



Altadena Office

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Exclusively Marketed by:

Rami Meheraban

Peak Commercial

Direct 323.471.4747

Email: RamiM@peakcommercial.com

CalBRE # 01957846



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01

Executive Summary

Investment Summary

Location Summary

ALTADENA OFFICE

OFFERING SUMMARY

ADDRESS	2052 Lake Ave. Altadena CA 91001
COUNTY	Los Angeles
BUILDING APPROX. SF	9,299 SF
LAND ACRES	0.57
LAND SF	24,828 SF
YEAR BUILT	1928
YEAR RENOVATED	2012
APN	5845-010-020
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$4,950,000
PRICE PSF	\$532

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
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2020 Population	22,246	151,365	268,594
2020 Median HH Income	\$93,204	\$87,307	\$102,614
2020 Average HH Income	\$129,338	\$121,966	\$146,825

- Great owner user opportunity
- Very strong demographics, property located in an affluent area
- Good visibility & frontage



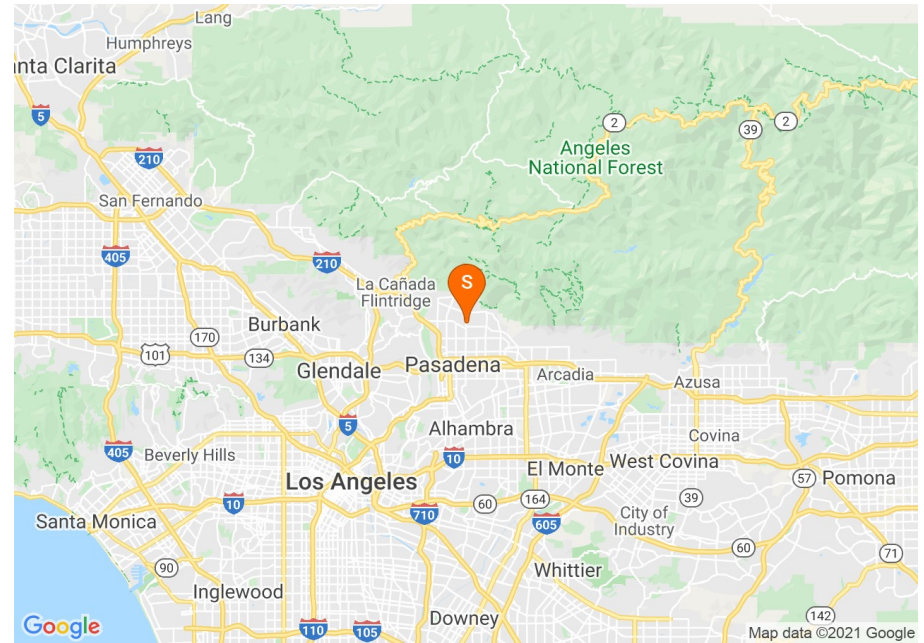
- AVERAGE HOUSEHOLD INCOME WITHIN A 1 & 5 MILE RADIUS: 129,338 - \$146,825
- Approximately 500 sf basement which is not included in the building SF (added value)
- Owner/User opportunity with the availability of the vacant space and the MTM leases can allow a buyer to purchase and use 51% or more of the space and obtain an SBA loan.

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Located on Lake Avenue, this multi-tenant office building is situated in one of Altadena's main North South thoroughfare. With the I-210 State Route to the south, the property offers easy access to Pasadena and Downtown Los Angeles. Few locations in Los Angeles County offer the tranquil small town feel along with convenient access to Los Angeles' business center. The property located in an affluent area where the average household income within a 1-mile radius of the property is over \$129,000.

This single story property features an outdoor courtyard, private off street parking, and a bonus 500sf basement, which may not be included in the building stated square footage. The property underwent extensive renovations in 2012, which included a new roof and HVAC units. Current tenants of the property). there are 3 tenants currently in the property, all of which are on Month To Month leases. The 3 tenants occupy approximately 7,000sf which translates to approximately 75% of the building. This provides an opportunity for owner users, who are seeking to take advantage of low interest rates and purchase instead of paying rent, to use the vacant space and or occupy 51% or more of the property and obtain an SBA loan.

