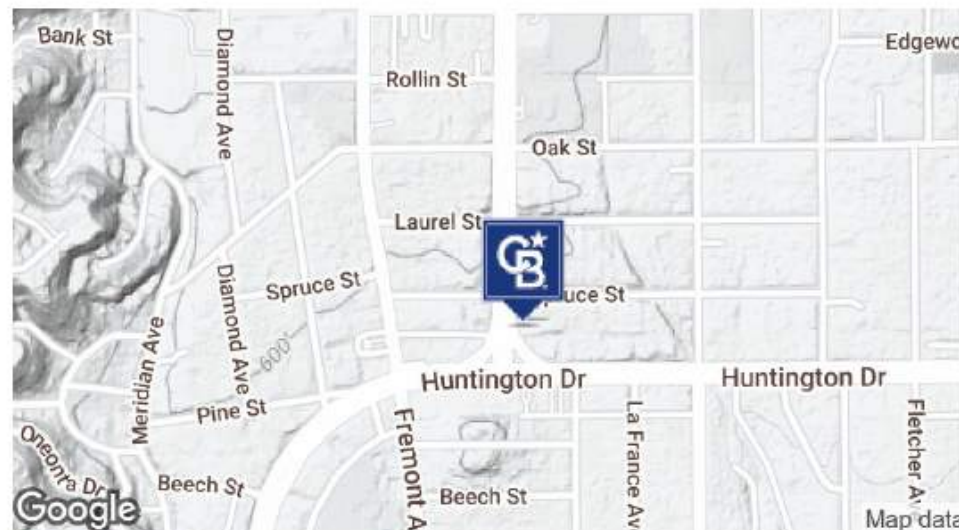
**COLDWELL BANKER  
COMMERCIAL  
REALTY**



# MEDICAL BUILDING FOR SALE

1600 Huntington Drive

South Pasadena, CA 91030



## PROPERTY DESCRIPTION

**Building Size:** 18,517 SF  
**Lot Size:** 35,099 SF  
**Sale Price:** \$11,500,000  
**Parking:** Approximately 71 Parking Spaces

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	791	2,873	11,629
Total Population	1,719	6,681	29,273
Average HH Income	\$131,008	\$143,910	\$128,535

