

FOR LEASE OR SALE

AVAILABLE FOR LEASE AT
\$1.75/SF MG OR FOR
PURCHASE AT \$5,850,000



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CHARLES DUNN COMPANY
100 West Broadway,
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Glendale, California 91210
Lic. #01201641

442-450 South Raymond Avenue
Pasadena, California

PROPERTY OVERVIEW

- Total Land Size: 25,443 SF*
- Total Buildings Size: 17,768 SF* per assessor
19,136 SF* per re-measurement (including mezzanine)
- Zoning: CD-6*
- Floor Area Ratio: 1.25*

* All property information (including, but not limited to, square footage calculations and zoning) is to be verified by the buyer or tenant. The information provided herein is for reference only and is not deemed to be conclusive.

AVAILABILITY (DO NOT DISTURB OCCUPANT)

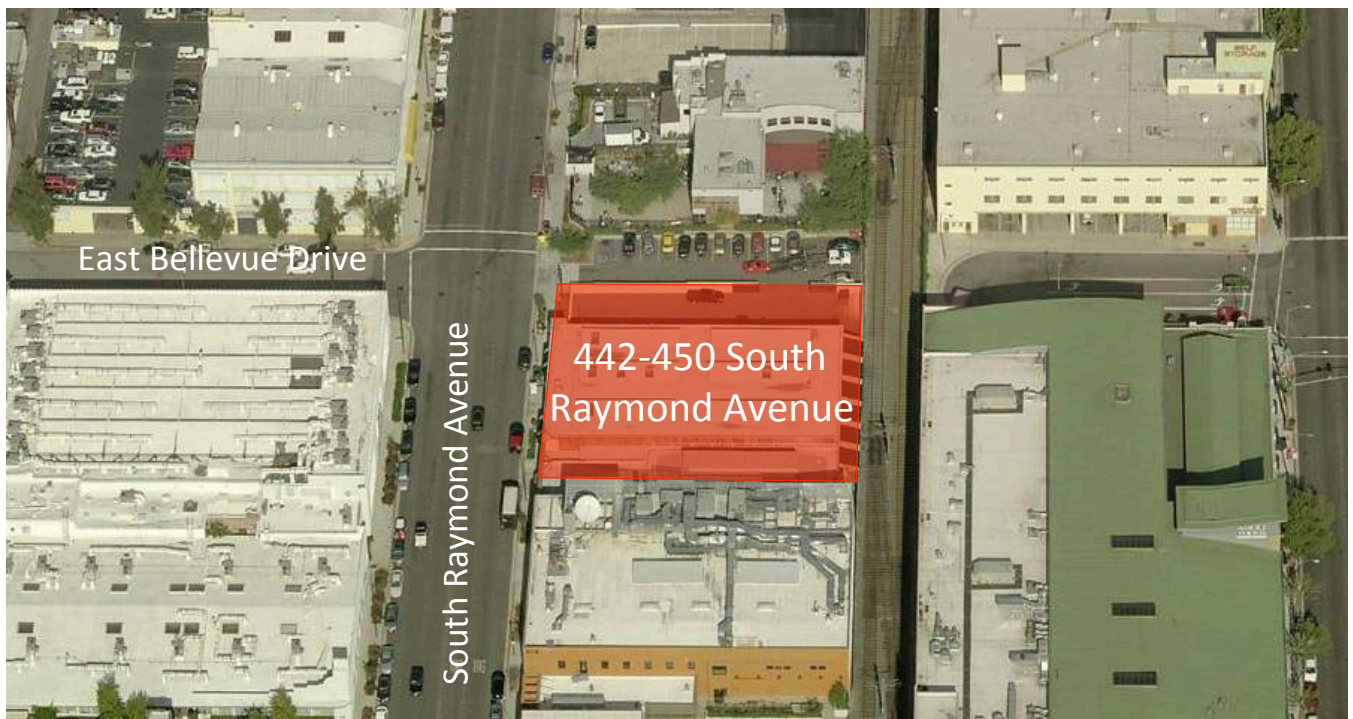
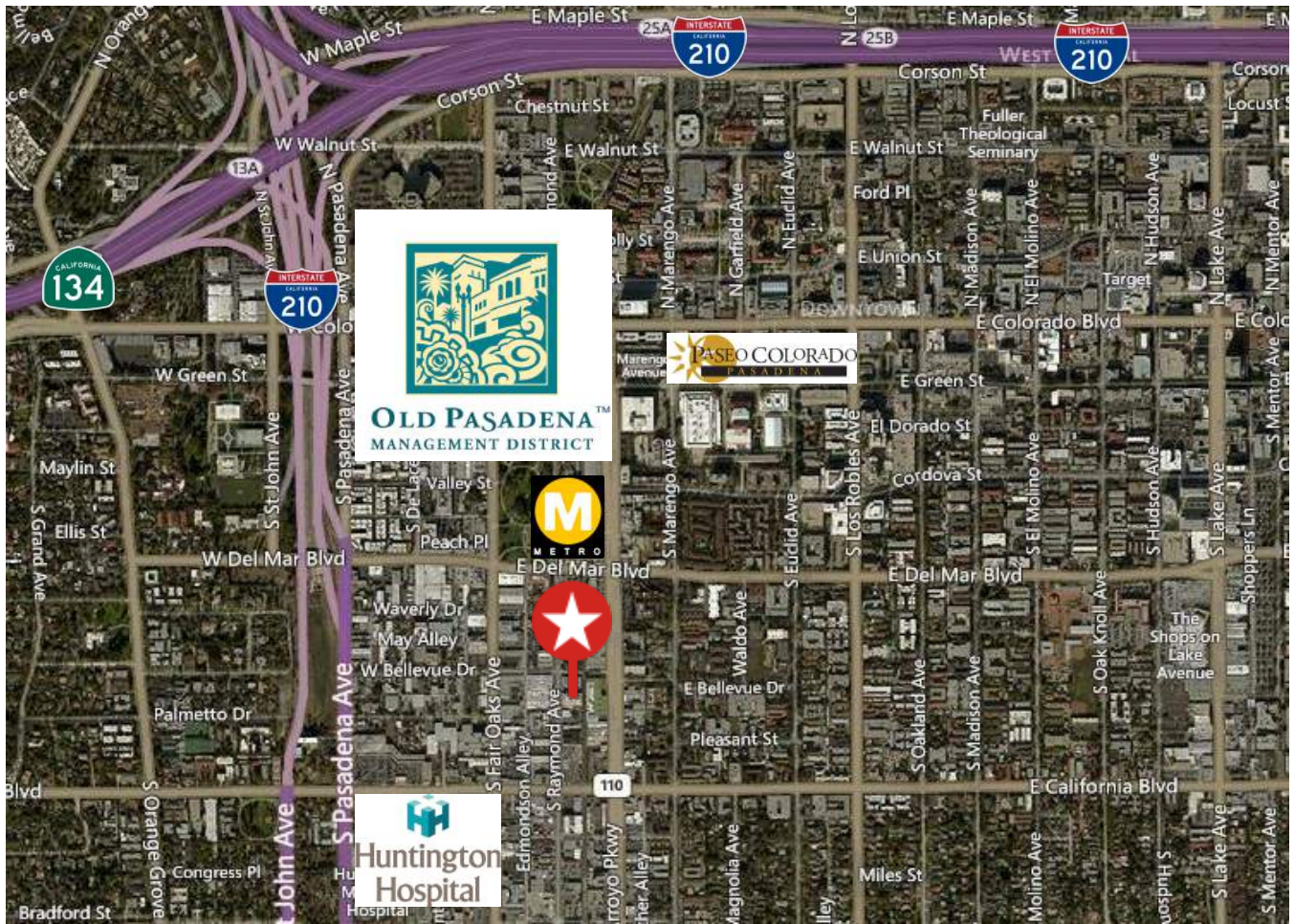
- 442 South Raymond Avenue: 12,543 SF
- 450 South Raymond Avenue: 6,593 SF
- Lease all or a portion of the property at \$1.75 per SF per month modified gross (net of utilities and janitorial)
- Purchase the entire property for \$5,850,000
- Ground lease the property for redevelopment

PROPERTY FEATURES

- Close proximity to Old Pasadena, Metro Gold Line at Del Mar Station, and Huntington Memorial Hospital and surrounding medical office community.
- Flexible zoning allows for a variety of uses that include office, medical office, retail, and research and development.
- Convenient access to the 210, 134 and 110 freeways.

