FOR SALE

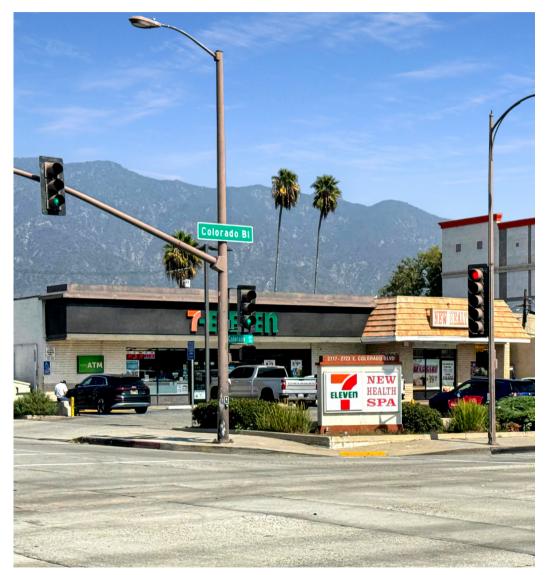


2713 E COLORADO BLVD. PASADENA CA 91107

ATM

PRIME RETAIL MULTI-TENANT BUILDING SELLING PRICE \$5,200,000

PRIME RETAIL MULTI-TENANT BUILDING IN PASADENA



OFFERING SUMMARY

ADDRESS	2713 E Colorado Blvd. Pasadena CA 91107
BUILDING SF	3,674 SF
LAND ACRES	0.284
LAND SF	12,375 SF

FINANCIAL SUMMARY

DDIOC

PRICE	\$5,200,0		
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	18,301	175,394	457,451
2023 Median HH Income	\$105,769	\$101,746	\$97,062
2023 Average HH Income	\$155,008	\$149,938	\$141,028

PROPERTY OVERVIEW:

Presenting an exceptional investment opportunity in the heart of Pasadena! This 3,674 SF multi-tenant retail building, strategically located at the signalized intersection of San Gabriel Blvd and Colorado Blvd, boasts a corporate-owned 7-11 store as its anchor tenant, alongside a thriving health spa. Maximizing returns, a billboard lease adds to the revenue stream. Secure your investment in this high-traffic, high-visibility location, offering a solid income for all investors. Don't miss this exceptional business opportunity.



Robert Ip

Robert.lp@cbcnrt.com 626.394.2527 CalDRE # 01876261 **Bill Ukropina** Bill.Ukropina@cbcnrt.com 626.844.2200 CalDRE # 00820557

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PRIME RETAIL MULTI-TENANT BUILDING IN PASADENA

PROPERTY DESCRIPTION:

Discover a rare and lucrative investment opportunity with this retail multi-tenant building, strategically positioned at the signalized intersection of San Gabriel Blvd and Colorado Blvd in the heart of Pasadena, California.

- Secure Anchor Tenant: The presence of a corporate-owned and operated 7-11 store serves as an anchor tenant, guaranteeing unwavering financial stability. The established 7-11 brand consistently attracts a devoted clientele, ensuring the continuous circulation of customers.
- **Revenue Diversity:** In combination with the anchor tenant, the health spa and billboard lease contribute to an income stream marked by diversity. This diversified revenue streams mitigates risk and strengthens the financial standing of the property.
- **Stable Billboard Lease:** The billboard is a dependable and speedy source of income with an escalation in rent every five years.
- **Consistent Income Projection:** This investment option is ideally suited for those in pursuit of a dependable and constant income stream. The prime location, along with its varied tenant mix, underpins its reliability and allure as an investment.



