

FOR SALE

TWO RARE HEADQUARTERS OFFICE BUILDINGS ON PRIME HIGHLY VISIBLE CORNER IN SOUTH PASADENA

1600 HUNTINGTON DRIVE & 1810 FAIR OAKS SOUTH PASADENA, CA 91030



1600 HUNTINGTON DRIVE:
BUILDING SIZE: 18,517 SF
LOT SIZE: 35,099 SF
\$11,500,000



1810 FAIR OAKS AVENUE:
BUILDING SIZE: 12,915 SF
LOT SIZE: 14,436 SF
\$4,750,000

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

TWO RARE HEADQUARTERS OFFICE BUILDINGS ON PRIME HIGHLY VISIBLE CORNER IN SOUTH PASADENA

FOR SALE

1600 Huntington Drive & 1810 Fair Oaks Avenue

South Pasadena, CA 91030



PROPERTY DESCRIPTION

FIRST TIME ON MARKET FOR SALE

TWO RARE HEADQUARTERS OFFICE BUILDINGS ON PRIME HIGHLY VISIBLE CORNER IN SOUTH PASADENA

1600 Huntington Drive:

Building Size: 18,517 SF

Lot Size: 35,099 SF

\$11,500,000

Approximately 58 Parking Spaces

1810 Fair Oaks Avenue:

Building Size: 12,915 SF

Lot Size: 14,436 SF

\$4,750,000

Approximately 28 Parking Spaces

OFFERING SUMMARY

Total Sales Price for both Buildings: \$16,250,000

Total Building Size for both Buildings: 31,432 SF

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

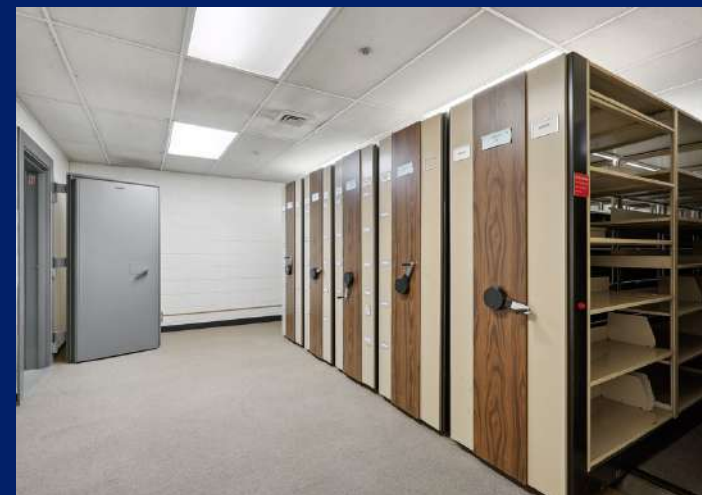


BUILDING NO. 1
Building Size: 18,517 SF
Lot Size: 35,099 SF
\$11,500,000

1600 HUNTINGTON DRIVE, SOUTH PASADENA, CA 91030



1600 HUNTINGTON DRIVE, SOUTH PASADENA, CA 91030



The image displays three floor plans for a building, labeled FLOOR 2, FLOOR 3, and FLOOR 4. Each plan shows various rooms with dimensions, hallways, and stairwells. The plans are interconnected, showing a complex layout. A 360-degree camera icon is visible in the bottom right corner of the image.

