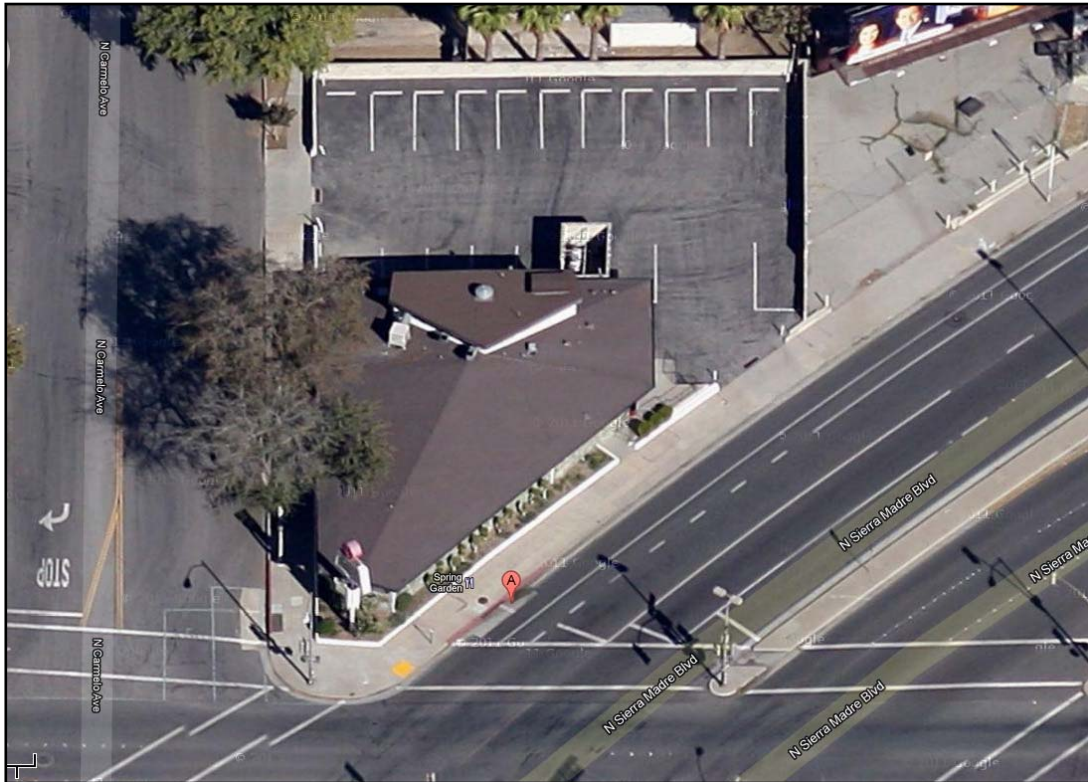


Restaurant on Corner Lot For Sale

High Visibility – High Traffic East Pasadena Location

A Prime Site for New Restaurant or a New Retail Store



187 Sierra Madre Boulevard, Pasadena, CA 91107

- 3,574 S.F. Restaurant or Retail Building on a High Visibility 12,820 S.F. Lot.
- Located At NWC Sierra Madre Blvd & Foothill Boulevard.
- Near Exits from the 210 Freeway on Major Route to San Marino, etc.
- Traffic Counts: 36,941 Cars per Day include:
16,098 (1/2 block North) – 20,578 (1/2 block South) on Sierra Madre Boulevard, and 16,363 (1 block East) on Foothill Boulevard.
- 18 parking Spaces on a 12,820 S.F. Lot.
- Zoning: ECSP-d1-CG. (See East Pasadena Specific Plan for Details).
- Leased Thru 10/31/2013 at \$5,750.00 per Month (Mod. Gross.).
- Listing Price: \$ 1,295,000.00.
\$362.34 per S.F. Building; \$101.01 per S.F. Land.

Contact: Bob Riegel or Norm Sauvé ■ (626) 585 - 43221

Bob.Riegel@SauveRiegel.com ■ NSauve@SauveRiegel.com

The information contained herein has been obtained from sources deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it and assume no liability for any inaccuracies or omissions.

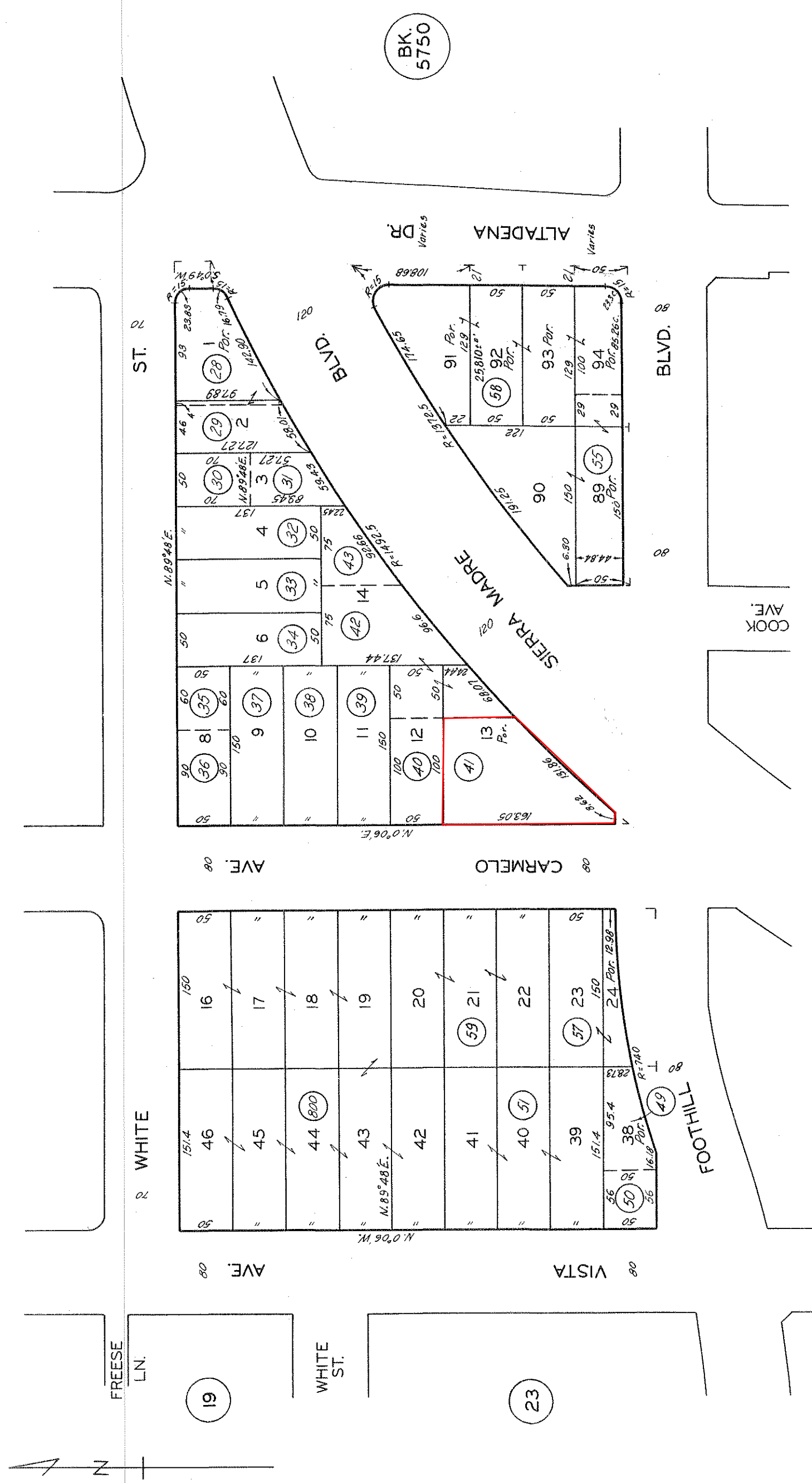
Sauvé Riegel
Commercial Real Estate

Sauvé Riegel Commercial Real Estate

12 South Raymond Avenue, Suite A, Pasadena, California 91105

<http://www.sauveriegel.com> ■ DRE# 00916604