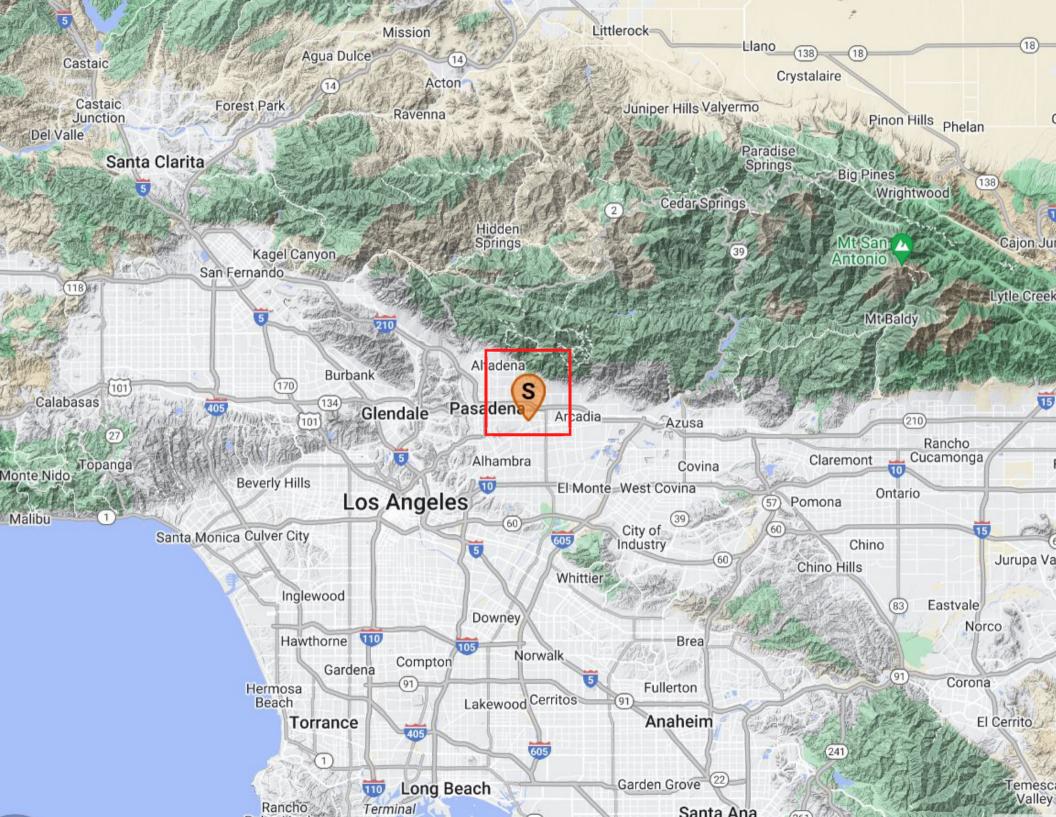


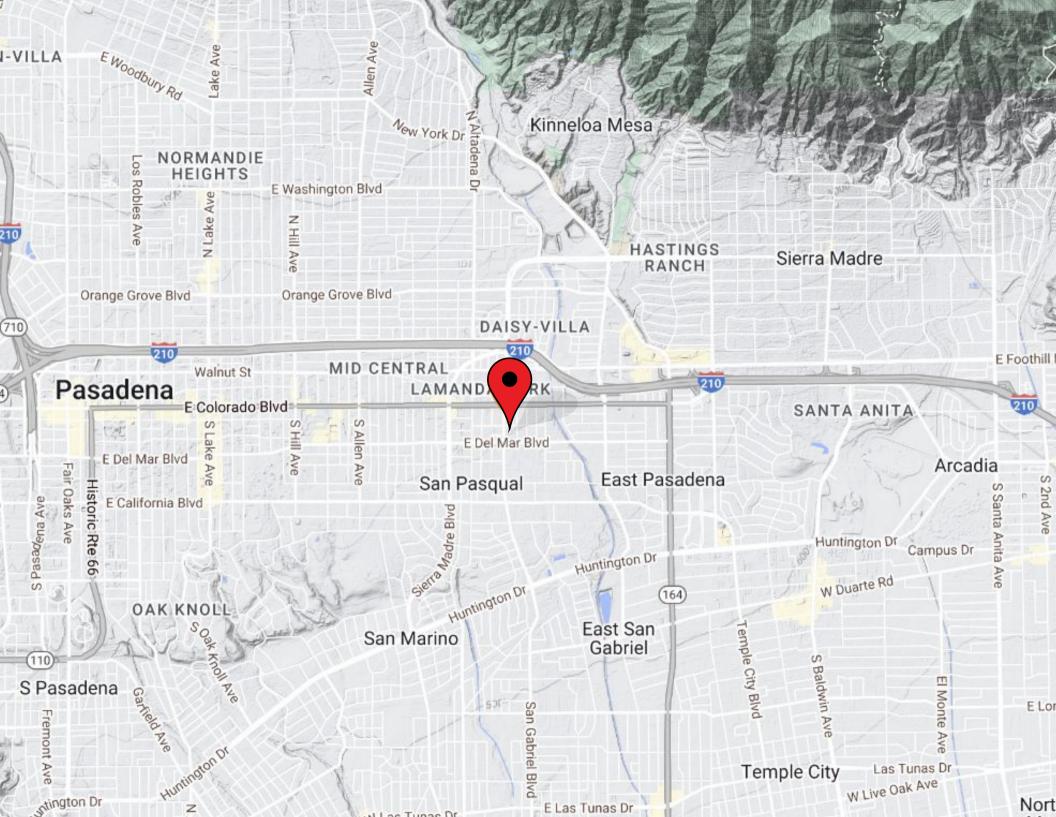
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PRIME RETAIL MULTI-TENANT BUILDING IN PASADENA