**BILL UKROPINA**

O: 626.844.2200

BILL.UKROPINA@CBCNRT.COM

CALCRE#: 00820557

**ROBERT IP**

C: 626.394.2527

ROBERT.IP@CBCNRT.COM

CALCRE#: 01876261

**KATHI CONSTANZO**

C: 626.898.2308

KATHI.CONSTANZO@CBCNRT.COM

CALCRE#: 02067397



**COLDWELL BANKER  
COMMERCIAL  
REALTY**



**1600 HUNTINGTON DRIVE, SOUTH PASADENA, CA 91030**



**Building Size: 18,517 SF**

**Lot Size: 35,099 SF**

**\$11,500,000**



# 1600 HUNTINGTON DRIVE, SOUTH PASADENA, CA 91030





# 1600 HUNTINGTON DRIVE, SOUTH PASADENA, CA 91030



# FLOOR PLAN - 1600 HUNTINGTON DRIVE, SOUTH PASADENA, CA 91030

## FIRST FLOOR



**MATTERPORT**  
VIRTUAL TOUR

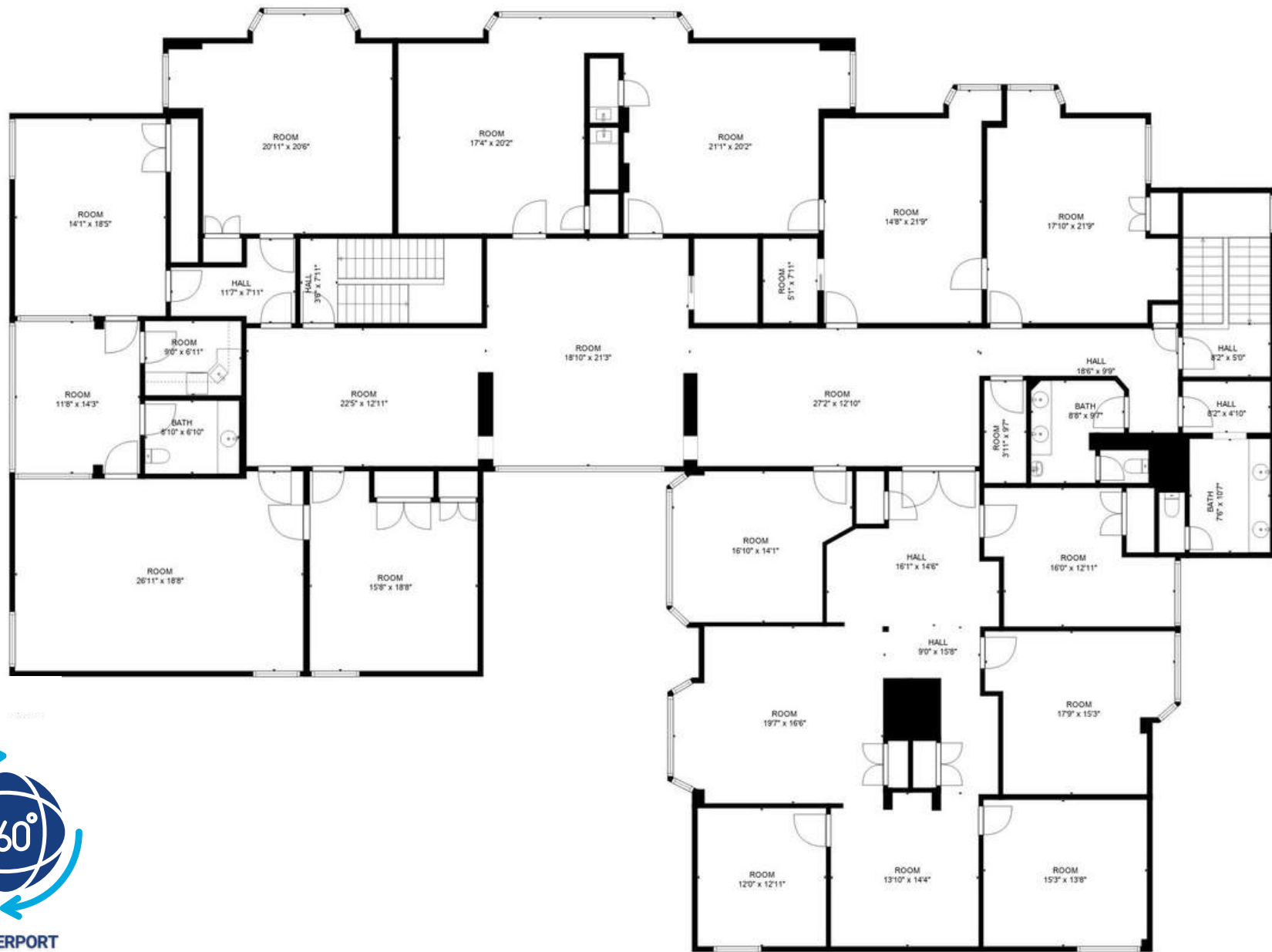
**TOTAL: 15,757 SF**

BASEMENT: 1,484 SF, FIRST FLOOR: 7,128 SF, SECOND FLOOR: 7,145 SF

EXCLUDED AREAS: STORAGE 1,582 SF

# FLOOR PLAN - 1600 HUNTINGTON DRIVE, SOUTH PASADENA, CA 91030

## SECOND FLOOR



**TOTAL: 15,757 SF**

BASEMENT: 1,484 SF, FIRST FLOOR: 7,128 SF, SECOND FLOOR: 7,145 SF

EXCLUDED AREAS: STORAGE 1,582 SF



# FLOOR PLAN - 1600 HUNTINGTON DRIVE, SOUTH PASADENA, CA 91030

## BASEMENT



FLOOR 1



**MATTERPORT**  
**VIRTUAL TOUR**

**TOTAL: 15,757 SF**

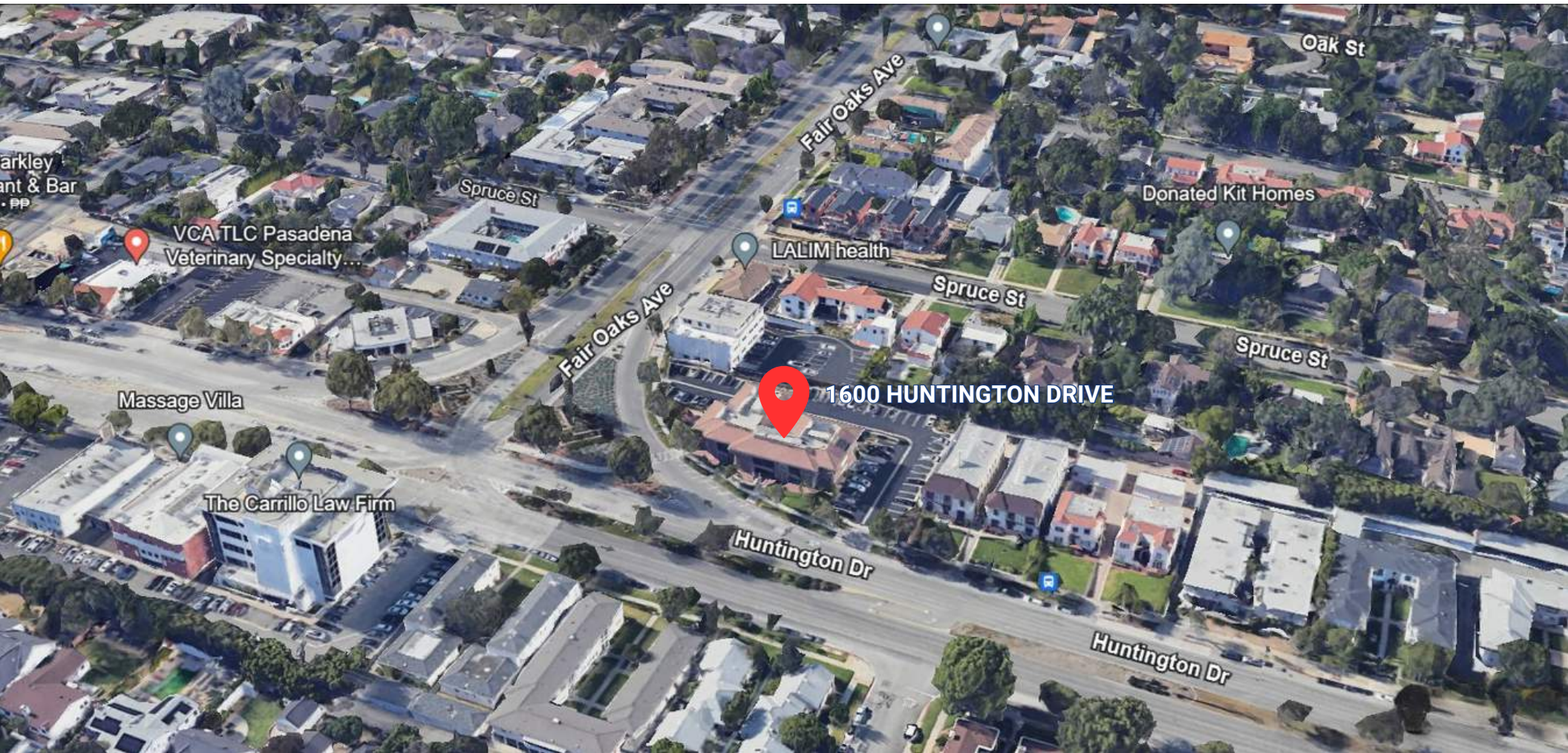
BASEMENT: 1,484 SF, FIRST FLOOR: 7,128 SF, SECOND FLOOR: 7,145 SF

