



EL CENTRO

south pasadena, ca

A COMMUNITY IN CHANGE

A transit-oriented development site consisting of a 3-story Office Building on +/- 1.59 acres of land in the exceptional community of South Pasadena

SOUTH PASADENA - CROSSROADS OF THE SAN GABRIEL VALLEY



LA CANADA

JPL

ROSE BOWL

ALTADENA

OLD TOWN

210 FREEWAY

PASADENA

PASEO COLORADO

110

ORANGE GROVE AVENUE

899 EL CENTRO

MISSION STREET

M

SOUTH PASADENA

95% OF SOUTH PASADENA'S RESIDENTS COMMUTE OUT OF CITY FOR WORK

STEPS AWAY FROM GOLD LINE STATION PROVIDING ACCESS FROM DTLA TO MONTCLAIR

THE OPPORTUNITY

JLL, as exclusive agent, is pleased to announce the sale of 899 El Centro (the "Property"), a versatile and unique transit-oriented development ("TOD") located in the heart of South Pasadena. This rare +/- 1.59 acre Property sits on three (3) contiguous parcels and contains a 3-story +/- 49,582 SF office building with approximately 145 parking spaces.

The Property greatly benefits from the location of the Gold Line Platform which is directly across the street (South Pasadena Station) providing optimal identity signage and visibility. Rarely does a TOD of this size come available in the City of South Pasadena.

Based on preliminary discussions with the City, they view this Property as a "Catalytic" Site, a site that is ripe for redevelopment and a project that could precipitate change and create a new vision for the future. The City of South Pasadena is in the process of creating a new General Plan, as well as, a Mission Street Specific Plan that may positively impact the future uses and options for the subject Property.

The site is ideally situated among a collection of distinctive specialty retailers and restaurants coming together to breathe fresh life into the historic core of South Pasadena. With its landmark architecture, pedestrian friendly streets and charming storefronts, South Pasadena is an authentic and burgeoning cultural center unique to the San Gabriel Valley and Los Angeles.



This property is ideal for an owner-user as a headquarter facility, value-add investor, or developer looking to purchase a Property in a sought-after community that is amenity-rich, in a stabilized marketplace with a history of low vacancy and rising rents, and directly adjacent to mass transit.

The Property is currently 100% leased which can help offset expenses for either development, re-positioning, or re-leasing of the Property. In the event the buyer is an owner-user or an investor with a tenant in-hand and will need access sooner, the tenant has the ability to accelerate their relocation.

BUILDING SUMMARY

Property	899 El Centro Street South Pasadena, CA 91030
Legal Address	845 El Centro (Office Building) 830-832 Orange Grove Pl. (2 Parking Lots)
Parcel Numbers	5315-019-045 5315-019-046 5315-019-048
Building SF	+/- 49,582
Land SF	+/- 1.59 Acres (+/- 69,103 SF)
Year Built	1980
Floors	3 • 2-Stories of Office • 1-Story Subterranean Parking & IT/Storage
Avg. Floor SF	+/- 18,646 RSF
Parking	145 Spaces (+/- 3.5/1,000) • 130-Surface, 15-Subterranean Garage
Elevator	1 Cab (Serves all 3 Floors)
Zoning	C-1 : Mission Street Specific Plan, District B
Walk Score	88

INVESTMENT DRIVERS

TRANSIT ORIENTED DEVELOPMENT

Directly across the street from the Metro Gold Line Station (South Pasadena Station), providing direct access to the Greater San Gabriel Valley and the main hub in Downtown Los Angeles providing an unmatched central location.

IRREPLACEABLE REDEVELOPMENT OPPORTUNITY WITH CURRENT INCOME

Rare opportunity to develop an irreplaceable site consisting of +/- 1.59 Acres steps away from the Metro Gold Line Station. Viewed by the City as a "Catalytic Site", a site that is ripe for redevelopment and a project that could precipitate change & create a new vision for the future. Development opportunity can be aided by the current cash flow providing an investor with income during the entitlement process.

SIGNIFICANT MARKET POTENTIAL

Large parcels of land are rarely available in South Pasadena. An Investor will have the ability to capitalize on a thriving and evolving market to realize future property appreciation.

SUPERIOR WALKABILITY AND AMENITIES

South Pasadena offers a pedestrian-friendly walkable Downtown district. With a Walk Score of 88, the subject site is easily accessible to numerous amenities.