RENT ROLL:

		Ren						
Tenant Name	Monthly PSF		Annual	Annual PSF		Options/Notes		
7-11	\$10,415		\$124,980		NNN	\$11,669.31 starting April 1, 2024		
GENTLE CARE WELLNESS CENTER	\$3,185		\$38,220		NNN	(with 3% annual increases)		
BILLBOARD	\$1,208		\$14,496			Increases to \$1,291.67 per month starting June 1, 2027		

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2010 Population 18,194 175,673 458,304 2010 Total Households 7,430 69,865 167,922 2023 Population 18,019 173,439 453,622 2023 Total Households 7,631 70,306 171,383 2023 African American 923 7,374 21,894 2028 Total Households 7,572 70,303 171,383 2023 African American Indian 164 1,635 4,602 2000 Owner Occupied Housing 3,868 35,062 84,512 2023 Asian 4,845 60,183 182,179 2023 Owner Occupied Housing 3,460 31,910 78,384 2023 White 7,237 64,589 130,257 2023 Owner Occupied Housing 3,568 34,907 85,573 2023 White 7,237 64,589 130,257 2023 Owner Occupied Housing 4,105 3,576 34,907 85,654 2023 White 7,237 64,589 130,257 2023 Owner Occupied Housing 4,105 3,679 86,644 2023 Households: Growth Rate -1,55% -1,10% -0,85% </th <th>POPULATION</th> <th>1 MILE</th> <th>3 MILE</th> <th>5 MILE</th> <th>HOUSEHOLDS</th> <th>1 MILE</th> <th>3 MILE</th> <th>5 MILE</th>	POPULATION	1 MILE	3 MILE	5 MILE	HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2023 Population 18,301 175,394 457,457 2023 Total Households 7,831 70,386 171,383 2023 Appulation 18,019 173,439 453,622 2028 Total Households 7,572 70,303 171,383 2023 Aprician American 923 7,374 21,894 2023 Average Household Size 2.38 2.45 2.63 2023 Aprician Indian 164 1,635 4.602 2000 Owner Occupied Housing 3,660 31,910 7,834 2023 Hispanic 5,376 43,229 128,107 2023 Owner Occupied Housing 3,660 31,910 78,384 2023 Wulfe 7,237 64,559 130,557 2023 Owner Occupied Housing 3,665 74,907 181,198 2023 Wulfe 7,237 64,559 10,057 57,502 2023 Wore Occupied Housing 3,425 58,020 3,454 4,521 9,806 2023 HOUSEHOLD INCOME 11,105 51,500 56,807 15,333 2028 Owner Occupied Housing 3,442 3,4,545 84,733 2023 HOUSEHOLD INCOME <td>2000 Population</td> <td>18,057</td> <td>169,346</td> <td>447,183</td> <th>2000 Total Housing</th> <td>7,625</td> <td>69,656</td> <td>169,022</td>	2000 Population	18,057	169,346	447,183	2000 Total Housing	7,625	69,656	169,022
2028 Population 18,019 173,439 453,622 2028 Total Households 7,572 70,303 171,383 2023 African American 923 7,374 21,894 2023 Average Household Size 2.38 2.45 2.66 2023 Asian 1.64 1.635 4.602 2000 Owner Occupied Housing 3,668 35,602 84,514 2023 Other Race 2.256 18,472 60,551 2030 Owner Occupied Housing 3,668 34,907 85,557 2023 Autiracial 2.666 2.2,943 57,572 2033 Owner Occupied Housing 3,460 31,910 78,384 2023 Autiracial 2.666 2.2,943 57,572 2023 Owner Occupied Housing 3,460 74,907 181,188 2023 Autiracial 2.666 2.2,943 57,572 2023 Owner Occupied Housing 3,412 3,5758 86,648 2023 HOUSEHOLD INCOME 1 MILE 3 MILE 5 MILE 5 MILE 5 MILE 5 MILE 2 Mile Autiracial 0,804 7,532 182,433 2030,000 544,999 3,514	2010 Population	18,194	175,673	458,304	2010 Total Households	7,430	69,865	167,922