EXCLUDED AREAS: STORAGE 1,582 SF



# MEDICAL BUILDING FOR SALE

1600 Huntington Drive  
South Pasadena, CA 91030



## AERIAL MAP

### BILL UKROPINA

O: 626.844.2200  
BILL.UKROPINA@CBCNRT.COM  
CALDRE#: 00820557

### ROBERT IP

C: 626.394.2527  
ROBERT.IP@CBCNRT.COM  
CALDRE#: 01876261

### KATHI CONSTANZO

C: 626 898 2308  
KATHI.CONSTANZO@CBCNRT.COM  
CALDRE#: 02067397



**COLDWELL BANKER**  
**COMMERCIAL**  
**REALTY**



# MEDICAL BUILDING FOR SALE

1600 Huntington Drive

South Pasadena, CA 91030



## REGIONAL MAP

### BILL UKROPINA

O: 626.844.2200

BILL.UKROPINA@CBCNRT.COM

CALBRE#: 00820557

### ROBERT IP

C: 626.394.2527

ROBERT.IP@CBCNRT.COM

CALBRE#: 01876261

### KATHI CONSTANZO

C: 626.898.2308

KATHI.CONSTANZO@CBCNRT.COM

CALBRE#: 02067397



**COLDWELL BANKER  
COMMERCIAL  
REALTY**



# MEDICAL BUILDING FOR SALE

1600 Huntington Drive  
South Pasadena, CA 91030



## RETAILER MAP

### BILL UKROPINA

O: 626.844.2200  
BILL.UKROPINA@CBCNRT.COM  
CALDRE#: 00820557

### ROBERT IP

C: 626.394.2527  
ROBERT.IP@CBCNRT.COM  
CALDRE#: 01876261

### KATHI CONSTANZO

C: 626.898.2308  
KATHI.CONSTANZO@CBCNRT.COM  
CALDRE#: 02067397



**COLDWELL BANKER  
COMMERCIAL  
REALTY**

# MEDICAL BUILDING FOR SALE

1600 Huntington Drive  
South Pasadena, CA 91030

### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,719	6,681	29,273
Average Age	41.1	41.5	40.9
Average Age (Male)	40.4	39.7	39
Average Age (Female)	40.3	41.7	42.2

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	791	2,873	11,629
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$131,008	\$143,910	\$128,535
Average House Value	\$973,877	\$1,019,748	\$898,421

