

### 3. Tenant Retail/Restaurant Offering



# 2492 HUNTINGTON DR

2492 HUNTINGTON DRIVE • SAN MARINO, CA 91108



# 2492 HUNTINGTON DRIVE

SAN MARINO, CA 91108

**JEFF GRAY**

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LICENSE 01386816



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**BROKER OF RECORD: 5877 WEST 3RD STREET LOS ANGELES, CA 90036**

LICENSE 01772254



# SECTION 1

## EXECUTIVE SUMMARY



# Property Summary

Retail/Restaurant

PROPERTY TYPE

3,108

BUILDING SF

3

RETAIL TENANTS

6,777

LOT SF

2492 HUNTINGTON DR

## THE ASSET

OFFERING PRICE ~~\$2,125,000~~ \$1,925,000

- PARKING**
  - 12 Open
- YEAR BUILT**
  - 1946
- ZONING**
  - SOC1
- APN**
  - 5332-030-015
- ELECTRIC METERS**
  - 3
- STORIES**
  - 1
- CONSTRUCTION**
  - Tilt-up (pre-cast concrete)

# INVESTMENT HIGHLIGHTS

- 3 Tenant retail building in a great location in San Marino
- A rare grandfathered 1950s vintage monument sign on top of the building
- Just a few blocks to the Huntington Library and Gardens, and the CA Institute of Technology
- A rare grandfathered restaurant use
- All tenants are on month-to-month leases
- Plenty of parking in the rear
- Located in San Marino, one of the wealthiest places in the nation.
- Beautiful Colonial architecture building.