Regional Map



Locator Map





02

Property Description

- Property Features
- Aerial Map
- Parcel Map
- Stacking Plan
- Additional Maps
- Pictures with Captions

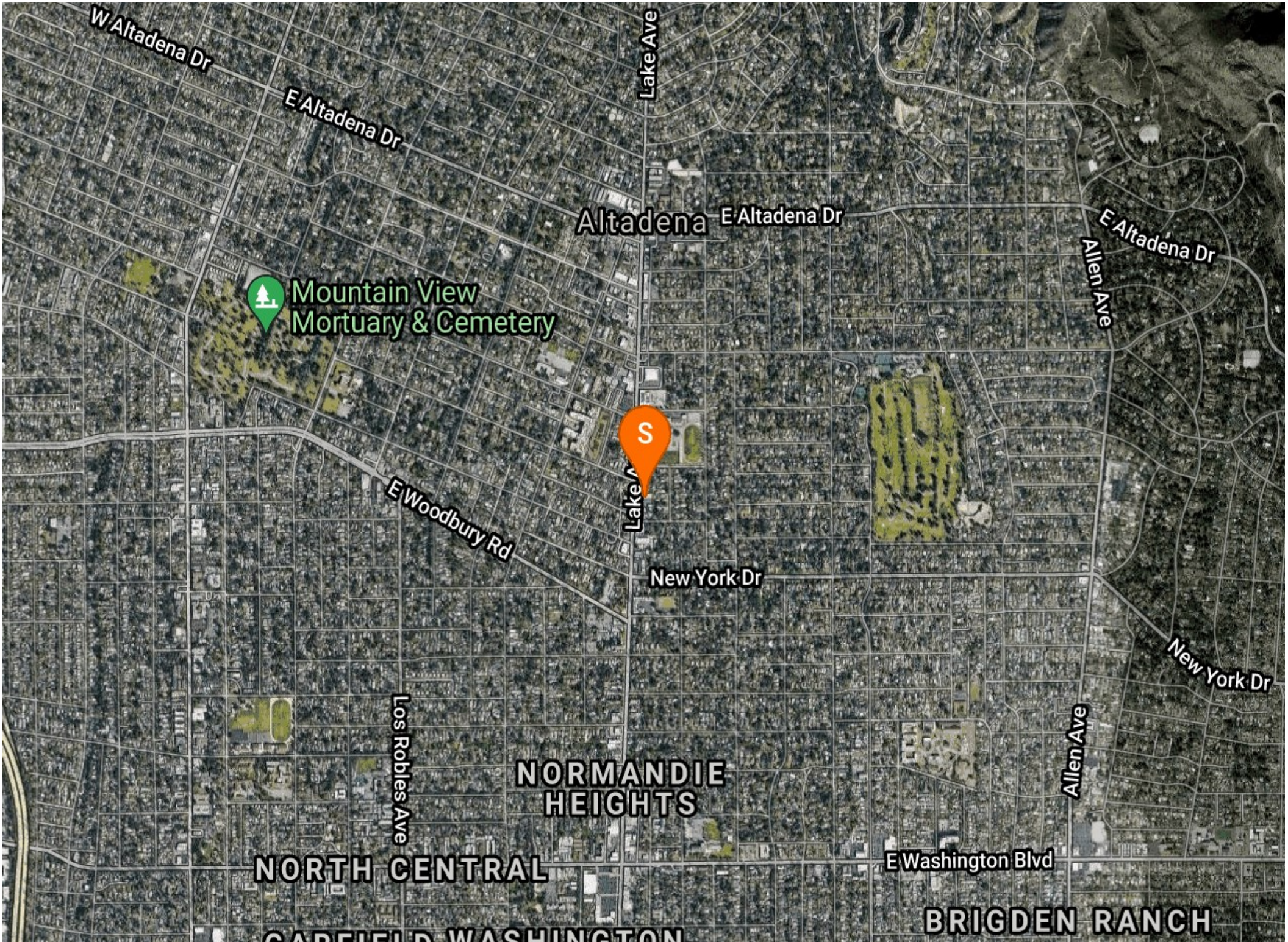
PROPERTY FEATURES

NUMBER OF TENANTS	3
NUMBER OF UNITS	4
BUILDING SF (Per Assessor)	9,299
LAND SF (Per Assessor)	24,828
LAND ACRES	0.57
YEAR BUILT	1928
YEAR RENOVATED	2012
# OF PARCELS	1
ZONING TYPE	C2
LOCATION CLASS	Urban
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	20
TRAFFIC COUNTS	21,137
SLAB TO SLAB	11'