2023 African American 923 7,374 21,894 203 Average Household Size 2.38 2.45 2.66 2023 American Indian 164 1,635 4,602 200 Owner Occupied Housing 3,668 35,062 84,514 2023 Asian 4,845 60,183 182,179 200 Renter Occupied Housing 3,460 31,910 76,384 2023 Other Race 2,256 18,472 60,551 2023 Owner Occupied Housing 3,526 34,907 85,573 2023 White 7,237 64,589 130,257 2023 Nener Occupied Housing 3,526 34,907 85,654 2023 Multiracial 2,866 22,943 57,527 2023 Verat Housing 4,129 35,758 86,644 2023 HOUSEHOLD INCOME 110 % -0.85 % 2028 Owner Occupied Housing 3,442 34,545 84,733 2023 HOUSEHOLD INCOME 110 % -0.80 % 74,907 118,183 2028 Owner Occupied Housing 3,442 34,545 84,733 2023 HOUSEHOLD INCOME 110 % 50,000 57 6,807 15,338 2028 Total Housing 3,044 75,332 182,433	2023 Population	18,301	175,394	457,451	2023 Total Households	7,631	70,386	171,385
2023 American Indian 164 1,635 4,607 2000 Owner Occupied Housing 3,868 35,062 84,514 2023 Asian 4,845 60,183 182,179 2000 Renter Occupied Housing 3,460 31,910 78,384 2023 Other Race 2,256 18,472 60,551 2023 Owner Occupied Housing 3,526 34,907 85,654 2023 White 7,237 64,589 130,257 2023 Vacant Housing 3,526 34,907 85,654 2023 Multiracial 2,866 22,943 57,527 2023 Vacant Housing 4,129 35,758 86,644 2023 HouseHold Income 1,55% -1.10% -0.85% 2028 Owner Occupied Housing 3,442 34,545 84,733 2023 HouseHold Income 557 6,607 15,335 2028 Owner Occupied Housing 3,442 34,545 84,733 2023 HouseHold Income 557 6,807 15,335 2028 Total Housing 3,048 75,332 182,433 2020,000 or greater 1,047 8,854 20,764 20,268 <	2028 Population	18,019	173,439	453,622	2028 Total Households	7,572	70,303	171,387
2023 Asian 4,845 60,183 182,179 200 Renter Occupied Housing 3,460 31,910 78,384 2023 Hispanic 5,376 43,229 128,107 203 Owner Occupied Housing 3,660 31,910 78,384 2023 Other Race 2,256 18,472 60,551 203 White 3,526 34,007 85,654 2023 White 7,237 64,589 130,257 203 Vacant Housing 8,065 74,007 181,182 2023 LouiseHold income 1MLE 3 Mille 5 Mille 2023 Vacant Housing 3,442 34,545 86,644 2023 HouseHold income 1 MILE 3 Mille 5 Mille 2023 Vacant Housing 3,442 34,545 86,644 2023 HouseHold income 1 MILE 3 Mille 5 Mille 2028 Owner Occupied Housing 3,442 34,545 86,644 2023 HouseHold income 3,3209 8,366 22,285 2,285 2,285 2,285 4,304 12,050 5,029 11,046 2023 Volat Housing 3,040 3,3209 8,366 22,285 16,000,4149,999 3,046 7,532 182,433	2023 African American	923	7,374	21,894	2023 Average Household Size	2.38	2.45	2.63
2023 Hispanic 5,376 43,229 128,107 2023 Other Race 2,256 18,472 60,551 2023 White 7,237 64,589 130,257 2023 Vacant Housing 3,526 34,907 85,652 2023 White 7,237 64,589 130,257 2023 Vacant Housing 4,105 37,490 85,652 2023 White 7,237 64,589 130,257 2023 Vacant Housing 4,129 35,758 86,642 2023 Vacus Houses -1.55 % -1.10 % -0.85 % 2023 Other Race 3,442 34,545 84,733 2023 HOUSEHOLD INCOME 1 MILE 3 MILE 5 MILE 5 MILE 2028 Owner Occupied Housing 3,442 34,545 84,733 2023 HOUSEHOLD INCOME 1 MILE 3 MILE 5 MILE 2028 Vacant Housing 512 5,029 11,046 2028 Total Housing 5,12 5,039 8,689 22,285 2028 Total Housing 0.80 % 75,332 182,433 2020 000 stylegog 1,047 8,544 21,138 2028 Total Housing 0.80 % -0.10 % 0.00 % \$55,000-\$49,999 <t< td=""><td>2023 American Indian</td><td>164</td><td>1,635</td><td>4,602</td><th>2000 Owner Occupied Housing</th><td>3,868</td><td>35,062</td><td>84,514</td></t<>	2023 American Indian	164	1,635	4,602	2000 Owner Occupied Housing	3,868	35,062	84,514
