



**COLDWELL BANKER
COMMERCIAL
REALTY**

28 Valley Street
Pasadena, CA 91105

Office/R&D Tech and Warehouse Space

AVAILABLE SPACE
3,428 SF

LEASE RATE
\$2.65 SF/month (MG)

MATTERPORT 3D VIRTUAL TOUR: [CLICK HERE](#)



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FOR LEASE

CBCWORLDWIDE.COM

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28 VALLEY STREET

Pasadena, CA 91105

LEASE



PROPERTY OVERVIEW

- Prime Freestanding Building subject to multiple uses including office, retail, and medical
- Ample parking with 10 designated surface spaces
- Securely gated
- 5 Individual offices
- Conference room
- Reception area
- Large Workroom
- Kitchen
- 3 Restrooms
- Manufacturing/warehouse space in rear, approximately 970 SF
- 120 Amps / 240 Volts / 3 Phase, separately metered

OFFERING SUMMARY

Available SF: 3,428 SF

Sublease Rate: \$2.65 SF/month (MG)

Term: 3 year term preferred,
longer possible

Year Built: 1956

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LOCATION HIGHLIGHTS

- Located on Valley Street within close proximity of historical Old Pasadena, this prime location is surrounded by boundless credit/retail amenities and award-winning restaurants. Easy access to both the 210 and 134 freeways as well as the Metro Gold Line station on Del Mar and Marengo makes any commute convenient.



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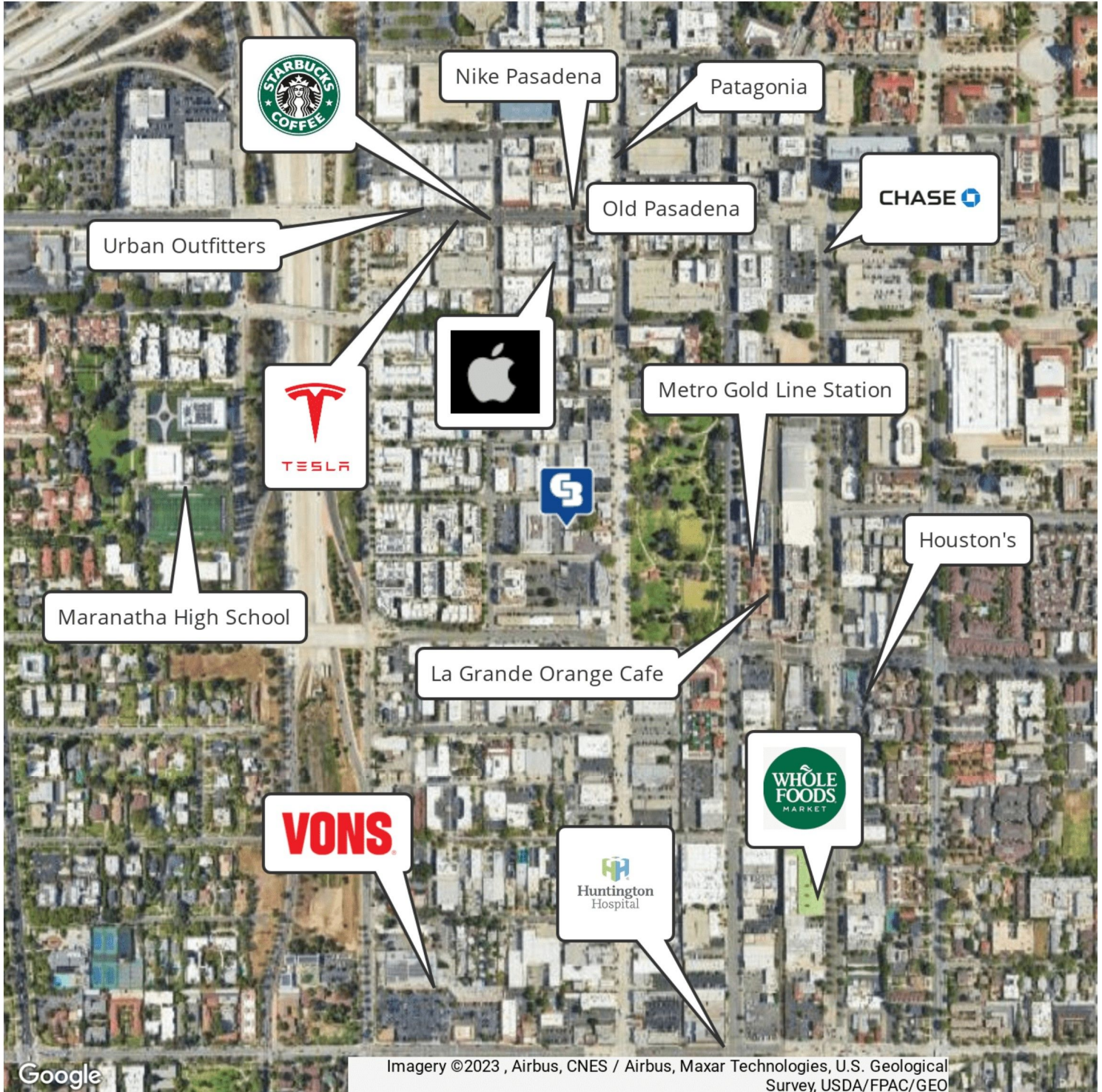


