

# 1121-1127 Mission Street

## SOUTH PASADENA



**AVISON  
YOUNG**

**ANDREW BERK**

Principal

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License No.01369568

**FOR SALE**

+4,900 SQUARE FOOT  
RETAIL / OFFICE BUILDING

*DO NOT DISTURB TENANTS*



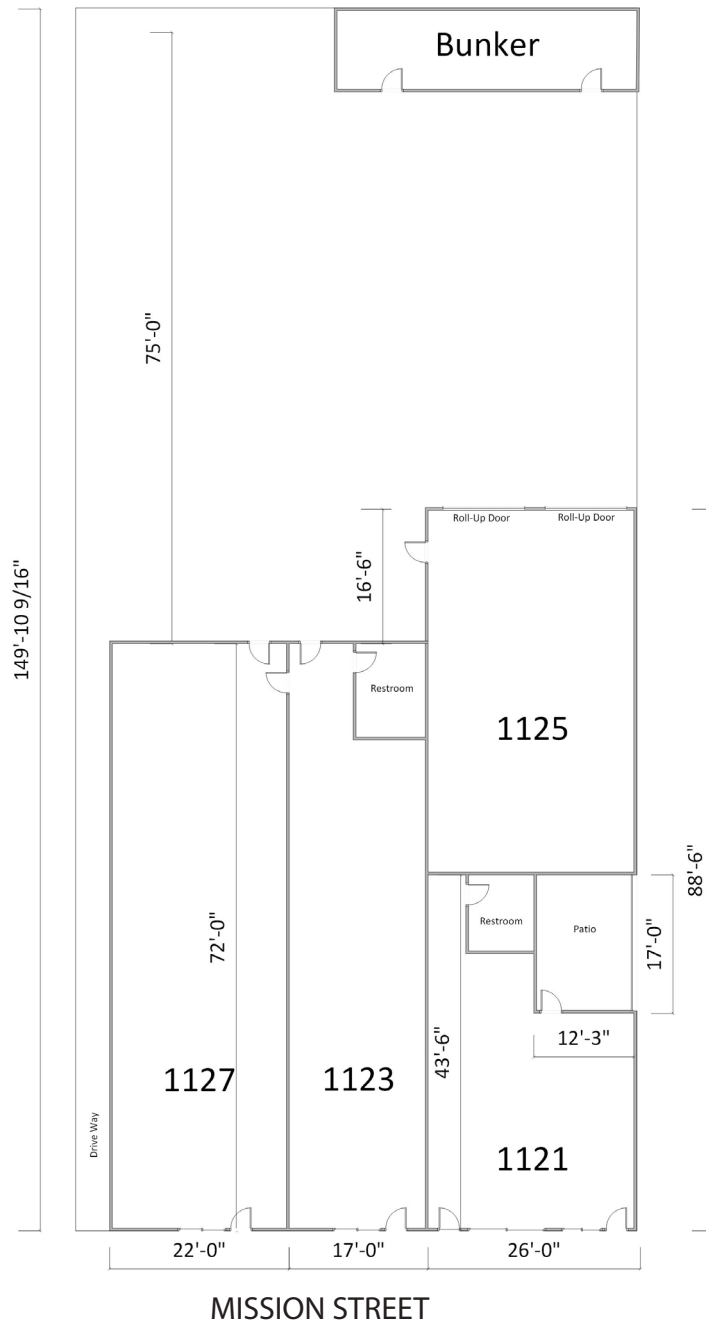


# PROPERTY DETAILS

The Property sits in an exceptionally strong submarket where quality core assets are rare and only available once in a generation (as this property is). This character rich, jewel box property with an exceptional location, visibility, and curb appeal offers a new Buyer the opportunity to own a prized asset in an amenity rich and sought after retail destination in a highest quality historic main street community. There are 4 retail/office suites here currently occupied by The South Pasadena Chamber of Commerce, nexusplex/The South Pasadena (newspaper and business production agency), Hotbox Vintage Clothing, and Santa Fe Crafts store. This property is in the heart of South Pasadena, a prized and "A" grade investment where home values, affluent demographics, and interest are among the highest in the region. The property is surrounded by award winning boutiques, stores, restaurants and cafes, as well as the weekly Farmers Market.