2023 Other Race 2,256 18,472 60,551 2023 Renter Occupied Housing 3,526 34,907 85,654 2023 White 7,237 64,569 130,257 2023 Vacant Housing 434 4,521 9,800 2023 Multiracial 2,866 22,943 57,527 2023 Total Housing 4,129 35,758 86,648 2023 HOUSEHOLD INCOME 1 MILE 3 MILE 5 MILE 5 MILE 2028 Renter Occupied Housing 3,442 34,545 84,738 2023 HOUSEHOLD INCOME 1 MILE 3 MILE 5 MILE 5 MILE 2028 Renter Occupied Housing 3,442 34,545 84,738 2028 Stopool-\$49,999 255 2,839 8,8492 2028 Vacant Housing 512 5,029 11,044 2028 Total Housing 5,026 18,544 21,138 2023-2028: Households: Growth Rate -0.80 % -0.10 % 0.00 % \$50,000-\$49,999 1,311 12,031 30,926 32,005 \$50,000-\$49,999 9,954 20,784 \$100,000-\$149,999 1,311 12,031 30,926 \$50,706 \$97,026 \$200,000 or greater 1,76	2023 Asian	4,845	60,183	182,179	2000 Renter Occupied Housing	3,460	31,910	78,384
2023 White 7,237 64,589 130,257 2023 Multiracial 2,866 22,943 57,527 2023 Z028: Population: Growth Rate -1.55 % -1.10 % -0.10 % 2023 HOUSEHOLD INCOME 1 MILE 3 MILE 5 MILE 2023 HOUSEHOLD INCOME 1 MILE 3 MILE 5 MILE 2023 HOUSEHOLD INCOME 1 MILE 3 MILE 5 MILE 2023 HOUSEHOLD INCOME 1 MILE 3 MILE 5 MILE 2023 HOUSEHOLD INCOME 1 MILE 3 MILE 5 MILE 2023 HOUSEHOLD INCOME 1 MILE 3 MILE 5 MILE 2023 HOUSEHOLD INCOME 1 MILE 3 MILE 5 MILE 2024 Cacant Housing 3,442 34,545 84,733 2028 Owner Occupied Housing 3,442 34,545 84,733 2028 Owner Occupied Housing 5.029 11.046 2029 Coconstag.999 3.03 3,209 8,869 2020,000 stag.999 1,047 8,544 21,138 200,000 or greater 1,769 14,828 32,005 Median HH Income \$105,769 \$101,746 \$97,062	2023 Hispanic	5,376	43,229	128,107	2023 Owner Occupied Housing	4,105	35,479	85,731
2023 Multiracial 2,866 22,943 57,527 2023 Zo228: Population: Growth Rate -1.5% -1.10% -58 2023 Multiracial 2,866 22,943 57,527 2023 Zo228: Population: Growth Rate -1.5% -1.10% -58 2023 Multiracial 3,8065 74,907 181,186 2023 Multiracial 3,442 35,758 86,644 2023 Multiracial 557 6,807 15,338 2028 Owner Occupied Housing 3,442 34,545 84,738 2023 Multiracial 3,000 557 6,807 15,338 2028 Owner Occupied Housing 5,029 11,046 2028 Owner Occupied Housing 3,442 34,545 84,738 2028 Owner Occupied Housing 5,029 11,046 2028 Owner Occupied Housing 5,029 11,046 2028 Owner Occupied Housing 5,029 10,046 2028 Owner Occupied Housing 5,029 11,046 2028 Owner Occupied Housing 5,029 10,046 2028 Owner Occupied Housing 5,029 10,046 2028 Owner Occupied Housing 2028 Total Housing 2028 Total	2023 Other Race	2,256	18,472	60,551	2023 Renter Occupied Housing	3,526	34,907	85,654
2023-2028: Population: Growth Rate -1.55 % -1.10 % -0.65 % 2028 Owner Occupied Housing 4,129 35,758 86,644 2023 HOUSEHOLD INCOME 1 MILE 3 MILE 5 MILE 2028 Owner Occupied Housing 3,442 34,545 84,738 2028 JOUSEHOLD INCOME 1557 6,807 15,338 86,644 2028 Renter Occupied Housing 3,442 34,545 84,738 2028 JOUSEHOLD INCOME 1557 6,807 15,338 86,644 2028 Renter Occupied Housing 3,442 34,545 84,738 2028 JOUSEHOLD INCOME 303 3,209 8,364 75,332 182,433 2028 JOUSENDOU-\$49,999 455 4,304 12,050 2028 Total Housing 0.00 % \$50,000-\$74,999 985 8,669 22,285 30,926 30,926 30,926 \$100,000-\$149,999 1,311 12,031 30,926 30,926 35,006 42,0784 \$200,000 or greater 1,769 14,828 32,005 30,926 30,926 30,926 \$200,000 or greater 1,769 \$9,062 \$97,062 \$97,062 \$97,062 <td>2023 White</td> <td>7,237</td> <td>64,589</td> <td>130,257</td> <th>2023 Vacant Housing</th> <td>434</td> <td>4,521</td> <td>9,800</td>	2023 White	7,237	64,589	130,257	2023 Vacant Housing	434	4,521	9,800
