OFFICE BUILDING FOR SALE

55 Waverly Drive
Pasadena, CA 91105



Hoss MacVaugh
(c) 626.255.2308
(o) 626.583.8400
Hoss@MacVaugh.com
BRE# 00971669

MACVAUGH&CO
Commercial Real Estate Services

SQFT	PRICE
13,880	$4,511,000

Investment Highlights

- Year Built: 1925
- Lot Size: 13,287
- Units: 9 - fully occupied
- Year Renovated: 1997
- Zoning: PSC
- APN: 5713-028-014
- Beautiful industrial design - exposed brick walls, concrete flooring and bow truss ceilings
- Units range from 860 - 4,000 SQFT
- One live-work unit
- Located on a quiet street about 5 minutes away from Old Pasadena and South Pasadena
- Access to Metro Gold Line, 210/134 freeways

Pasadena Information

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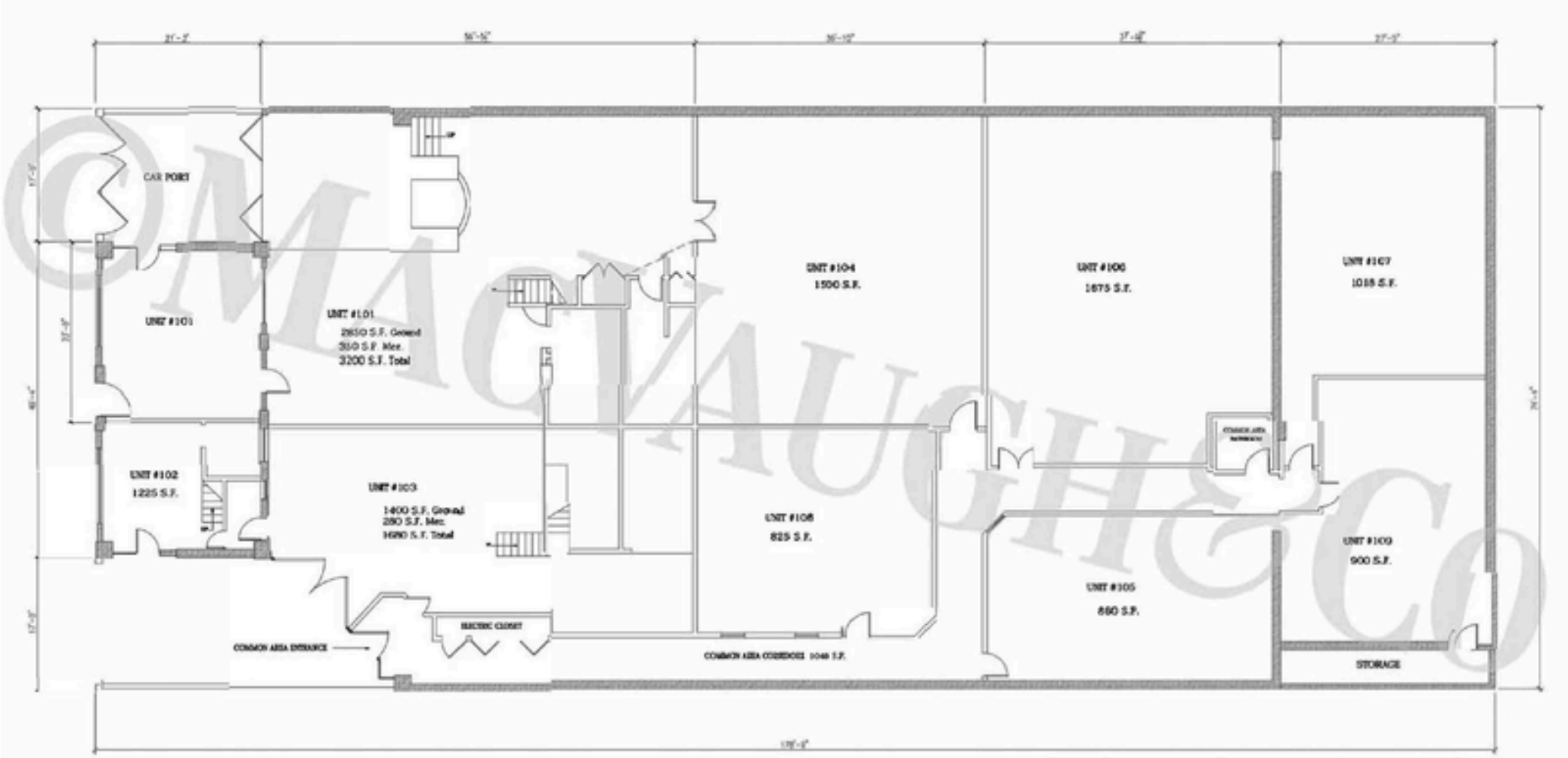




2023 Rent Roll - 55 Waverly Dr

TENANT	SQFT	MONTHLY RENT	COMMENCEMENT	END DATE
101 - Pangaea Holding, LLC	3,315	$7,873.11	3/01/22	2/28/27
102 - Malakey Law	1,265	$2,100.00	9/15/2024	9/30/28
103 - VACANT	1,620			
104 - Concept Design Academy	1,500	$2,231.67	10/01/17	month-to-month
105 - Sigrid Burton	860	$1,231.88	11/30/17	12/01/25
106 - Concept Design Academy	1,675	$2,231.67	10/01/17	10/31/25
107 - Kore Surgical, Inc.	1,018	$1,453.06	11/01/18	month-to-month
108 - VACANT	889			
109 - Kore Surgical, Inc.	900	$2,993.00	11/01/18	month-to-month
9 Units	**13,015 RSF**	**$18,661.33 Total Monthly Rent**		

55 WAVERLY DR
SITE PLAN



FLOOR PLAN 55 WAVERLY DR. PASADENA

SUMMARY OF BUILDING:

TOTAL LAND	13,287 S.F.
TOTAL LEASABLE SPACES	12,510 S.F.
TOTAL BUILDING	13,880 S.F.

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PASADENA, CA
CITY INFORMATION

- 200k population, 110k employees, 127k average household income all within a 3-mile radius
- The seasonal population reaches its peak through the Rose Bowl with sports events, concerts and New Years Eve/Day
- Ranked as one of the top walking and retail locations in the United States with a walk score of 98 and a bike score of 73
- National icons such as Art Center College of Design, JPL and Cal Tech
- Deeply rooted with history, architecture and art with notable neighbors such as the Norton Simon Museum, City Hall and hundreds of historically significant buildings
- Multiple Metro Gold Line stops are located throughout the city - Bringing in people from Azusa to Downtown Santa Monica
- You'll find a combination of mom-and-pop shops and major tenants keeping the history of the city alive while bringing a modern day flare

















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119 E Union St, Suite D
Pasadena, CA 91103

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