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03

Sale Comps

Sale Comparables

Sale Comparables Summary

Sale Comparables Charts

Sale Comparables Map

	PROPERTY	BLDG SF	SALE PRICE	PSF	Built	Close Date	DISTANCE (mi)
1	1495 N Lake Ave Pasadena, CA 91104	4,061	\$1,885,000	\$464	1914	12/19/2019	0.70
2	1561-1565 N Lake Ave Pasadena, CA 91104	5,330	\$2,300,000	\$431	1994	12/30/2019	0.70
3	418 N Fair Oaks Ave Pasadena, CA 91103	13,745	\$6,375,000	\$463	2006	11/18/2020	3.00
4	1222 Lincoln Ave Pasadena, CA 91103	2,940	\$1,773,000	\$603	1948	9/28/2020	2.60
5	1143 N. Lake Ave. Altadena, CA 91104	2,509	\$1,200,000	\$478	1923	10/2/2020	1.10
	AVERAGES	5,717	\$2,706,600	\$488	1957		
	SUBJECT	9,299	\$4,950,000	\$532	2012 (Renovated)		





#	Address	City
S	2052 Lake Ave.	Altadena
1	1495 N Lake Ave	Pasadena
2	1561-1565 N Lake Ave	Pasadena
3	418 N Fair Oaks Ave	Pasadena
4	1222 Lincoln Ave	Pasadena
5	1143 N. Lake Ave.	Altadena



04

Rent Roll

Rent Roll Details

Lease Expiration Summary

				Lease Term		Rental Rates						
Suite	Tenant Name	Square Feet	% of NRA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	Lease Type	Options/Notes
A		3,000	32.26 %				\$7,000	\$2.33	\$84,000	\$28.00	MG	Month to Month
B		3,000	32.26 %				\$6,000	\$2.00	\$72,000	\$24.00	MG	Month to Month
C		1,000	10.75 %				\$2,500	\$2.50	\$30,000	\$30.00	MG	Month To Month
D -Vacant		2,299	24.72 %									
Totals		9,299					\$15,500		\$186,000			

*Approximately 500 sf basement which is not included in the building SF (added value)
Buyer to verify. Broker has not confirmed



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Tenant SF Analysis





05

Demographics

Demographic Details

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,653	145,715	258,587
2010 Population	21,817	147,823	263,597
2020 Population	22,246	151,365	268,594
2025 Population	22,317	153,445	271,462
2020 African American	3,953	22,322	25,226
2020 American Indian	161	999	1,429
2020 Asian	1,613	19,159	53,191
2020 Hispanic	8,141	55,768	78,866
2020 Other Race	3,144	23,444	30,614
2020 White	11,860	76,196	143,095
2020 Multiracial	1,474	9,064	14,778
2020-2025: Population: Growth Rate	0.30 %	1.35 %	1.05 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	563	6,257	8,853
\$15,000-\$24,999	439	3,263	4,829
\$25,000-\$34,999	450	2,941	4,612
\$35,000-\$49,999	541	4,054	6,302
\$50,000-\$74,999	1,178	8,203	13,429
\$75,000-\$99,999	1,021	7,335	12,235
\$100,000-\$149,999	1,536	10,052	18,440
\$150,000-\$199,999	833	6,495	12,405
\$200,000 or greater	1,368	9,043	22,259
Median HH Income	\$93,204	\$87,307	\$102,614
Average HH Income	\$129,338	\$121,966	\$146,825