\* Demographic data derived from 2020 ACS - US Census



#### BILL UKROPINA

O: 626.844.2200  
BILL.UKROPINA@CBCNRT.COM  
CALDRE#: 00820557

#### ROBERT IP

C: 626.394.2527  
ROBERT.IP@CBCNRT.COM  
CALDRE#: 01876261

#### KATHI CONSTANZO

C: 626 898 2308  
KATHI.CONSTANZO@CBCNRT.COM  
CALDRE#: 02067397



**COLDWELL BANKER  
COMMERCIAL  
REALTY**

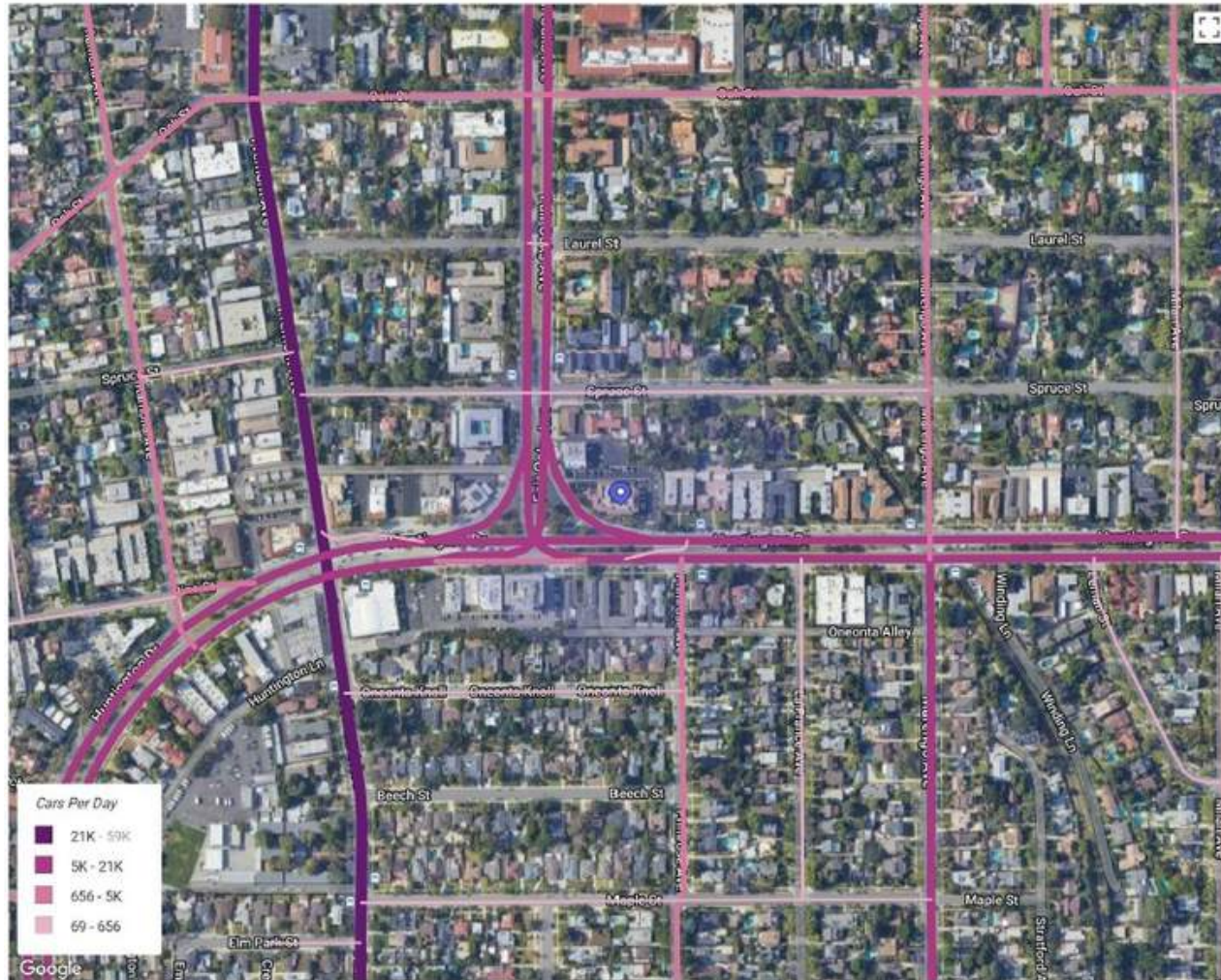


# MEDICAL BUILDING FOR SALE

1600 Huntington Drive  
South Pasadena, CA 91030

## Vehicle Traffic Volume

1600 Huntington Drive, South Pasadena, California 91030, United States (Nearby Activity 500 ft)  
1600 Huntington Drive, South Pasadena, CA 91030



Feb 1st, 2023 - Jan 31st, 2024  
Data provided by Placer Labs Inc. (www.placer.ai)



### BILL UKROPINA

O: 626.844.2200  
BILL.UKROPINA@CBCNRT.COM  
CALDRE#: 00820557

### ROBERT IP

C: 626.394.2527  
ROBERT.IP@CBCNRT.COM  
CALDRE#: 01876261

### KATHI CONSTANZO

C: 626.898.2308  
KATHI.CONSTANZO@CBCNRT.COM  
CALDRE#: 02067397



**COLDWELL BANKER  
COMMERCIAL**  
REALTY



# MEDICAL BUILDING FOR SALE

1600 Huntington Drive, South Pasadena, CA 91030

*Exclusively Marketed by*

## TEAM UKROPINA



**BILL UKROPINA**  
MANAGING  
DIRECTOR  
CALDRE #00820557



**ROBERT IP**  
COMMERCIAL  
BROKER  
CALDRE #01876261



**KATHI CONSTANZO**  
COMMERCIAL  
BROKER  
CALDRE #02067397

### CONTACT INFORMATION:

DIRECT: 626 844 2200  
CELL: 626.233.0383  
BILL.UKROPINA@CBCNRT.COM

DIRECT: 626 394 2527  
ROBERT.IP@CBCNRT.COM

DIRECT: 626 898 2308  
KATHI.CONSTANZO@CBCNRT.COM



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY