PASADENA
OWNER/USER
$1,199,000

Offering Memorandum

599 N FAIR OAKS AVE

MIXED USE COMMERCIAL / RESIDENTIAL
(previously The Best Little Cat House)

FOR SALE

2,048 SF BLDG
4,737 SF LOT

conroy

conroycommercial.com

STEVE ANAVIM
LIC 01848076 | 310.738.1547
Steve.Anavim@conroycommercial.com

LAUREN ABOULAFIA
LIC 01895546 | 310.275.3274
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599 N Fair Oaks Ave

PROPERTY INFO

PROPERTY ADDRESS
599 N Fair Oaks Ave
PASADENA CA 91103

BUILDING SIZE
2,048 Square Feet

LOT SIZE
4,737 Square Feet

APN
5726-015-045

ZONING
PSC

YEAR BUILT
1903

PARKING
4 spaces

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DEMOGRAPHICS (3 MILE RADIUS)

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Walk Score
90

Very Walkable via WalkScore.com

Traffic
62,000+

2018 Daily Traffic Volume

Population
454,474

2020 Total Population (5 mile radius)

Housing
$863,229

2020 Median Home Value (5 mile radius)

Population Growth
0.25%

2020-2025

Households
$86,796

2020 Median Household Income 3 mile radius)

AERIAL PHOTO

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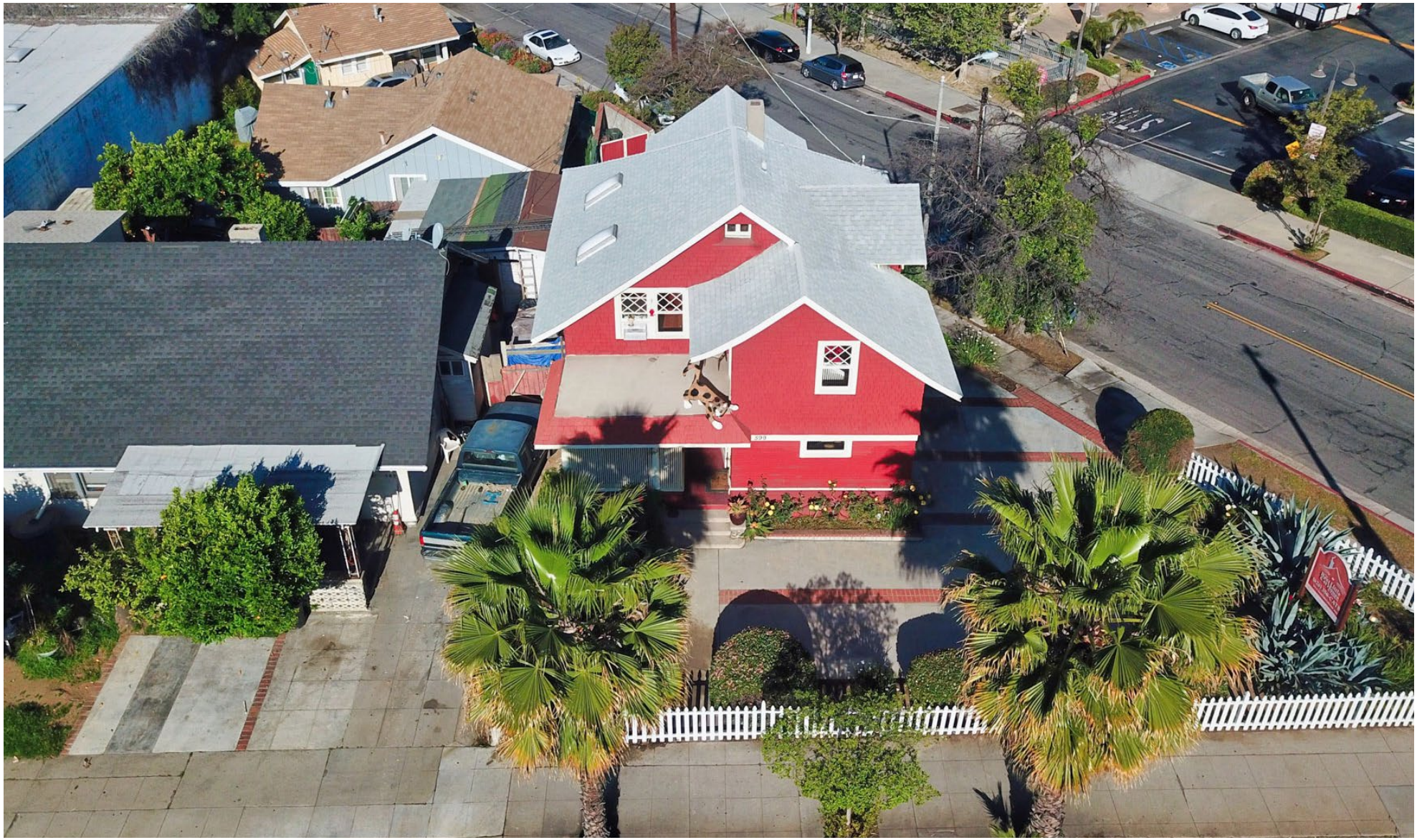