FLOOR 2: This plan includes a central reception area (18'0" x 20'0"), several rooms (e.g., 12'0" x 12'0", 14'0" x 12'0", 16'0" x 12'0", 18'0" x 12'0", 20'0" x 12'0", 22'0" x 12'0", 24'0" x 12'0", 26'0" x 12'0", 28'0" x 12'0", 30'0" x 12'0", 32'0" x 12'0", 34'0" x 12'0", 36'0" x 12'0", 38'0" x 12'0", 40'0" x 12'0", 42'0" x 12'0", 44'0" x 12'0", 46'0" x 12'0", 48'0" x 12'0", 50'0" x 12'0", 52'0" x 12'0", 54'0" x 12'0", 56'0" x 12'0", 58'0" x 12'0", 60'0" x 12'0", 62'0" x 12'0", 64'0" x 12'0", 66'0" x 12'0", 68'0" x 12'0", 70'0" x 12'0", 72'0" x 12'0", 74'0" x 12'0", 76'0" x 12'0", 78'0" x 12'0", 80'0" x 12'0", 82'0" x 12'0", 84'0" x 12'0", 86'0" x 12'0", 88'0" x 12'0", 90'0" x 12'0", 92'0" x 12'0", 94'0" x 12'0", 96'0" x 12'0", 98'0" x 12'0", 100'0" x 12'0", 102'0" x 12'0", 104'0" x 12'0", 106'0" x 12'0", 108'0" x 12'0", 110'0" x 12'0", 112'0" x 12'0", 114'0" x 12'0", 116'0" x 12'0", 118'0" x 12'0", 120'0" x 12'0", 122'0" x 12'0", 124'0" x 12'0", 126'0" x 12'0", 128'0" x 12'0", 130'0" x 12'0", 132'0" x 12'0", 134'0" x 12'0", 136'0" x 12'0", 138'0" x 12'0", 140'0" x 12'0", 142'0" x 12'0", 144'0" x 12'0", 146'0" x 12'0", 148'0" x 12'0", 150'0" x 12'0", 152'0" x 12'0", 154'0" x 12'0", 156'0" x 12'0", 158'0" x 12'0", 160'0" x 12'0", 162'0" x 12'0", 164'0" x 12'0", 166'0" x 12'0", 168'0" x 12'0", 170'0" x 12'0", 172'0" x 12'0", 174'0" x 12'0", 176'0" x 12'0", 178'0" x 12'0", 180'0" x 12'0", 182'0" x 12'0", 184'0" x 12'0", 186'0" x 12'0", 188'0" x 12'0", 190'0" x 12'0", 192'0" x 12'0", 194'0" x 12'0", 196'0" x 12'0", 198'0" x 12'0", 200'0" x 12'0", 202'0" x 12'0", 204'0" x 12'0", 206'0" x 12'0", 208'0" x 12'0", 210'0" x 12'0", 212'0" x 12'0", 214'0" x 12'0", 216'0" x 12'0", 218'0" x 12'0", 220'0" x 12'0", 222'0" x 12'0", 224'0" x 12'0", 226'0" x 12'0", 228'0" x 12'0", 230'0" x 12'0", 232'0" x 12'0", 234'0" x 12'0", 236'0" x 12'0", 238'0" x 12'0", 240'0" x 12'0", 242'0" x 12'0", 244'0" x 12'0", 246'0" x 12'0", 248'0" x 12'0", 250'0" x 12'0", 252'0" x 12'0", 254'0" x 12'0", 256'0" x 12'0", 258'0" x 12'0", 260'0" x 12'0", 262'0" x 12'0", 264'0" x 12'0", 266'0" x 12'0", 268'0" x 12'0", 270'0" x 12'0", 272'0" x 12'0", 274'0" x 12'0", 276'0" x 12'0", 278'0" x 12'0", 280'0" x 12'0", 282'0" x 12'0", 284'0" x 12'0", 286'0" x 12'0", 288'0" x 12'0", 290'0" x 12'0", 292'0" x 12'0", 294'0" x 12'0", 296'0" x 12'0", 298'0" x 12'0", 300'0" x 12'0", 302'0" x 12'0", 304'0" x 12'0", 306'0" x 12'0", 308'0" x 12'0", 310'0" x 12'0", 312'0" x 12'0", 314'0" x 12'0", 316'0" x 12'0", 318'0" x 12'0", 320'0" x 12'0", 322'0" x 12'0", 324'0" x 12'0", 326'0" x 12'0", 328'0" x 12'0", 330'0" x 12'0", 332'0" x 12'0", 334'0" x 12'0", 336'0" x 12'0", 338'0" x 12'0", 340'0" x 12'0", 342'0" x 12'0", 344'0" x 12'0", 346'0" x 12'0", 348'0" x 12'0", 350'0" x 12'0", 352'0" x 12'0", 354'0" x 12'0", 356'0" x 12'0", 358'0" x 12'0", 360'0" x 12'0", 362'0" x 12'0", 364'0" x 12'0", 366'0" x 12'0", 368'0" x 12'0", 370'0" x 12'0", 372'0" x 12'0", 374'0" x 12'0", 376'0" x 12'0", 378'0" x 12'0", 380'0" x 12'0", 382'0" x 12'0", 384'0" x 12'0", 386'0" x 12'0", 388'0" x 12'0", 390'0" x 12'0", 392'0" x 12'0", 394'0" x 12'0", 396'0" x 12'0", 398'0" x 12'0", 400'0" x 12'0", 402'0" x 12'0", 404'0" x 12'0", 406'0" x 12'0", 408'0" x 12'0", 410'0" x 12'0", 412'0" x 12'0", 414'0" x 12'0", 416'0" x 12'0", 418'0" x 12'0", 420'0" x 12'0", 422'0" x 12'0", 424'0" x 12'0", 426'0" x 12'0", 428'0" x 12'0", 430'0" x 12'0", 432'0" x 12'0", 434'0" x 12'0", 436'0" x 12'0", 438'0" x 12'0", 440'0" x 12'0", 442'0" x 12'0", 444'0" x 12'0", 446'0" x 12'0", 448'0" x 12'0", 450'0" x 12'0", 452'0" x 12'0", 454'0" x 12'0", 456'0" x 12'0", 458'0" x 12'0", 460'0" x 12'0", 462'0" x 12'0", 464'0" x 12'0", 466'0" x 12'0", 468'0" x 12'0", 470'0" x 12'0", 472'0" x 12'0", 474'0" x 12'0", 476'0" x 12'0", 478'0" x 12'0", 480'0" x 12'0", 482'0" x 12'0", 484'0" x 12'0", 486'0" x 12'0", 488'0" x 12'0", 490'0" x 12'0", 492'0" x 12'0", 494'0" x 12'0", 496'0" x 12'0", 498'0" x 12'0", 500'0" x 12'0", 502'0" x 12'0", 504'0" x 12'0", 506'0" x 12'0", 508'0" x 12'0", 510'0" x 12'0", 512'0" x 12'0", 514'0" x 12'0", 516'0" x 12'0", 518'0" x 12'0", 520'0" x 12'0", 522'0" x 12'0", 524'0" x 12'0", 526'0" x 12'0", 528'0" x 12'0", 530'0" x 12'0", 532'0" x 12'0", 534'0" x 12'0", 536'0" x 12'0", 538'0" x 12'0", 540'0" x 12'0", 542'0" x 12'0", 544'0" x 12'0", 546'0" x 12'0", 548'0" x 12'0", 550'0" x 12'0", 552'0" x 12'0", 554'0" x 12'0", 556'0" x 12'0", 558'0" x 12'0", 560'0" x 12'0", 562'0" x 12'0", 564'0" x 12'0", 566'0" x 12'0", 568'0" x 12'0", 570'0" x 12'0", 572'0" x 12'0", 574'0" x 12'0", 576'0