1 1 3 1 5 MILE 5 M	2023 Multiracial	2,866	22,943	57,527	2023 Total Housing	8,065	74,907	181,185
2023 HOUSEHOLD INCOME 1 MILE 3 MILE 5 MILE ess than \$15,000 557 6,807 15,338 \$15,000-\$24,999 255 2,839 8,492 \$25,000-\$34,999 303 3,209 8,366 \$35,000-\$49,999 455 4,304 12,050 \$50,000-\$74,999 985 8,869 22,285 \$75,000-\$99,999 1,047 8,544 21,138 \$100,000-\$149,999 1,311 12,031 30,926 \$100,000 or greater 1,769 14,828 32,005 \$100,000 or greater 1,067,69 \$101,746 \$97,062	2023-2028: Population: Growth Rate	-1.55 %	-1.10 %	-0.85 %	2028 Owner Occupied Housing	4,129	35,758	86,648
ess than \$15,000 557 6,807 15,338 50000 500000 500000 500000 500000 500000 500000 500000 5000000000000000000000000000000000000					2028 Renter Occupied Housing	3,442	34,545	84,739
ess than \$15,000 557 6,877 15,338 \$15,000-\$24,999 255 2,839 8,492 \$25,000-\$34,999 303 3,209 8,366 \$35,000-\$49,999 455 4,304 12,050 \$50,000-\$74,999 985 8,869 22,285 \$75,000-\$99,999 1,047 8,544 21,138 \$100,000-\$149,999 1,311 12,031 30,926 \$150,000-\$199,999 949 8,954 20,784 \$200,000 or greater 1,769 14,828 32,005 \$40dian HH Income \$105,769 \$101,746 \$97,062					2028 Vacant Housing	512	5.029	11.046
\$15,000-\$34,999 255 2,839 8,492 \$25,000-\$34,999 303 3,209 8,366 \$35,000-\$49,999 455 4,304 12,050 \$50,000-\$74,999 985 8,869 22,285 \$75,000-\$99,999 1,047 8,544 21,138 \$100,000-\$149,999 1,311 12,031 30,926 \$150,000-\$199,999 949 8,954 20,784 \$200,000 or greater 1,769 14,828 32,005 Median HH Income \$105,769 \$101,746 \$97,062	less than \$15,000	557	6,807	15,338				
\$25,000-\$34,9993033,2098,366\$35,000-\$49,9994554,30412,050\$50,000-\$74,9999858,86922,285\$75,000-\$99,9991,0478,54421,138\$100,000-\$149,9991,31112,03130,926\$150,000-\$199,9999498,95420,784\$200,000 or greater1,76914,82832,005Median HH Income\$105,769\$101,746\$97,062	\$15,000-\$24,999	255	2,839	8,492				
\$50,000-\$74,9999858,86922,285\$75,000-\$99,9991,0478,54421,138\$100,000-\$149,9991,31112,03130,926\$150,000-\$199,9999498,95420,784\$200,000 or greater1,76914,82832,005Median HH Income\$105,769\$101,746\$97,062	\$25,000-\$34,999	303	3,209	8,366	2023-2028: Households: Growth Rate	-0.80 %	-0.10 %	0.00 %
\$75,000-\$99,9991,0478,54421,138\$100,000-\$149,9991,31112,03130,926\$150,000-\$199,9999498,95420,784\$200,000 or greater1,76914,82832,005Median HH Income\$105,769\$101,746\$97,062	\$35,000-\$49,999	455	4,304	12,050				
\$100,000-\$149,999 1,311 12,031 30,926 \$150,000-\$199,999 949 8,954 20,784 \$200,000 or greater 1,769 14,828 32,005 Median HH Income \$105,769 \$101,746 \$97,062	\$50,000-\$74,999	985	8,869	22,285				
\$150,000-\$199,999 949 8,954 20,784 \$200,000 or greater 1,769 14,828 32,005 Median HH Income \$105,769 \$101,746 \$97,062	\$75,000-\$99,999	1,047	8,544	21,138				
\$200,000 or greater 1,769 14,828 32,005 Median HH Income \$105,769 \$101,746 \$97,062	\$100,000-\$149,999	1,311	12,031	30,926				
Median HH Income \$105,769 \$101,746 \$97,062	\$150,000-\$199,999	949	8,954	20,784				
	\$200,000 or greater	1,769	14,828	32,005				
Average HH Income \$155,008 \$149,938 \$141,028	Median HH Income	\$105,769	\$101,746	\$97,062				
	Average HH Income	\$155,008	\$149,938	\$141,028				

