



COLDWELL BANKER
COMMERCIAL
REALTY

LAND FOR RESIDENTIAL DEVELOPMENT PROPERTY

170 North Halstead Street
Pasadena, CA 91107

SALE PRICE
\$3,000,000

LOT SIZE
10,295 SF



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FOR SALE

CBCWORLDWIDE.COM

OFFICE

Bill Ukropina

626.844.2200
Bill.Ukropina@cbcnrt.com
CalDRE #00820557

Robert Ip

626.356.8188
Robert.Ip@cbcnrt.com
CalDRE #01876261

Kathi Constanzo

626.898.2308
Kathi.Constanzo@cbcnrt.com
CalDRE #02067397

COLDWELL BANKER COMMERCIAL
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388 S Lake Ave, Pasadena, CA 91101
626.584.0050



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SALE



OFFERING SUMMARY

Sale Price: **\$3,000,000**

Lot Size: **10,295 SF**

Price / SF: **\$ 291.40**

PROPERTY HIGHLIGHTS

- Prime land for residential development in East Pasadena
- Located near countless retail amenities like Bed Bath and Beyond, Best Buy, PetSmart, Dick's, Ulta, Nordstrom Rack and more.
- .03 miles from the Gold Line Station and Foothill 210 Freeway.
- Previously entitled for a six-story, multi-family residential building with 19 residential units

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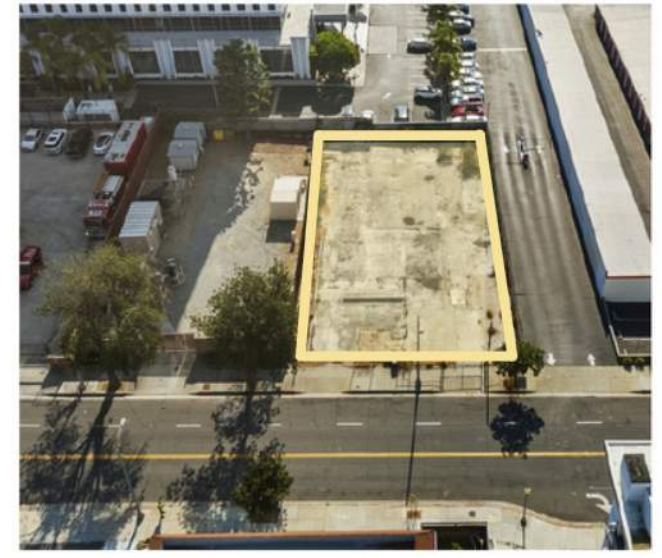




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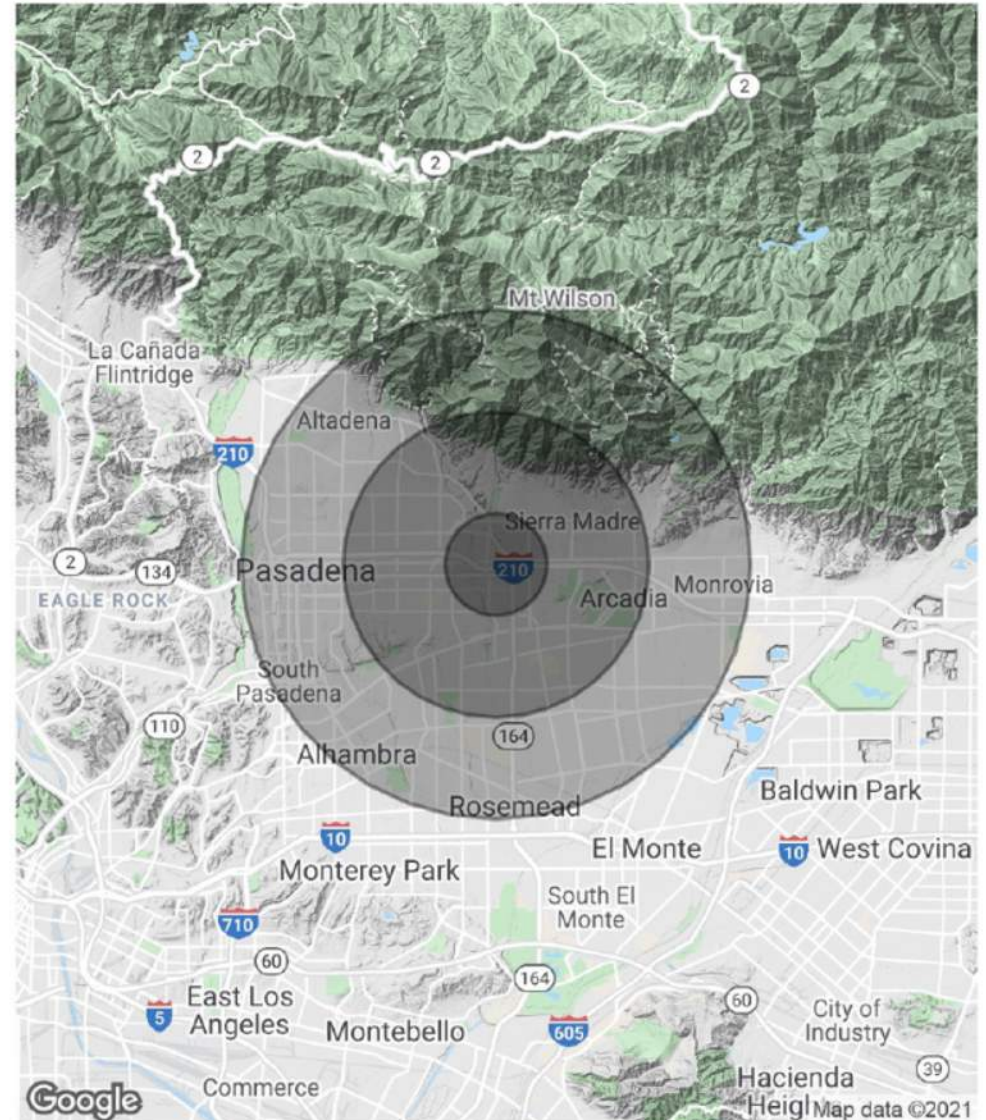
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,029	140,018	421,719
Average age	41.3	41.3	39.7
Average age (Male)	39.8	40.4	38.5
Average age (Female)	42.5	42.2	40.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,555	52,201	150,909
# of persons per HH	2.6	2.7	2.8
Average HH income	\$105,743	\$106,599	\$95,818
Average house value	\$692,199	\$707,631	\$666,388

* Demographic data derived from 2010 US Census



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