Aerial Map

442-450 South Raymond Avenue, Pasadena, California

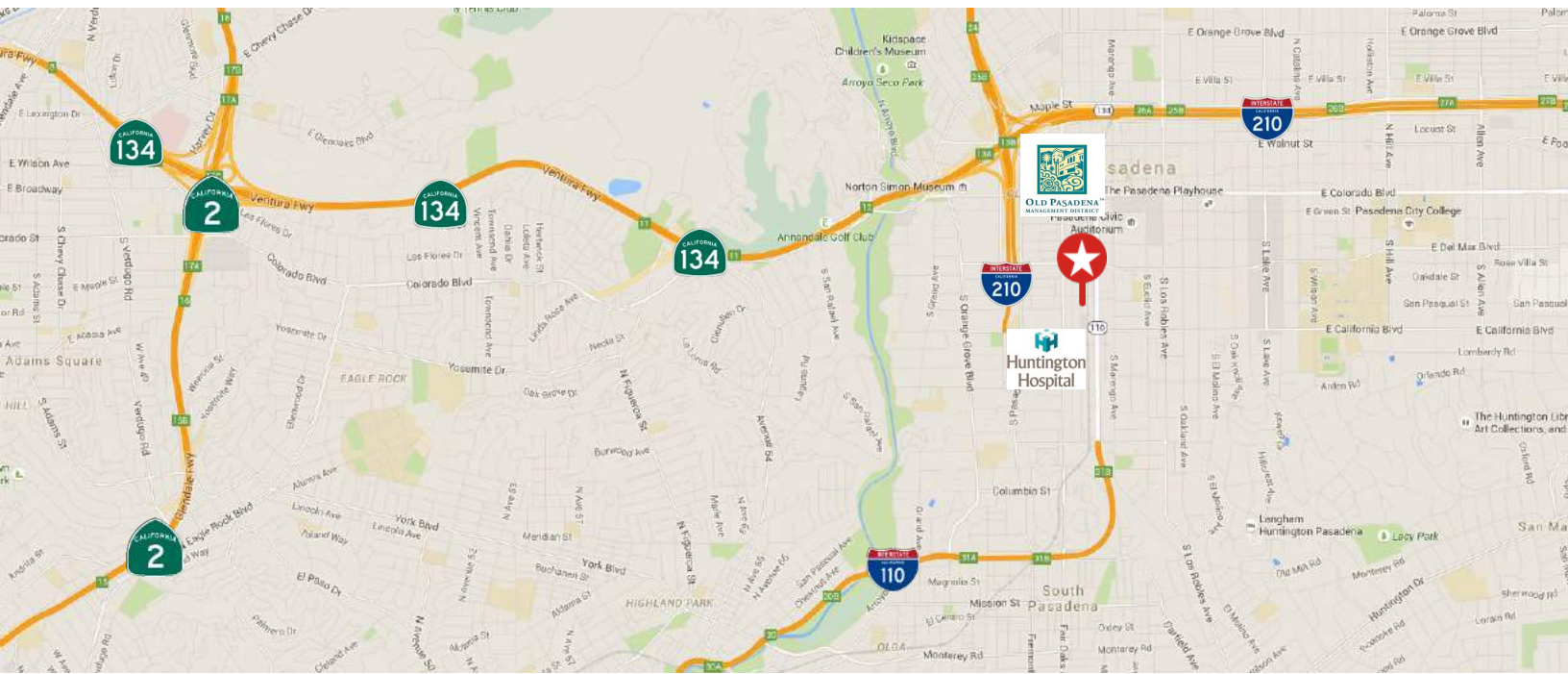


These materials are based on information and content provided by others which we believe are accurate. No guarantee, warranty or representation is made by the Charles Dunn Company or its personnel, and all interested parties must independently verify its accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.