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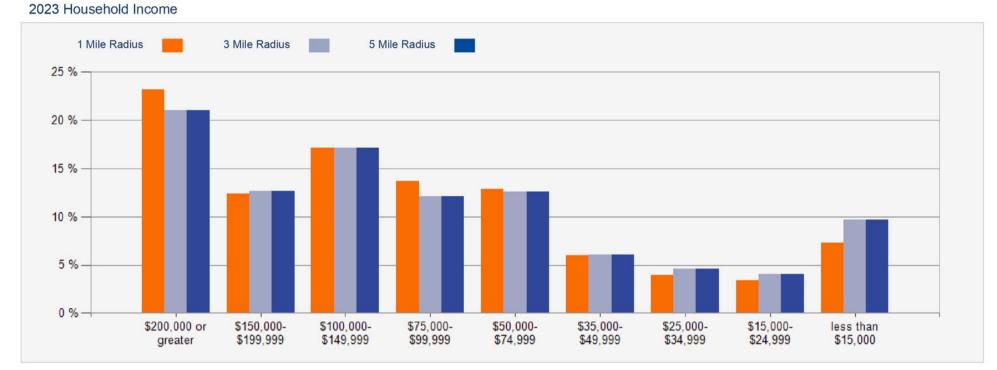
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE	2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,416	12,595	32,711	2028 Population Age 30-34	1,361	12,576	32,237
2023 Population Age 35-39	1,406	12,441	32,407	2028 Population Age 35-39	1,295	12,179	32,572
2023 Population Age 40-44	1,323	12,025	30,906	2028 Population Age 40-44	1,280	12,132	31,994
2023 Population Age 45-49	1,196	11,240	28,983	2028 Population Age 45-49	1,240	11,523	30,100
2023 Population Age 50-54	1,248	11,889	31,064	2028 Population Age 50-54	1,131	10,766	28,261
2023 Population Age 55-59	1,187	11,545	30,841	2028 Population Age 55-59	1,156	11,229	29,534
2023 Population Age 60-64	1,169	11,492	30,349	2028 Population Age 60-64	1,040	10,545	28,194
2023 Population Age 65-69	1,033	10,292	27,209	2028 Population Age 65-69	1,010	10,142	26,970
2023 Population Age 70-74	851	8,755	22,880	2028 Population Age 70-74	900	9,031	23,869
2023 Population Age 75-79	627	6,560	16,491	2028 Population Age 75-79	683	7,328	19,209
2023 Population Age 80-84	380	4,267	10,633	2028 Population Age 80-84	481	5,351	13,399
2023 Population Age 85+	435	4,620	11,359	2028 Population Age 85+	463	5,239	12,994
2023 Population Age 18+	14,866	143,823	373,975	2028 Population Age 18+	14,850	144,043	375,357
2023 Median Age	41	42	42	2028 Median Age	42	43	43
2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE	2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$98,688	\$92,856	\$89,841	Median Household Income 25-34	\$108,647	\$104,123	\$102,726
Average Household Income 25-34	\$140,867	\$126,735	\$121,426	Average Household Income 25-34	\$160,897	\$146,792	\$142,121
Median Household Income 35-44	\$133,579	\$120,736	\$111,535	Median Household Income 35-44	\$158,367	\$144,762	\$130,971
Average Household Income 35-44	\$180,269	\$168,937	\$155,407	Average Household Income 35-44	\$210,954	\$196,386	\$181,057
Median Household Income 45-54	\$147,295	\$143,329	\$126,657	Median Household Income 45-54	\$164,264	\$159,001	\$145,692
Average Household Income 45-54	\$192,664	\$190,415	\$174,133	Average Household Income 45-54	\$219,554	\$215,856	\$197,482
Median Household Income 55-64	\$128,501	\$130,443	\$116,742	Median Household Income 55-64	\$158,362	\$153,161	\$136,257
Average Household Income 55-64	\$178,567	\$181,773	\$166,267	Average Household Income 55-64	\$210,454	\$206,513	\$190,137
Median Household Income 65-74	\$87,165	\$85,377	\$82,403	Median Household Income 65-74	\$104,106	\$102,740	\$99,694
Average Household Income 65-74	\$131,559	\$132,540	\$126,037	Average Household Income 65-74	\$158,274	\$158,006	\$149,940
Average Household Income 75+	\$85,497	\$89,778	\$88,764	Average Household Income 75+	\$107,985	\$112,396	\$111,289

