

OFFICE BUILDING FOR SALE

55 Waverly Drive
Pasadena, CA 91105

55

Hoss MacVaugh

(c) 626.255.2308

(o) 626.583.8400

Hoss@MacVaugh.com

BRE# 00971669

MACVAUGH & CO
Commercial Real Estate Services



SQFT

13,880

PRICE

\$6,940,000

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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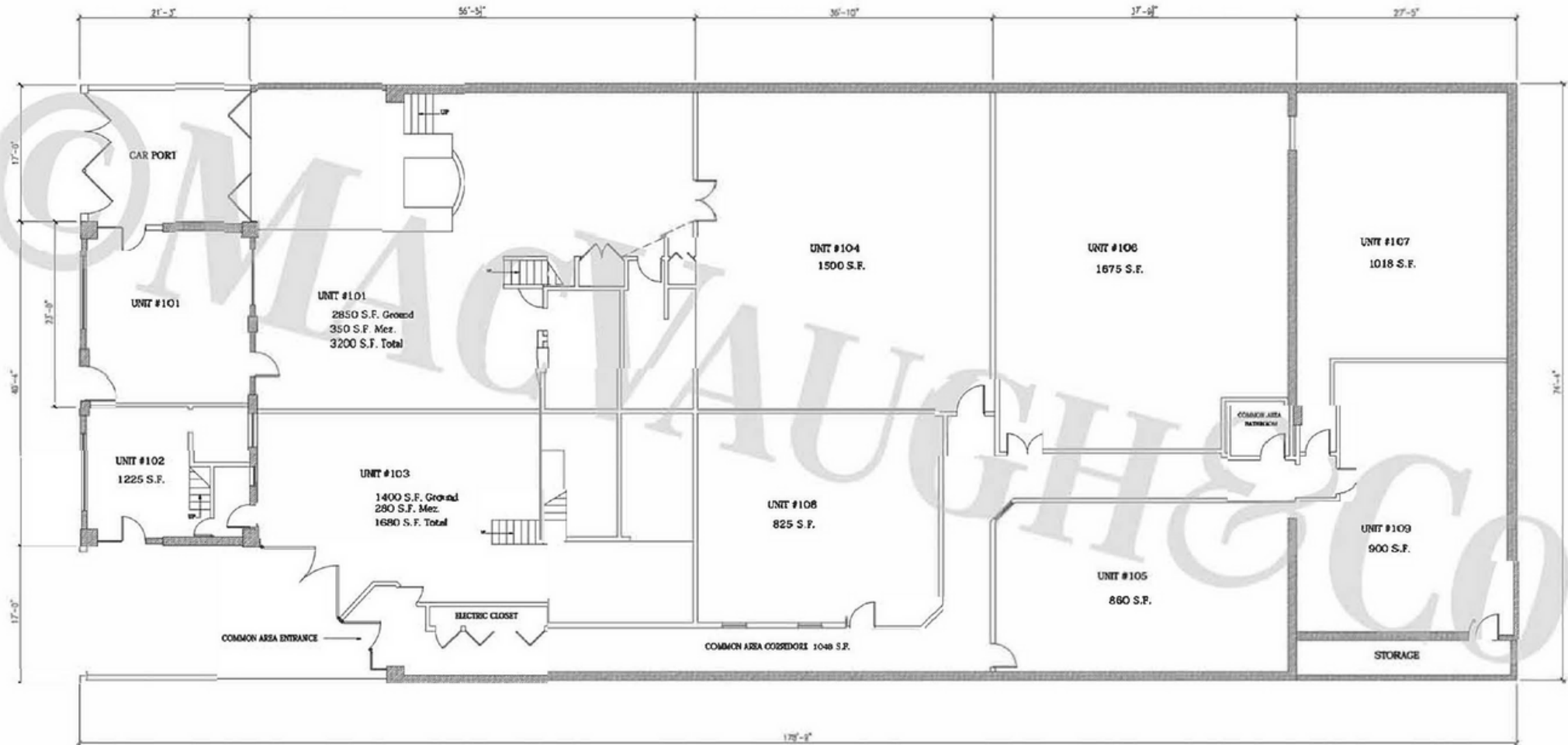
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2023 Rent Roll - 55 Waverly Dr

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 - Crimson Leaf, LLC	1,620	\$3,997.25	8/9/17	10/31/25
104 - Concept Design Academy	1,500	\$2,231.67	10/01/17	10/31/25
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	12/31/26
108 - Audeez, Inc	889	\$1,800.00	10/01/24	10/31/25
109 - Kore Surgical, Inc.	900	\$2,993.00	11/01/18	12/31/26
9 Units	13,015 RSF	\$24,458.58 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.

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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