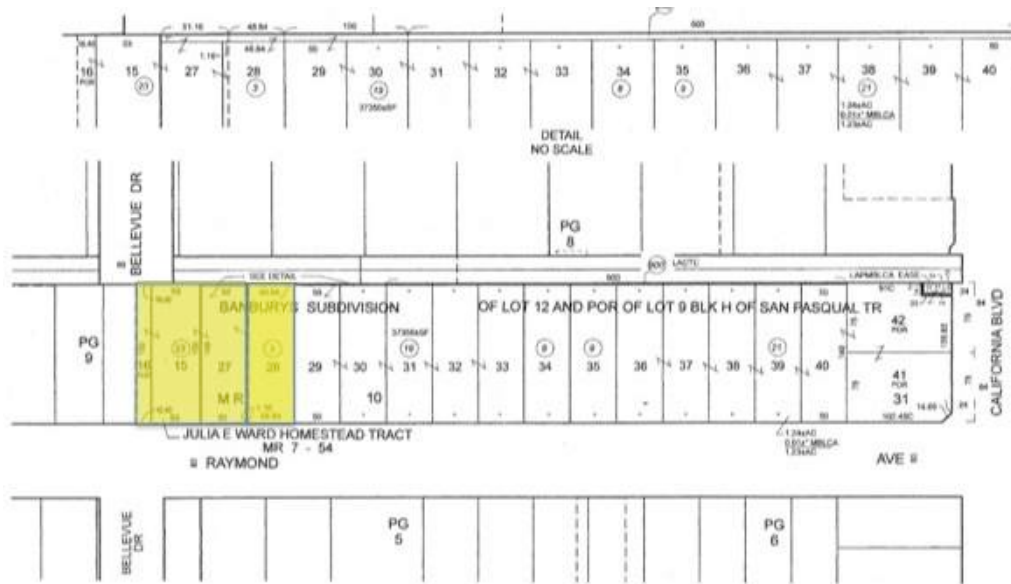
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Location Map & Parcel Map

