

**±2,000 SF LIVE/WORK SPACE FOR SALE OR LEASE**  
**CAN BE COMBINED WITH AN ADDITIONAL 5,000 SF OF FLEX SPACE**

**FOR SALE OR LEASE**

**3219 E FOOTHILL BLVD**

**PASADENA • CA • 91107**

# FOR SALE OR LEASE

## 3219 E FOOTHILL BLVD

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### PROPERTY HIGHLIGHTS

- 2-story Live/work space. Located off the active intersection of Foothill Blvd. and Sierra Madre Villa Ave.
- Free street parking.
- Interior decorated with exposed red brick, carpet/wood laminate/tile flooring.
- Across from Hastings Ranch Shopping Center with various options for retail & dining.
- Convenient access to 210 Freeway.
- Connected to 5,000 SF of flex space at 3215 E Foothill. Can be combined for sale only.

### SPACE LAYOUT

- (2) floors of open floor space - can be used as bedrooms or offices.
- Kitchen equipped with cabinet storage, dishwasher, gas range, sink and refrigerator.
- Full bathroom with standing shower

### PRICE SUMMARY

- 3219 E Foothill for Sale: 2,000 SF @ \$1,450,000
- 3219 E Foothill for Lease: 2,000 SF @ \$2.25 /ft MG
- 3215-3219 E Foothill (FOR SALE ONLY): 7,000 SF @ \$4,600,000

Will be delivered vacant upon the close of escrow

FOR MORE INFORMATION  
PLEASE CONTACT:

### HOSS MACVAUGH

Principal | LIC. ID. 00971669  
626.255.2308  
hoss@macvaugh.com

**MACVAUGH & CO**  
Commercial Real Estate Services

300 S Raymond Ave. Suite 14.,  
Pasadena, CA 91105  
P: 626.583.8400 | [www.macvaugh.com](http://www.macvaugh.com)

**FOR SALE OR LEASE**

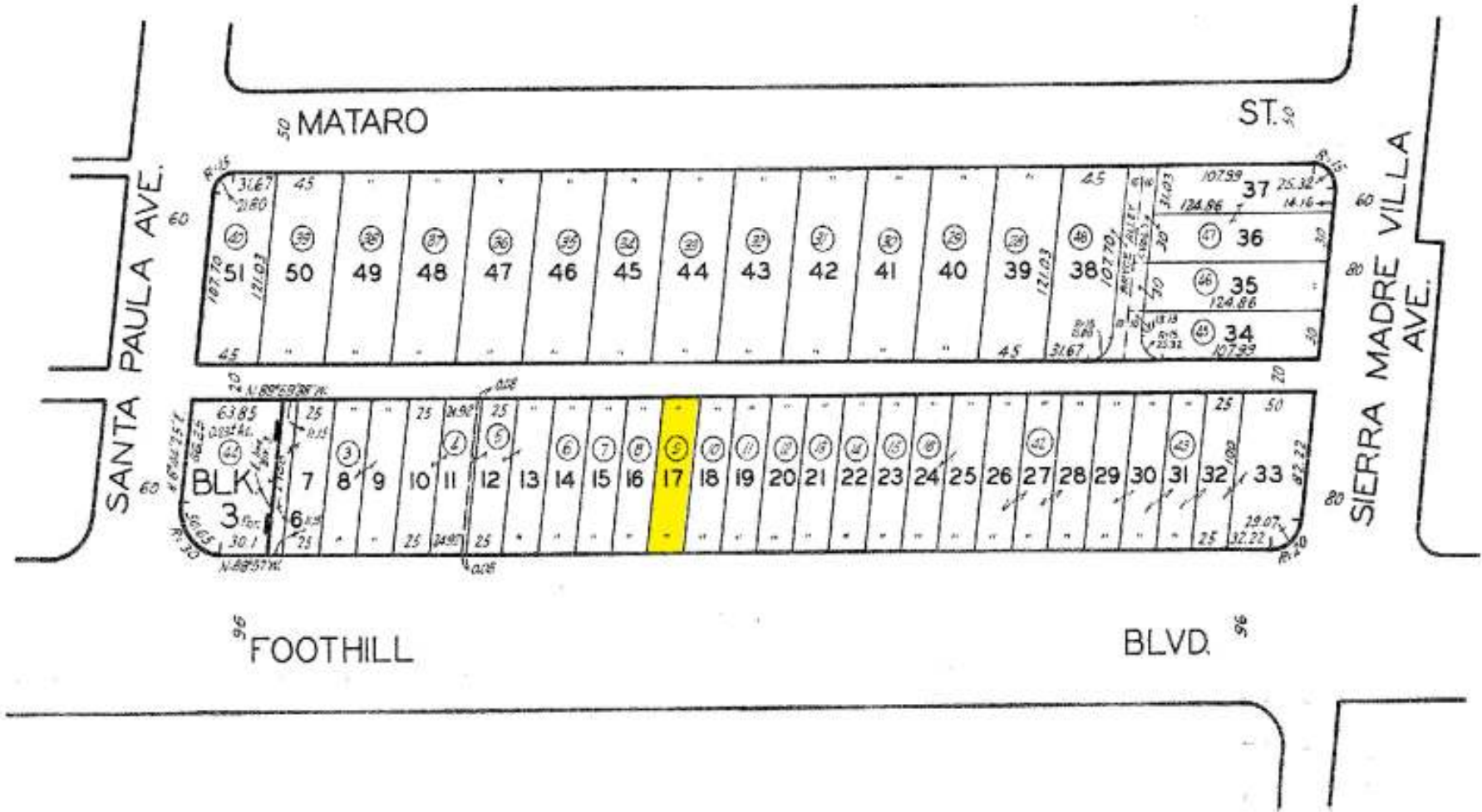
| ±2,000 Sq Ft Live/Work Space

# HASTINGS RANCH

# FOR SALE OR LEASE

3215 - 3219 E FOOTHILL BLVD  
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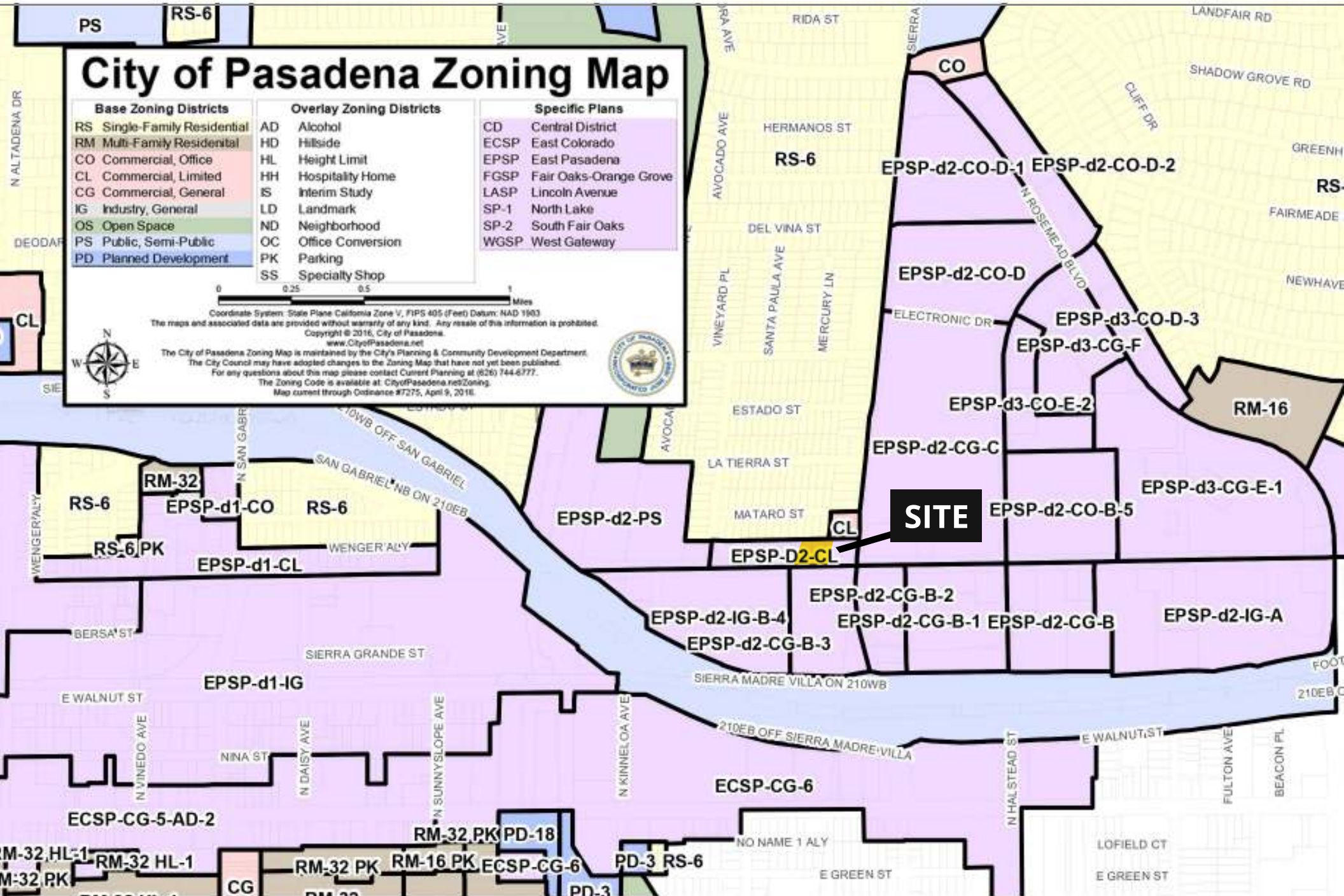
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±2,000 Sq Ft Live/Work Space



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**3219**

FOR MORE INFORMATION, PLEASE CONTACT

**HOSS MACVAUGH**

Broker | LIC. ID. 00971669

626.255.2308

Hoss@macvaugh.com

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