Robert Ip

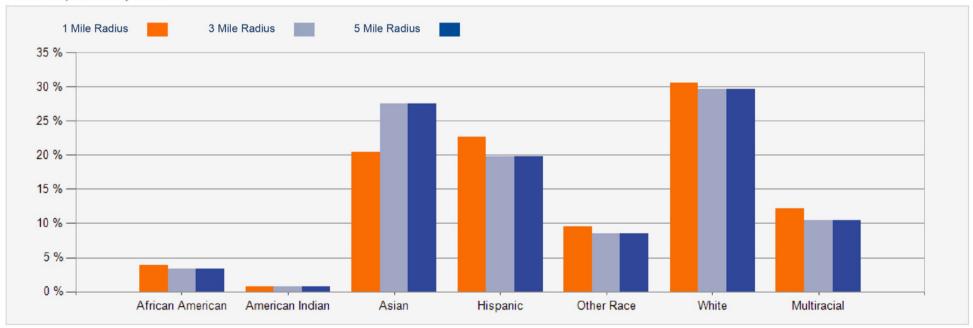
Robert.lp@cbcnrt.com 626.394.2527 CalDRE # 01876261 Bill Ukropina Bill.Ukropina@cbcnrt.com 626.844.2200

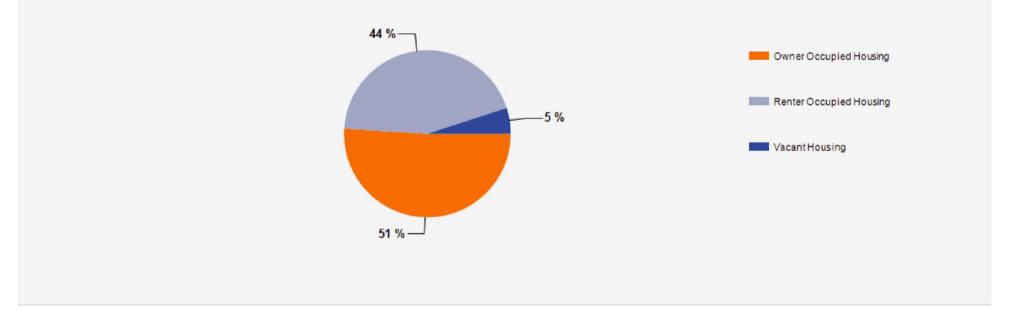
CalDRE # 00820557

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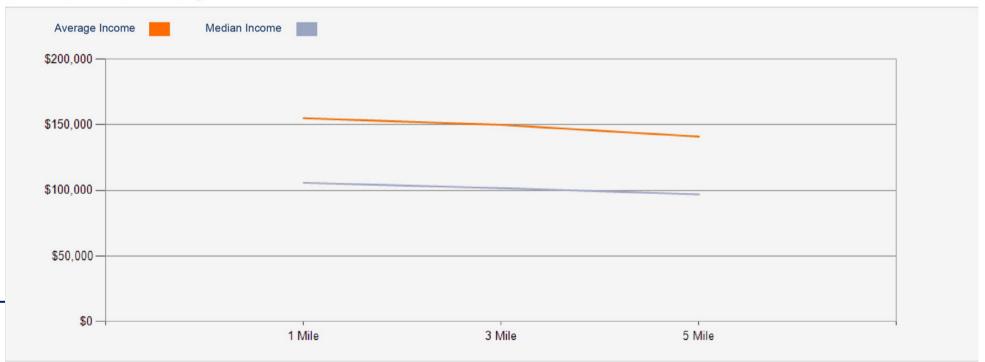


2023 Population by Race





2023 Household Income Average and Median



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2713 E COLORADO BLVD.

Pasadena CA 91107

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Exclusively Marketed by:

Mr. Robert Ip

Commercial Properties (626) 356-8188 x188 robert.ip@cbcnrt.com Lic: 01876261

Mr. Bill Ukropina

Commercial Properties (626) 844-2200 x200 bill.ukropina@cbcnrt.com Lic: 00820557