442-450 South Raymond Avenue, Pasadena, California

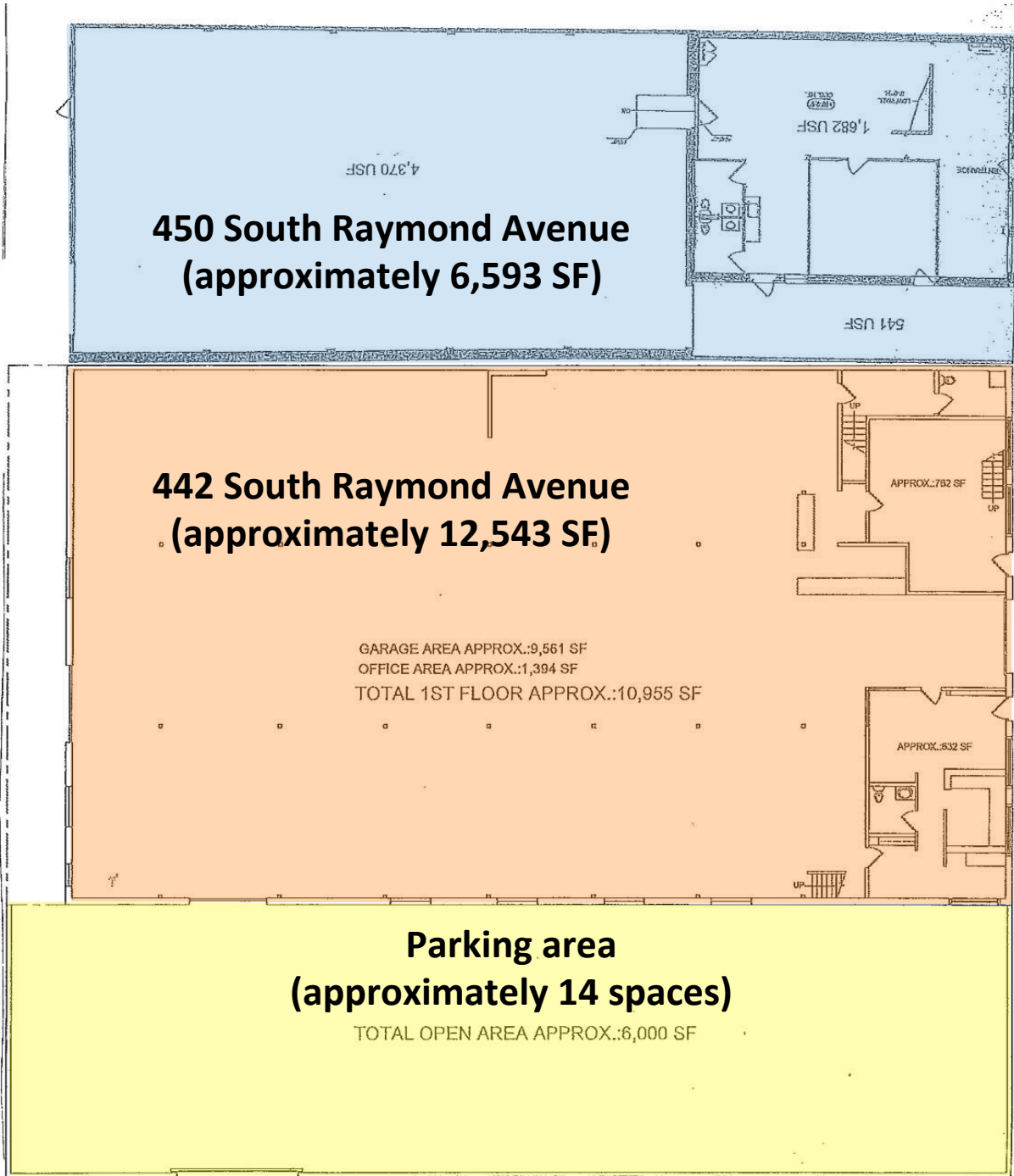


Address	APN	Land Size	Building Size
442 South Raymond	5722-007-023	18,102 SF	12,543 SF
450 South Raymond	5722-007-003	7,341 SF	6,593 SF
Total		25,443 SF	19,136 SF

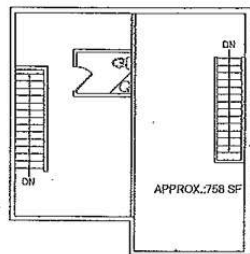


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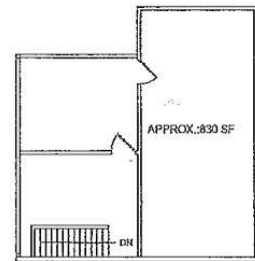
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442 South Raymond Avenue (Mezzanine Space)

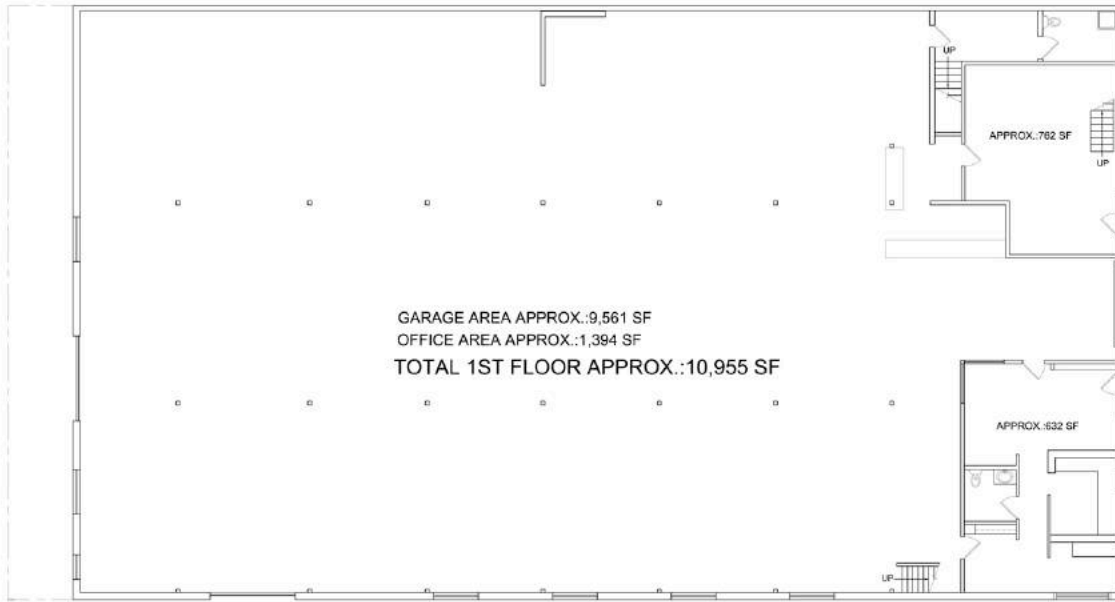


SOUTH MEZZANINE APPROX.:758 SF



NORTH MEZZANINE APPROX.:830 SF

Floor Plan - 442 South Raymond Avenue



SOUTH MEZZANINE APPROX.:758 SF

(2) MEZZANINE APPROX.:1,588 SF



NORTH MEZZANINE APPROX.:830 SF

Floor Plan - 450 South Raymond Avenue