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	7,999	54,569	100,621
2010 Total Households	7,756	55,918	101,188
2020 Total Households	7,929	57,642	103,365
2025 Total Households	7,935	58,522	104,415
2020 Average Household Size	2.73	2.57	2.55
2000 Owner Occupied Housing	4,517	25,916	55,933
2000 Renter Occupied Housing	3,128	26,555	40,915
2020 Owner Occupied Housing	4,440	26,528	56,474
2020 Renter Occupied Housing	3,488	31,113	46,891
2020 Vacant Housing	568	4,634	7,621
2020 Total Housing	8,497	62,276	110,986
2025 Owner Occupied Housing	4,497	26,646	56,578
2025 Renter Occupied Housing	3,438	31,876	47,837
2025 Vacant Housing	600	4,935	8,229
2025 Total Housing	8,535	63,457	112,644
2020-2025: Households: Growth Rate	0.10 %	1.50 %	1.00 %



2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	1,354	11,791	18,431
2020 Population Age 35-39	1,473	11,231	18,748
2020 Population Age 40-44	1,402	10,118	17,394
2020 Population Age 45-49	1,429	9,605	17,212
2020 Population Age 50-54	1,506	9,696	17,825
2020 Population Age 55-59	1,592	9,669	18,552
2020 Population Age 60-64	1,560	9,052	17,696
2020 Population Age 65-69	1,348	7,774	15,448
2020 Population Age 70-74	1,101	6,341	13,206
2020 Population Age 75-79	725	4,402	9,360
2020 Population Age 80-84	416	2,936	6,013
2020 Population Age 85+	462	3,329	6,712
2020 Population Age 18+	17,673	121,684	216,814
2020 Median Age	42	39	42

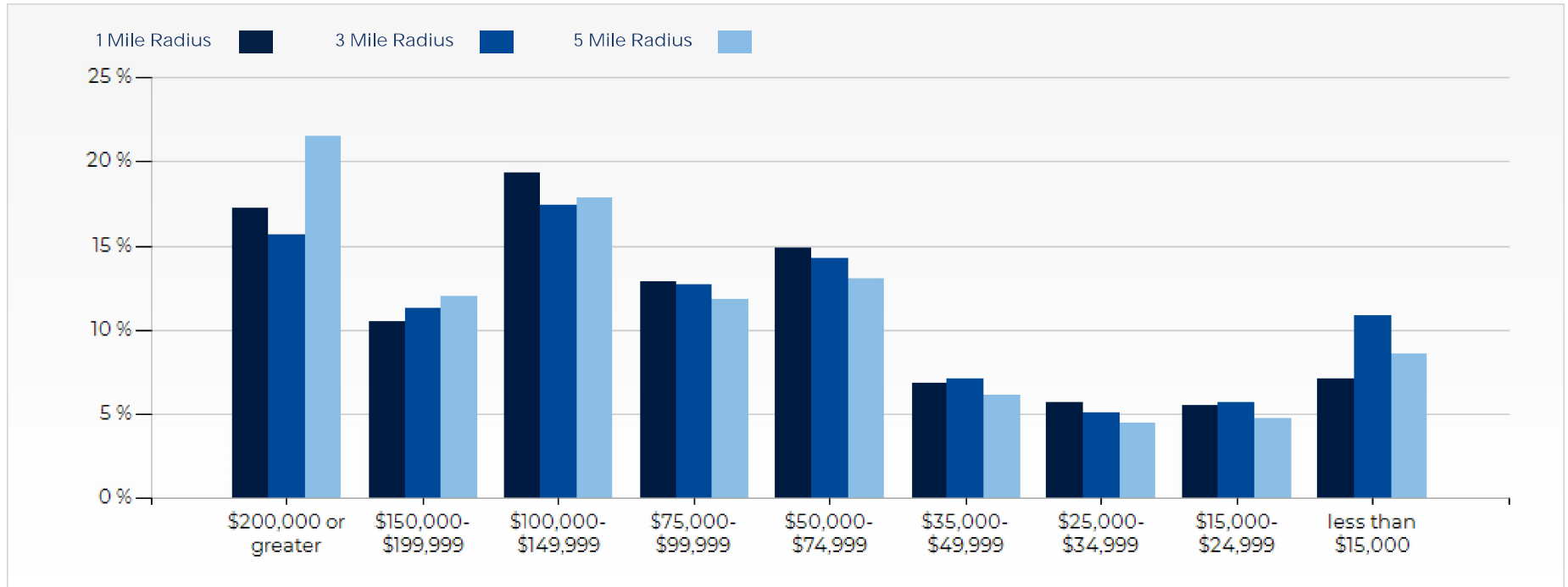
2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$88,663	\$85,643	\$90,828
Average Household Income 25-34	\$114,392	\$105,221	\$113,356
Median Household Income 35-44	\$109,748	\$100,576	\$114,722
Average Household Income 35-44	\$146,076	\$132,590	\$157,100
Median Household Income 45-54	\$119,629	\$117,580	\$141,024
Average Household Income 45-54	\$158,641	\$155,305	\$190,212
Median Household Income 55-64	\$109,813	\$103,077	\$127,013
Average Household Income 55-64	\$152,786	\$144,837	\$181,981
Median Household Income 65-74	\$74,566	\$74,714	\$90,129
Average Household Income 65-74	\$107,801	\$110,009	\$132,828
Average Household Income 75+	\$77,101	\$77,026	\$92,930