**MATTERPORT
VIRTUAL TOUR**

Below Ground: 1484 sq. ft, FLOOR 2: 7128 sq. ft, FLOOR 3: 7145 sq. ft
EXCLUDED AREAS: STORAGE: 1582 sq. ft

1810 FAIR OAKS, SOUTH PASADENA, CA 91030



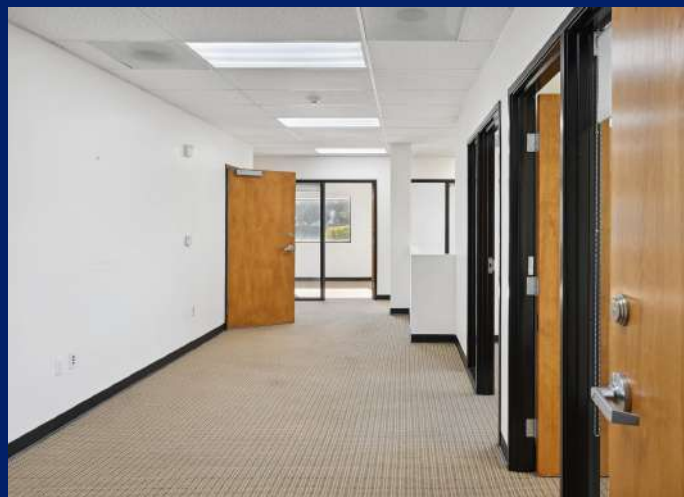
**1810
BUILDING**

BUILDING NO. 2
Building Size: 12,915 SF
Lot Size: 14,436 SF
\$4,750,000

1810 FAIR OAKS, SOUTH PASADENA, CA 91030



1810 FAIR OAKS, SOUTH PASADENA, CA 91030



FLOOR 2

Floor plan of the first floor. The dimensions are 32'2" x 27'0".