Tel: (626) 585-4321 ■ Fax: (626) 683-3990

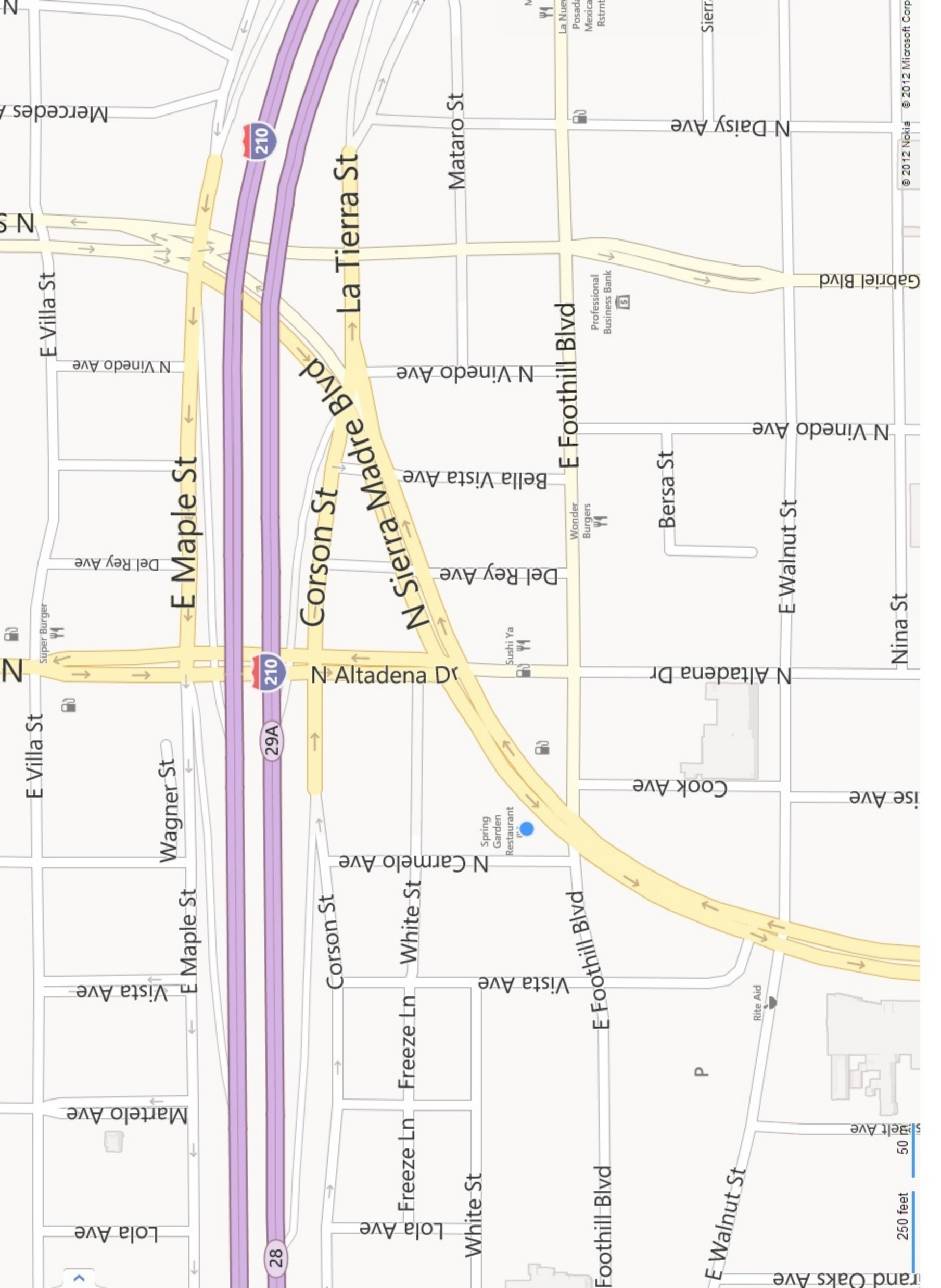


CODE 7500

NEW ALTA VISTA PLACE NO. 2 M.B. 10-179

FOR PREV. ASSM'T SEE: 5746-28 & 33

ASSESSOR'S MAP COUNTY OF LOS ANGELES, CALIF.



210

29A

28

E Maple St

N Sierra Madre Blvd

Corson St

N Altadena Dr

E Foothill Blvd

Corson St

White St

Freeze Ln

Freeze Ln

White St

E Foothill Blvd

Foothill Blvd

E Walnut St

Walnut St

E Walnut St

N Vinedo Ave

N Daisy Ave

N Carmelo Ave

Del Rey Ave

Bella Vista Ave

N Vinedo Ave

Mataro St

Bersa St

P

Rite Aid

Spring Garden Restaurant

Sushi Ya

Wonder Burgers

Professional Business Bank

E Villa St

E Villa St

Wagner St

E Maple St

Vista Ave

Martelo Ave

Lola Ave

Del Rey Ave

N Vinedo Ave

Mercedes St

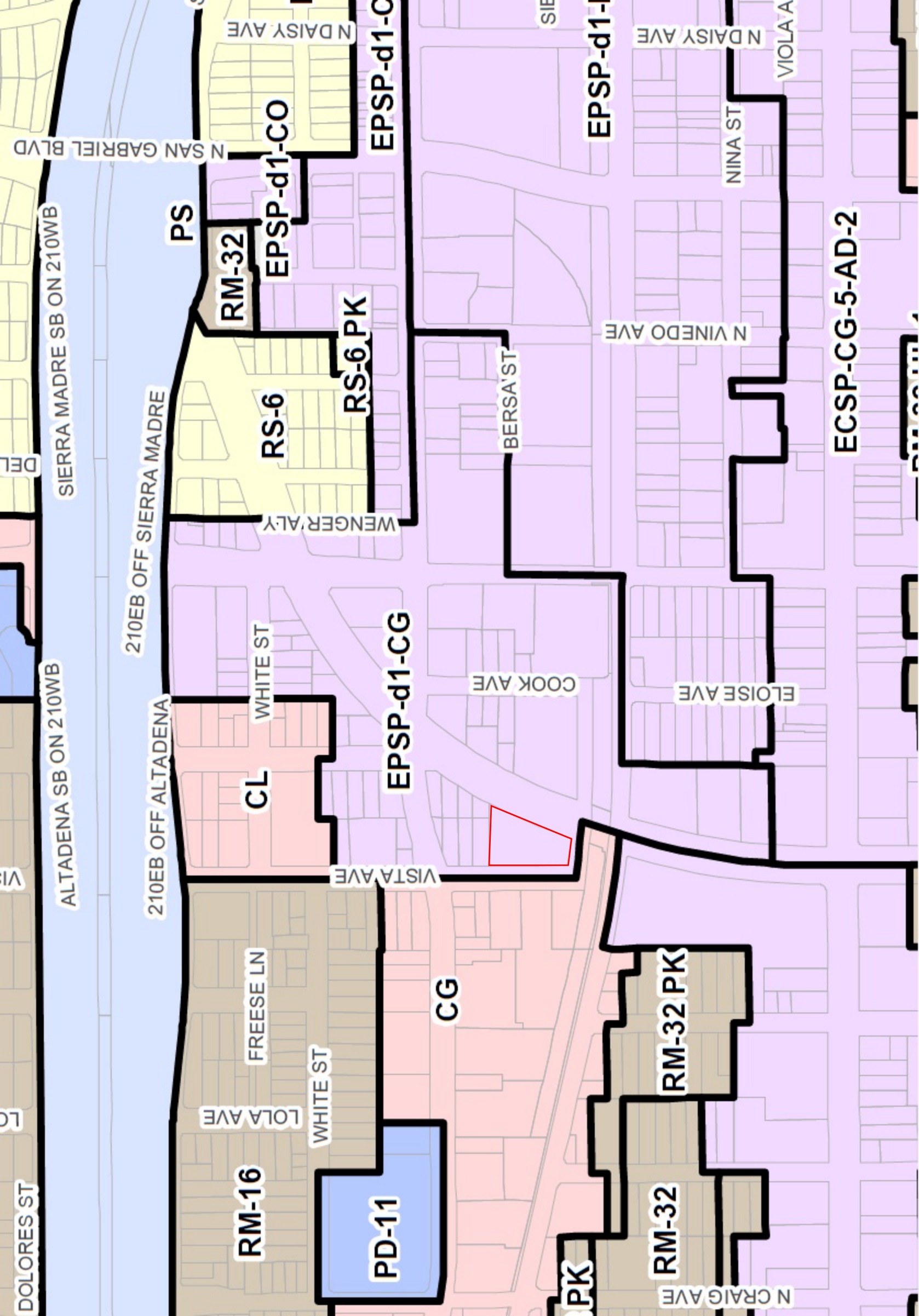
250 feet

50

feet

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© 2012 Microsoft Corp



DOLORES ST

ALTADENA SB ON 210WB

SIERRA MADRE SB ON 210WB

210EB OFF ALTADENA

210EB OFF SIERRA MADRE

RM-16

LOLA AVE

FREESE LN

WHITE ST

PD-11

CL

WHITE ST

RS-6

RM-32

PS

EPSP-d1-CO

RS-6 PK

EPSP-d1-CG

EPSP-d1-CG

CG

VISTA AVE

WENGER AVE

COOK AVE

BERESA ST

PK

RM-32

RM-32 PK

ELOISE AVE

N NINEDO AVE

EPSP-d1-PK

NINA ST

VIOLA AVE

ECSP-CG-5-AD-2

N CRAIG AVE

Demographic Summary Report

187 Sierra Madre Blvd, Pasadena, CA 91107

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Restaurant** % Leased: **100%**
 GLA: **3,951 SF** Rent/SF/Mo: **-**
 Year Built: **1964**