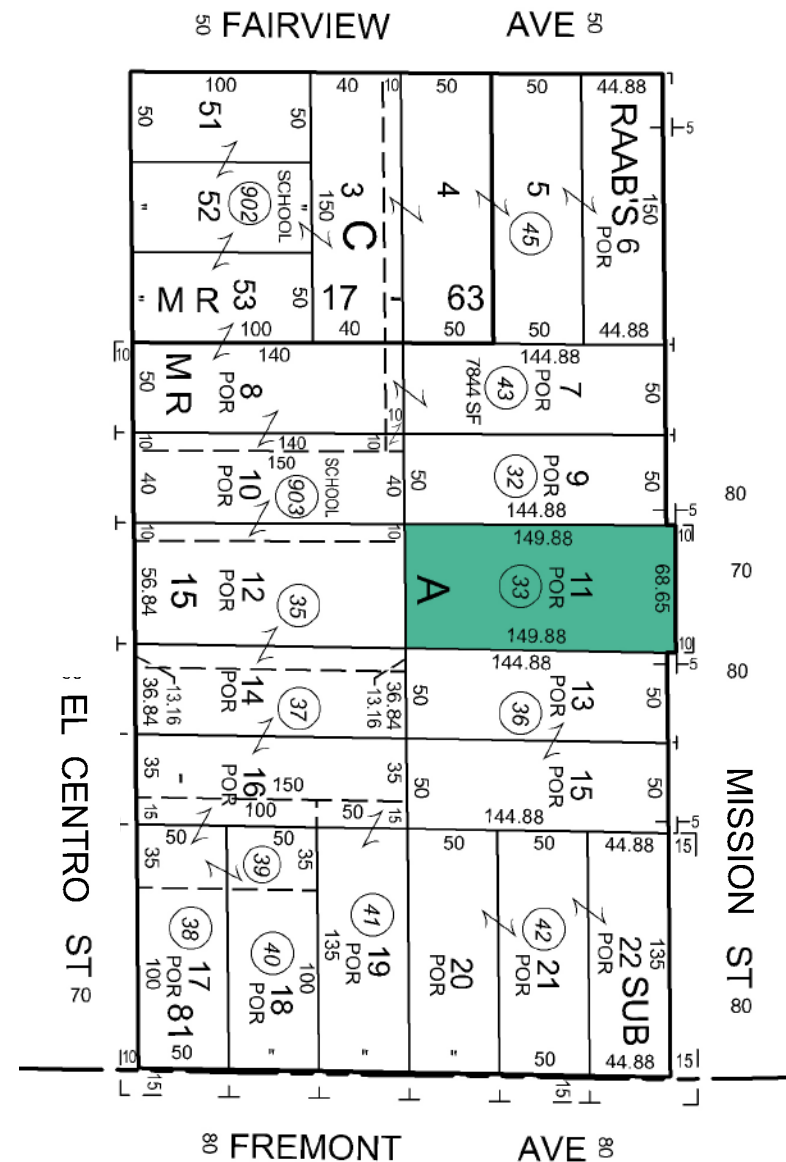
ADDRESS:	1121-1127 Mission Street, South Pasadena, CA 91030		
APN:	5315-008-033		
BUILDING SIZE: <i>(*All sizes and SF are approximate and for reference only)</i>	1121 Mission:	±	945 SF
	1123 Mission:	±	1,205 SF
	1125 Mission:	±	1,180 SF
	1127 Mission:	±	1,570 SF
	Bunker (excluded):	±	400 SF
	<b>Total:</b>	±	<b>4,900 SF</b>
SALE PRICE:	\$2,695,000		
LAND SIZE:	± 10,434 SF (0.25 Acres)		
PARKING:	Eight (8) spots in the rear of Bldg		
YEAR BUILT:	1927 (partial remodeling done in 2016 and 2018)		
OCCUPANCY:	Call for Details		
PROFORMA NOI:	\$161,274		
PROFORMA CAP RATE:	4.5%		
HIGHLIGHTS:	<ul style="list-style-type: none"><li>• Irreplaceable and gorgeous historic treasure in the heart of SoPas</li><li>• Tons of high- end modern upgrades throughout, including exposed original brick walls and refinished floors. Bright and light throughout</li><li>• Excellent Curb &amp; Identity Appeal</li><li>• Excellent &amp; Convenient Parking in rear</li></ul>		

# SITE PLAN



Measurements on Site Plan and square footage are approximate and for reference purposes only, Buyer to independently verify.

# PARCEL MAP



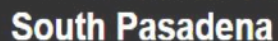




**M** One of the first A-Line stations (formerly known as the Gold Line), the city of South Pasadena is home to Mission Station – arguably, one of the most beautifully completed stations on the line. Located at Mission Street and Meridian Avenue, the station sits in the heart of the city's commercial district and has become an integral part of the area's landscape.



Mission Street





# DEMOGRAPHICS

(1-mile radius)



## 25K

TOTAL POPULATION



## \$143K

AVG. HH INCOME



## \$2.04M

MEDIAN HOME VALUE



## 50K

DAILY TRAFFIC (MISSION STREET @ FAIR OAKS)

## LOCATION HIGHLIGHTS

- “A” Destination location with tons of unique shops, cafes and restaurants in a classic Main Street setting
- Metro Line adjacent in a walkable (93 Walk Score), dynamic neighborhood
- Exceptional community with one of the highest rated sought after public-school districts in the state

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