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,523	12,620	19,779
2025 Population Age 35-39	1,429	11,454	18,877
2025 Population Age 40-44	1,474	10,620	18,870
2025 Population Age 45-49	1,391	9,822	17,467
2025 Population Age 50-54	1,398	9,184	16,879
2025 Population Age 55-59	1,454	9,302	17,405
2025 Population Age 60-64	1,458	8,909	16,999
2025 Population Age 65-69	1,414	8,187	16,123
2025 Population Age 70-74	1,182	6,634	13,632
2025 Population Age 75-79	926	5,431	11,330
2025 Population Age 80-84	572	3,559	7,385
2025 Population Age 85+	490	3,535	7,127
2025 Population Age 18+	17,925	124,734	221,391
2025 Median Age	42	39	42

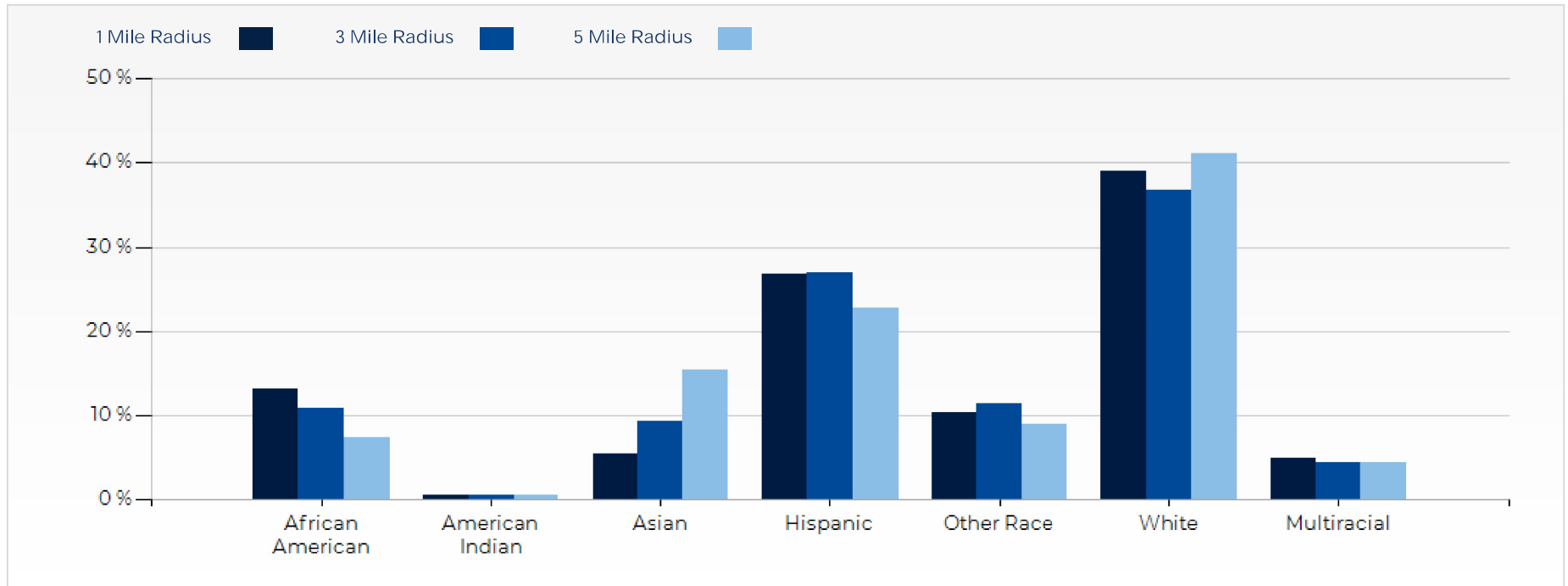
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$102,028	\$96,915	\$102,193
Average Household Income 25-34	\$133,416	\$121,129	\$130,386
Median Household Income 35-44	\$122,609	\$112,858	\$131,950
Average Household Income 35-44	\$168,454	\$152,343	\$180,625
Median Household Income 45-54	\$133,239	\$130,749	\$155,402
Average Household Income 45-54	\$179,729	\$174,400	\$210,896
Median Household Income 55-64	\$123,418	\$117,113	\$145,690
Average Household Income 55-64	\$173,254	\$164,915	\$203,468
Median Household Income 65-74	\$84,094	\$85,224	\$104,299
Average Household Income 65-74	\$128,476	\$130,092	\$155,583
Average Household Income 75+	\$93,948	\$97,273	\$114,088