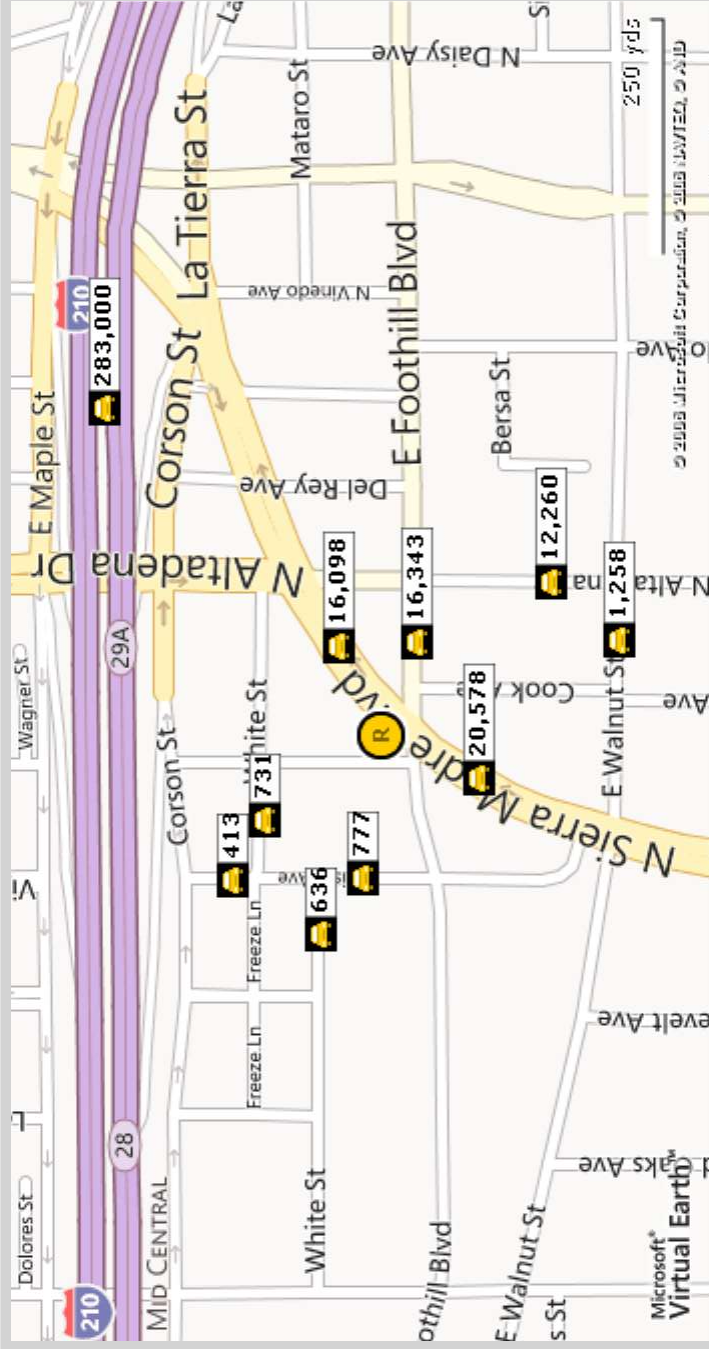


Radius	1 Mile		3 Mile		5 Mile	
Population						
2016 Projection	22,609		181,652		447,469	
2011 Estimate	21,918		179,127		441,150	
2010 Census	21,635		178,612		439,911	
Growth 2011 - 2016	3.20%		1.40%		1.40%	
Growth 2010 - 2011	1.30%		0.30%		0.30%	
2011 Population by Hispanic Origin	5,873		47,119		118,399	
2011 Population By Race	21,918		179,127		441,150	
White	13,200	60.22%	96,921	54.11%	196,420	44.52%
Black or African American	1,371	6.26%	11,496	6.42%	28,771	6.52%
American Indian and Alaska Native	121	0.55%	915	0.51%	2,415	0.55%
Asian	4,124	18.82%	43,792	24.45%	148,819	33.73%
Native Hawaiian and Pacific Islander	21	0.10%	186	0.10%	383	0.09%
Other Race	1,926	8.79%	17,764	9.92%	45,961	10.42%
Two or More Races	1,157	5.28%	8,053	4.50%	18,381	4.17%
Households						
2016 Projection	9,397		72,216		165,207	
2011 Estimate	9,112		71,231		162,879	
2010 Census	9,002		71,088		162,468	
Growth 2011 - 2016	3.10%		1.40%		1.40%	
Growth 2010 - 2011	1.20%		0.20%		0.30%	
Owner Occupied	4,711	51.70%	34,444	48.36%	82,938	50.92%
Renter Occupied	4,401	48.30%	36,787	51.64%	79,941	49.08%
2011 Households by HH Income	9,113		71,231		162,879	
Income Less Than \$15,000	912	10.01%	8,351	11.72%	18,018	11.06%
Income: \$15,000 - \$24,999	719	7.89%	6,360	8.93%	14,895	9.14%
Income: \$25,000 - \$34,999	744	8.16%	6,307	8.85%	14,970	9.19%