10

TWO RARE HEADQUARTERS OFFICE BUILDINGS ON PRIME HIGHLY VISIBLE CORNER IN SOUTH PASADENA

FOR SALE

1600 Huntington Drive & 1810 Fair Oaks Avenue

South Pasadena, CA 91030



AERIAL MAP

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**

TWO RARE HEADQUARTERS OFFICE BUILDINGS ON PRIME HIGHLY VISIBLE CORNER IN SOUTH PASADENA

FOR SALE

1600 Huntington Drive & 1810 Fair Oaks Avenue

South Pasadena, CA 91030



REGIONAL MAP

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**

TWO RARE HEADQUARTERS OFFICE BUILDINGS ON PRIME HIGHLY VISIBLE CORNER IN SOUTH PASADENA

FOR SALE

1600 Huntington Drive & 1810 Fair Oaks Avenue

South Pasadena, CA 91030



RETAILER MAP

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**

TWO RARE HEADQUARTERS OFFICE BUILDINGS ON PRIME HIGHLY VISIBLE CORNER IN SOUTH PASADENA

FOR SALE

1600 Huntington Drive & 1810 Fair Oaks Avenue

South Pasadena, CA 91030

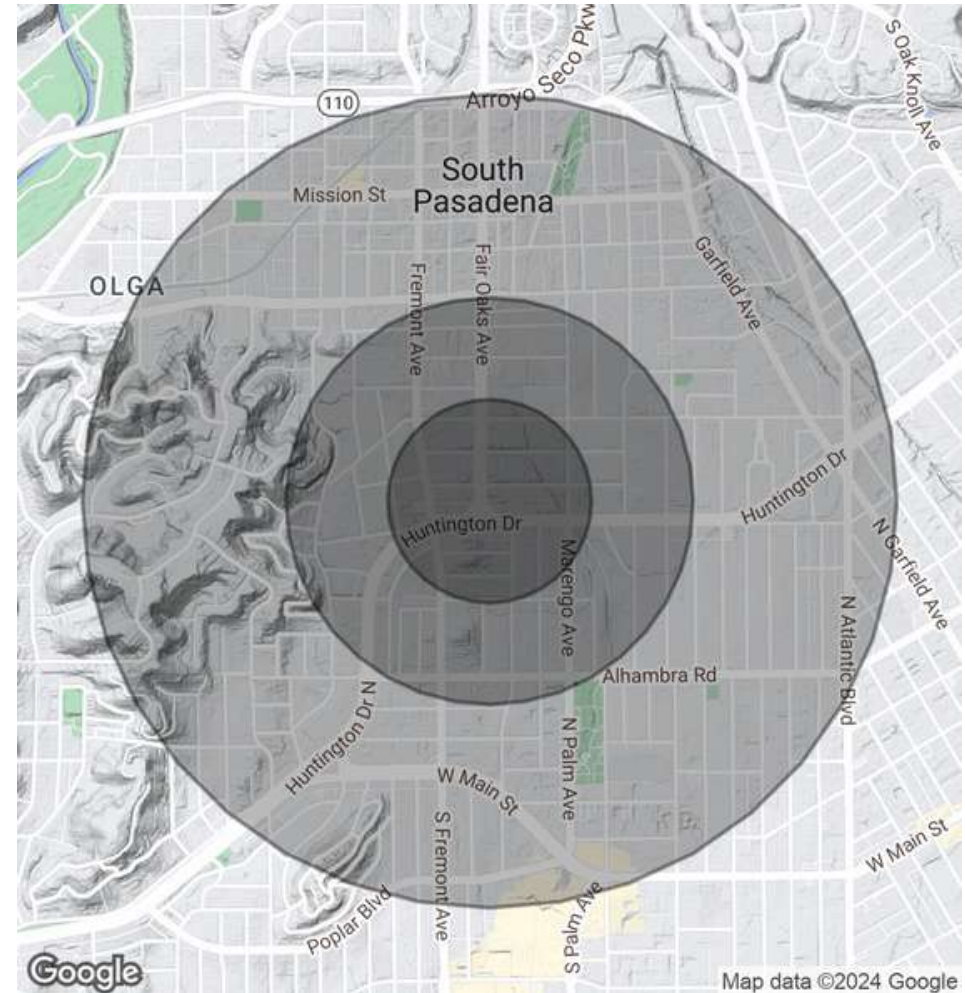
POPULATION

	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**

TWO RARE HEADQUARTERS OFFICE BUILDINGS ON PRIME HIGHLY VISIBLE CORNER IN SOUTH PASADENA

FOR SALE

1600 Huntington Drive & 1810 Fair Oaks Avenue

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**

15

TWO RARE HEADQUARTERS OFFICE BUILDINGS ON PRIME HIGHLY VISIBLE CORNER IN SOUTH PASADENA

1600 Huntington Drive & 1810 Fair Oaks Avenue, 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