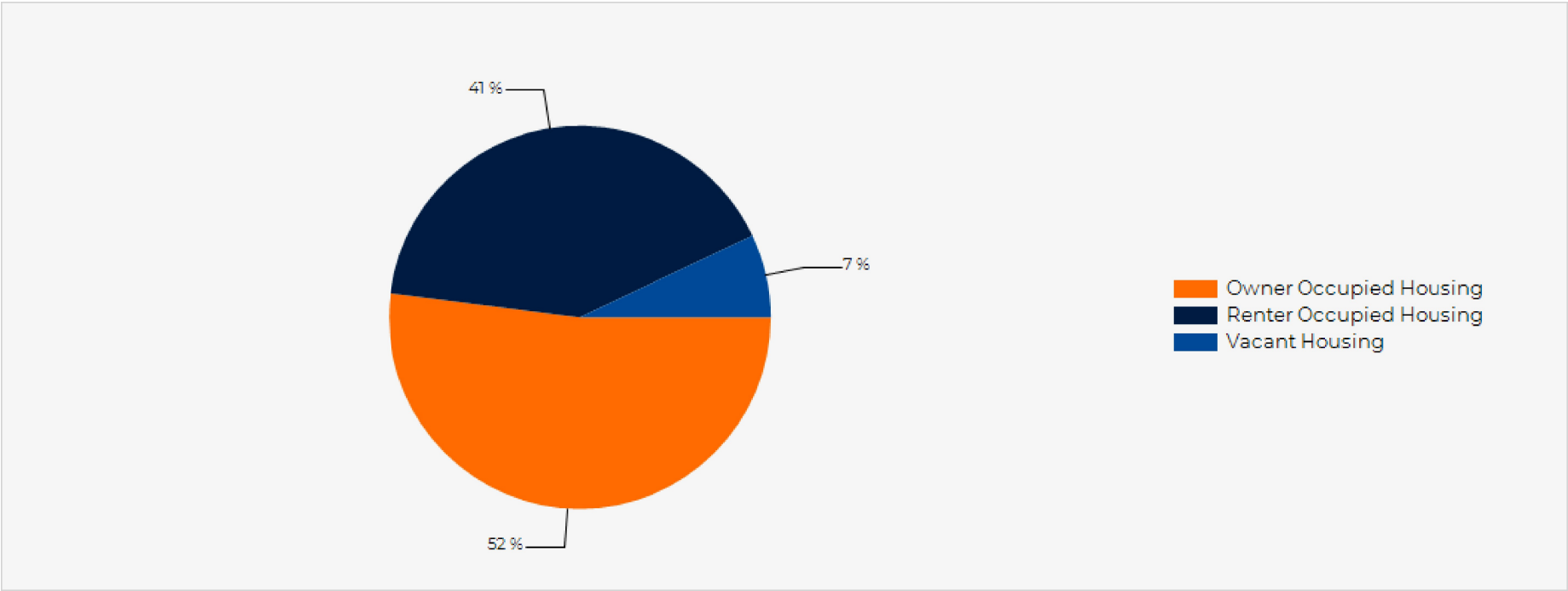
2020 Household Income



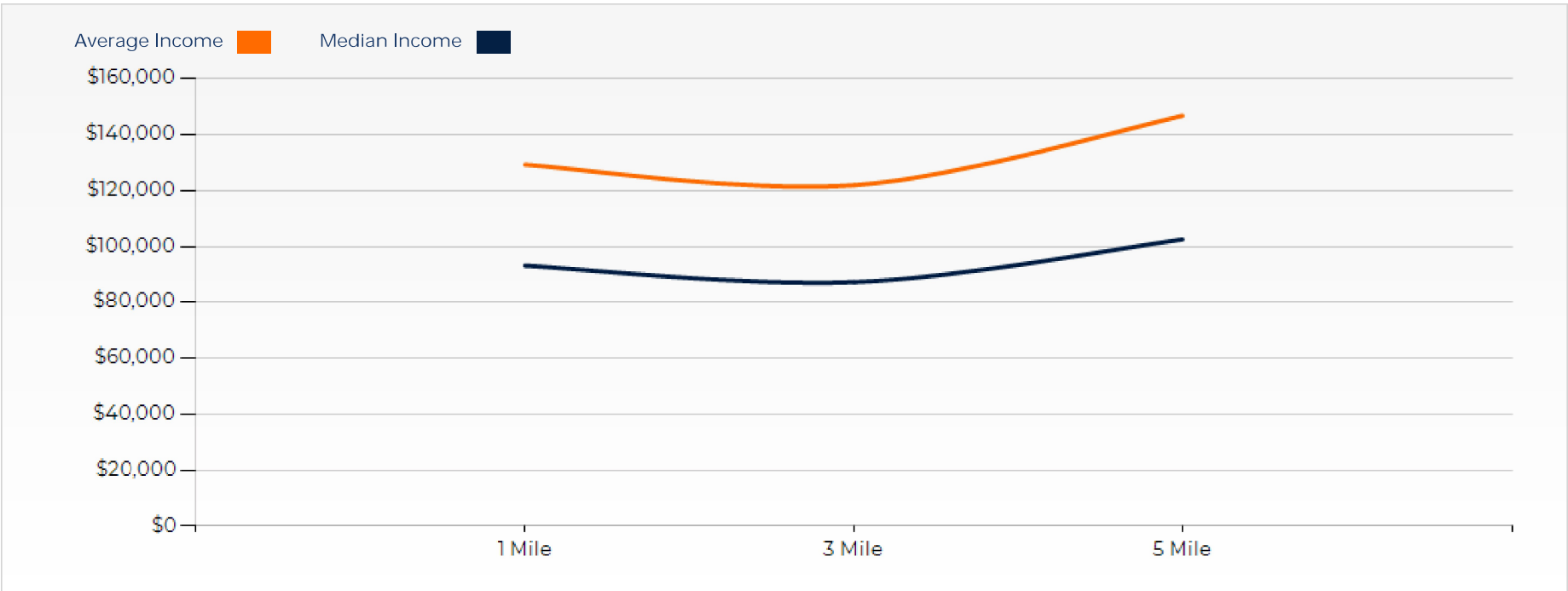
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



Altadena Office

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Exclusively Marketed by:

Rami Meheraban

Peak Commercial

Direct 323.471.4747

Mobile 310.425.6945

Email: RamiM@peakcommercial.com

CalBRE # 01957846