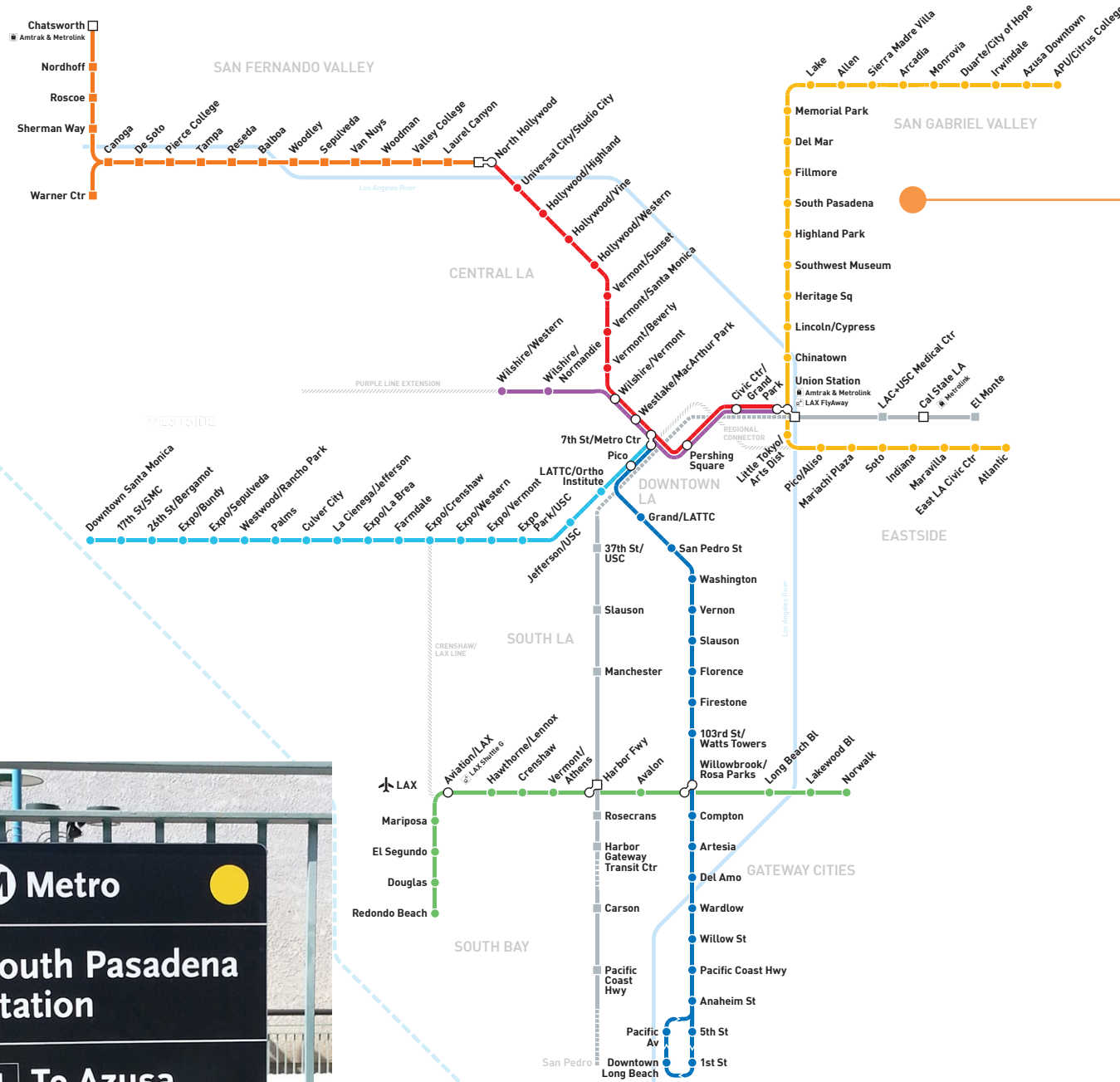
STRONG MARKET FUNDAMENTALS

The Tri-Cities office market is consistently one of the strongest performing submarkets in Los Angeles County. Office vacancy in 2016 ranged from 10% to 13%. Significant tenant interest exists from both multiple and single users for space at the Property.

HIGHLY DESIRABLE IN-PLACE TENANT

With over 50 years of insurance industry experience, WNC Insurance Services Inc. is a well-known, trusted advisor whose mission is to deliver risk protection solutions to financial institutions, insurance companies and agents.

SUPERIOR ACCESSIBILITY



- Located across the street from the Gold Line Metro Station (South Pasadena)
- Approximate 15-20 minute Metro commute from DTLA Pershing Square to the South Pasadena Gold Line Metro Station
- 1,546 Average Metro boardings at South Pasadena Station in FY 2016
- 95% of South Pasadena's residents commute out of city for work.
- In 2021, Metro Gold line will connect to Blue Line (via DTLA to Long Beach)
- Gold Line Metro Extension to Montclair 2025-26. New stations to include:
 - Glendora
 - San Dimas
 - La Verne
 - Pomona
 - Claremont
 - Montclair



LOCATION MAP



BURBANK
8MI

GLENDALE
5MI

ALTADENA
3MI

PASADENA
1MI

MONROVIA
9MI

AZUSA
14MI

ALHAMBRA
3MI

EL MONTE
9MI

WEST COVINA
14MI

DOWNTOWN
8MI

MONTEBELLO
10MI

899 EL CENTRO

- GOLD LINE
- BLUE LINE
- EXPO LINE
- RED LINE
- PURPLE LINE
- FREEWAYS

A COMUNITY IN CHANGE

AERIAL MAP WITH NEW/PROPOSED DEVELOPMENTS



ORANGE GROVE AVENUE

110

820 MISSION
38 UNITS

899 EL CENTRO

PROPOSED 36,000
NEW BUILDING

SOUTH PASADENA **M**

SOUTH PASADENA
SCHOOL DISTRICT

PROPOSED
DEVELOPMENT
36 UNIT MIXED
USE

SOUTH PASADENA
PUBLIC LIBRARY

MISSION STREET

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