Income: \$35,000 - \$49,999	1,239	13.60%	9,140	12.83%	21,958	13.48%
Income: \$50,000 - \$74,999	1,796	19.71%	11,462	16.09%	27,500	16.88%
Income: \$75,000 - \$99,999	918	10.07%	7,735	10.86%	19,207	11.79%
Income: \$100,000 - \$149,999	1,367	15.00%	10,520	14.77%	23,342	14.33%
Income: \$150,000 - \$199,999	748	8.21%	5,274	7.40%	10,709	6.57%
Income: \$200,000+	670	7.35%	6,082	8.54%	12,280	7.54%
2011 Avg Household Income	\$86,430		\$86,874		\$83,617	
2011 Med Household Income	\$60,631		\$59,662		\$58,329	
2011 Per Capita Income	\$35,893		\$35,000		\$31,354	

Traffic Count Report

187 Sierra Madre Blvd, Pasadena, CA 91107

Building Type: General Retail
 Secondary: Restaurant
 GLA: 3,951 SF
 Year Built: 1964
 Total Available: 0 SF
 % Leased: 100%
 Rent/SF/Mo: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 E Foothill Blvd	Cook Ave	0.03 W	2011	16,343	MPSI	.06
2 N Sierra Madre Blvd	N Altadena Dr	0.05 NE	2011	16,098	MPSI	.06
3 N Sierra Madre Blvd	E Foothill Blvd	0.05 NE	2011	20,578	MPSI	.06
4 Vista Ave	White St	0.03 N	2011	777	MPSI	.09
5 White St	N Carmelo Ave	0.04 E	2011	731	MPSI	.09
6 Vista Ave	E Corson St	0.03 N	2011	413	MPSI	.13
7 White St	Vista Ave	0.03 E	2011	636	MPSI	.13
8 N Altadena Dr	E Walnut St	0.04 S	2011	12,260	MPSI	.14
9 E Walnut St	N Altadena Dr	0.04 E	2011	1,258	MPSI	.16
10 I-210	N Sierra Madre Blvd	0.08 SE	2005	283,000	AADT	.26