IMAGES

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DISCLAIMER

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TO EVALUATE A PURCHASE OF REAL PROPERTY. ALL FINANCIAL PROJECTIONS AND INFORMATION ARE PROVIDED FOR GENERAL REFERENCE PURPOSES ONLY AND ARE BASED ON ASSUMPTIONS RELATING TO THE GENERAL ECONOMY, MARKET CONDITIONS, COMPETITION AND OTHER FACTORS BEYOND THE CONTROL OF THE OWNER AND CONROY COMMERCIAL, INC. THEREFORE, ALL PROJECTIONS, ASSUMPTIONS AND OTHER INFORMATION PROVIDED AND MADE HEREIN ARE SUBJECT TO MATERIAL VARIATION. ALL REFERENCES TO ACREAGES, SQUARE FOOTAGES, AND OTHER MEASUREMENTS ARE APPROXIMATIONS. THE PHOTOGRAPHS HEREIN MAY HAVE BEEN ENHANCED OR OTHERWISE MODIFIED FOR THE PURPOSE OF PROVIDING A CLEARER VIEW OF THE SUBJECT PROPERTY. ADDITIONAL INFORMATION AND AN OPPORTUNITY TO INSPECT THE PROPERTY WILL BE MADE AVAILABLE TO INTERESTED AND QUALIFIED PROSPECTIVE PURCHASERS. IN THIS MEMORANDUM, CERTAIN DOCUMENTS, INCLUDING LEASES AND OTHER MATERIALS, ARE DESCRIBED IN SUMMARY FORM. THESE SUMMARIES DO NOT PURPORT TO BE COMPLETE NOR NECESSARILY ACCURATE DESCRIPTIONS OF THE FULL AGREEMENTS REFERENCED. INTERESTED PARTIES ARE EXPECTED TO REVIEW ALL SUCH SUMMARIES AND OTHER DOCUMENTS OF WHATEVER NATURE INDEPENDENTLY AND NOT RELY ON THE CONTENTS OF THIS MEMORANDUM IN ANY MANNER. NEITHER THE OWNER OR CONROY COMMERCIAL, INC, NOR ANY OF THEIR RESPECTIVE DIRECTORS, OFFICERS, AFFILIATES OR REPRESENTATIVES MAKE ANY REPRESENTATION OR WARRANTY, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THIS MEMORANDUM OR ANY OF ITS CONTENTS (INCLUDING WITHOUT LIMITATIONS THE PHOTOGRAPHS CONTAINED HEREIN), AND NO LEGAL COMMITMENT OR OBLIGATION SHALL ARISE BY REASON OF YOUR RECEIPT
OF THIS MEMORANDUM OR USE OF ITS CONTENTS; AND YOU ARE TO RELY SOLELY ON YOUR INVESTIGATIONS AND INSPECTIONS OF THE PROPERTY IN EVALUATING A POSSIBLE PURCHASE OF THE REAL PROPERTY. THE OWNER EXPRESSLY RESERVED THE RIGHT, AT ITS SOLE DISCRETION, TO REJECT ANY OR ALL EXPRESSIONS OF INTEREST OR OFFERS TO PURCHASE THE PROPERTY, AND/ OR TO TERMINATE DISCUSSIONS WITH ANY ENTITY AT ANY TIME WITH OR WITHOUT NOTICE WHICH MAY ARISE AS A RESULT OF REVIEW OF THIS MEMORANDUM. THE OWNER SHALL HAVE NO LEGAL COMMITMENT OR OBLIGATION TO ANY ENTITY REVIEWING THIS MEMORANDUM OR MAKING AN OFFER TO PURCHASE THE PROPERTY UNLESS AND UNTIL WRITTEN AGREEMENT(S) FOR THE PURCHASE OF THE PROPERTY HAVE BEEN FULLY EXECUTED, DELIVERED AND APPROVED BY THE OWNER AND ANY CONDITIONS TO THE OWNER’S OBLIGATIONS THEREIN HAVE BEEN SATISFIED OR WAIVED. BY RECEIPT OF THIS MEMORANDUM, YOU AGREE THAT THIS MEMORANDUM AND ITS CONTENTS ARE OF A CONFIDENTIAL NATURE, THAT YOU WILL HOLD AND TREAT IT IN THE STRICTEST CONFIDENCE AND THAT YOU WILL NOT DISCLOSE THIS MEMORANDUM OR ANY OF ITS CONTENTS TO ANY OTHER ENTITY WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE OWNER OR CONROY COMMERCIAL, INC. YOU ALSO AGREE THAT YOU WILL NOT USE THIS MEMORANDUM OR ANY OF ITS CONTENTS IN ANY MANNER DETRIMENTAL TO THE INTEREST OF THE OWNER OR CONROY COMMERCIAL, INC. IF AFTER REVIEWING THIS MEMORANDUM, YOU HAVE NO FURTHER INTEREST IN PURCHASING THE PROPERTY, KINDLY RETURN THISMEMORANDUM TO CONROY COMMERCIAL, INC. THE INFORMATION CONTAINED IN THIS DOCUMENT HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE CONROY COMMERCIAL, INC. DOES NOT DOUBT ITS ACCURACY, CONROY COMMERCIAL, INC. HAS NOT VERIFIED IT AND MAKES NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.