28 VALLEY STREET

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Amenities Map

LEASE



Google

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Photos

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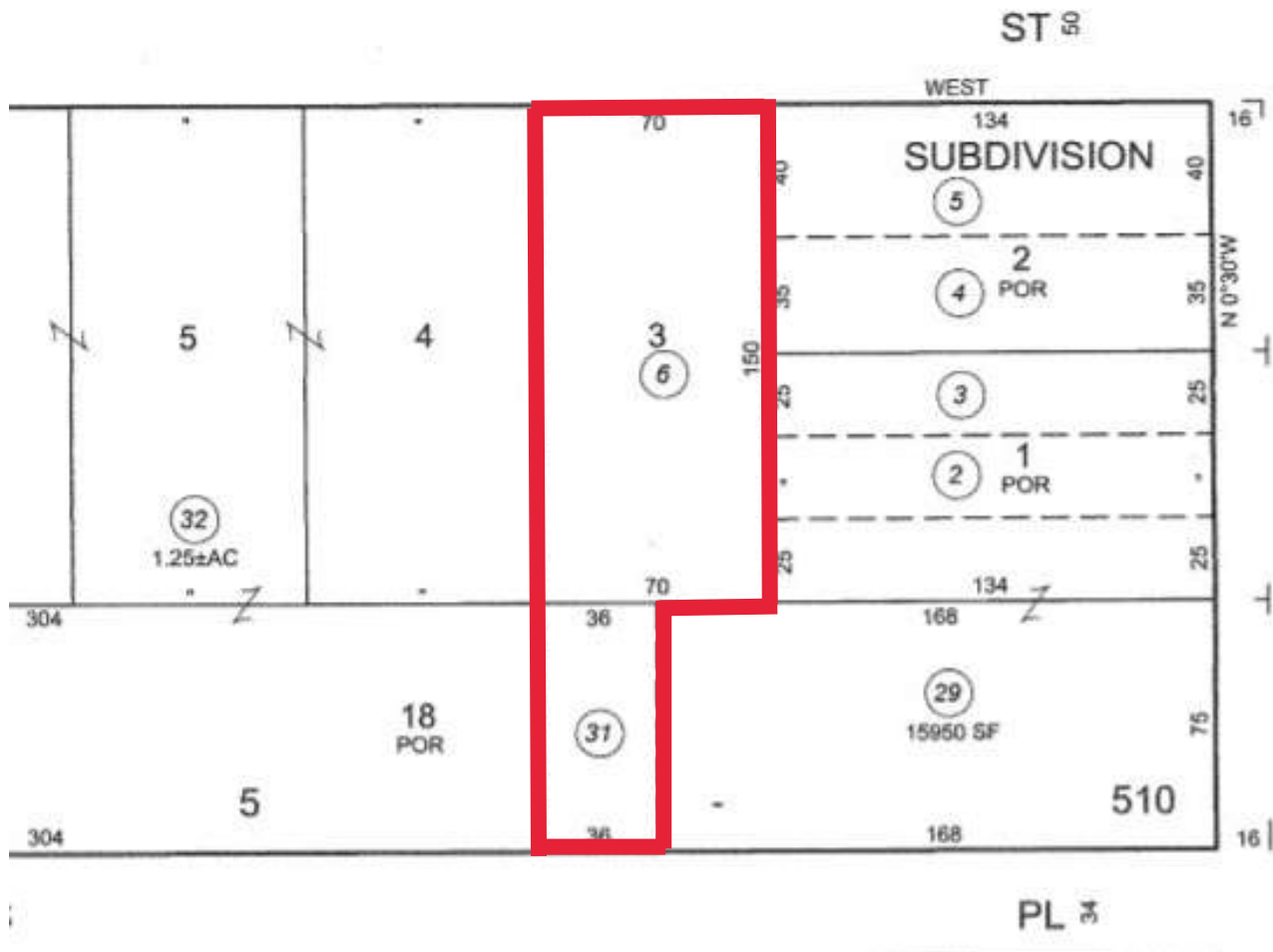


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Parcel Map

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Floor Plan

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28 Valley St, Pasadena, CA 91105

3,428 Square Feet

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Demographics

LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,903	199,884	544,310
Average Age	37.0	37.2	37.4
Average Age (Male)	36.5	36.4	36.5
Average Age (Female)	37.9	37.8	38.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,640	76,481	190,610
# of Persons per HH	2.1	2.6	2.9
Average HH Income	\$98,914	\$97,246	\$91,706
Average House Value	\$738,025	\$715,124	\$669,923

* Demographic data derived from 2020 ACS - US Census

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