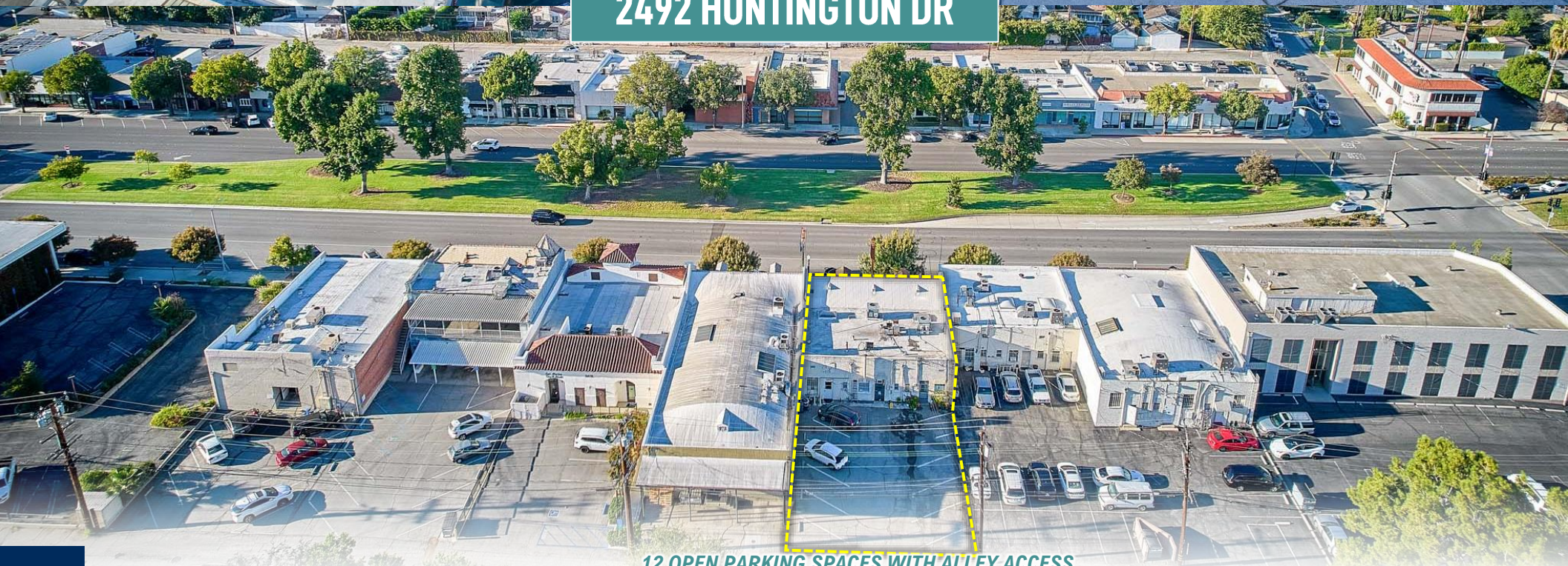


**3 TENANT RETAIL**

**ALL TENANTS ARE MONTH-TO-MONTH**



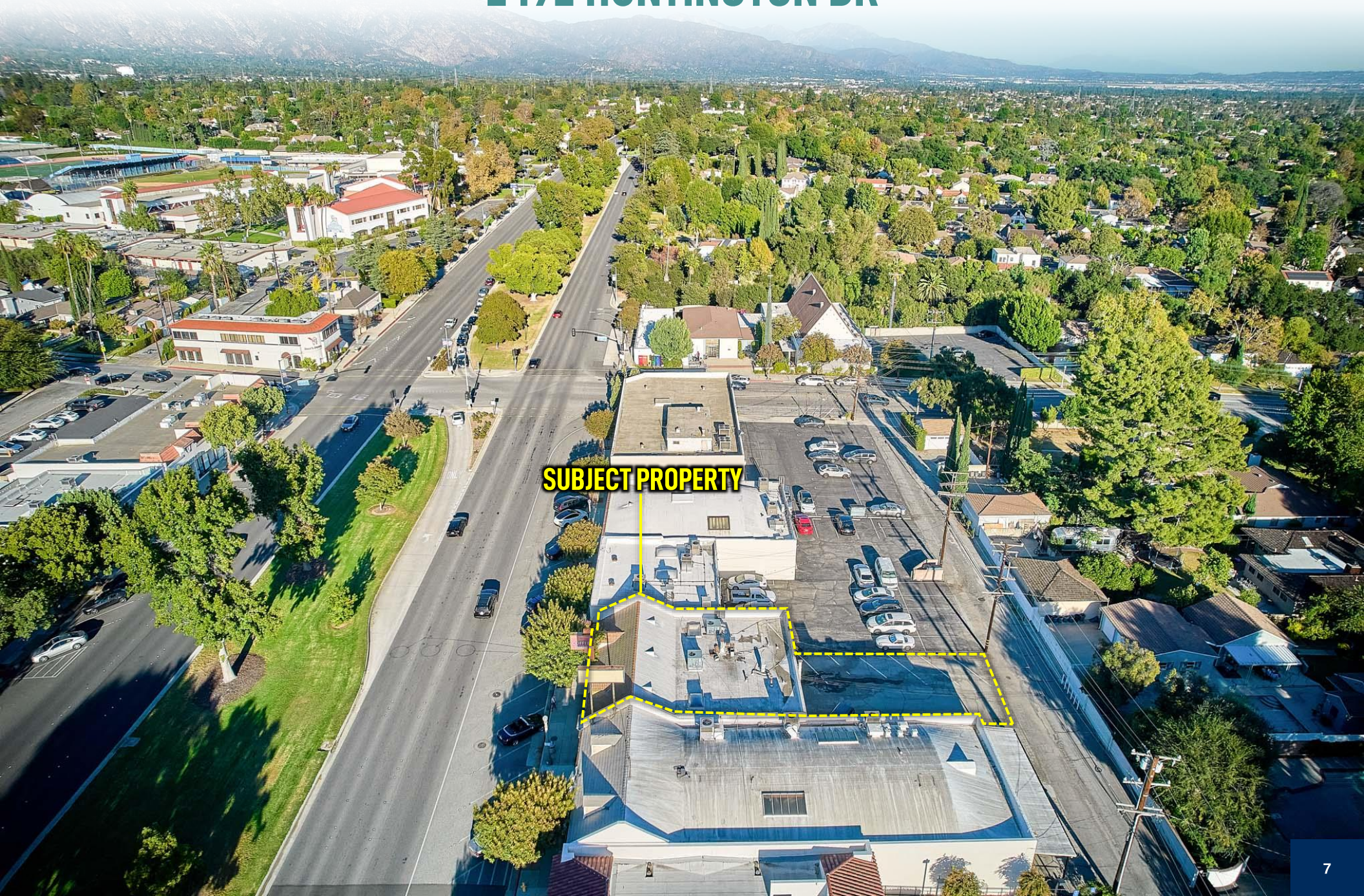
**2492 HUNTINGTON DR**



**12 OPEN PARKING SPACES WITH ALLEY ACCESS**

# *Affluent San Marino Address*

## **2492 HUNTINGTON DR**



**SUBJECT PROPERTY**









# SECTION 3

## MARKET COMPARABLES

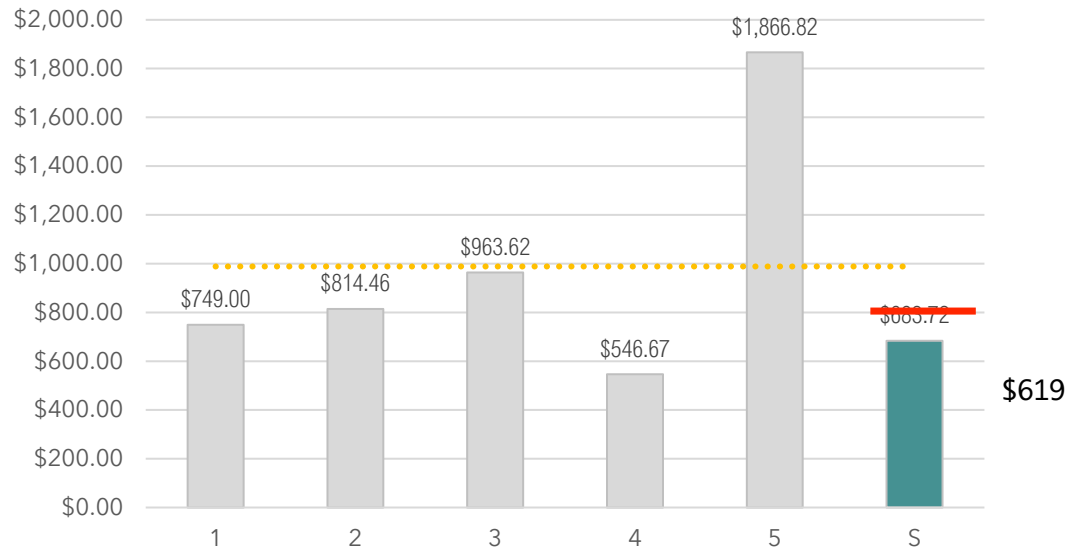


# SALES COMPARABLES

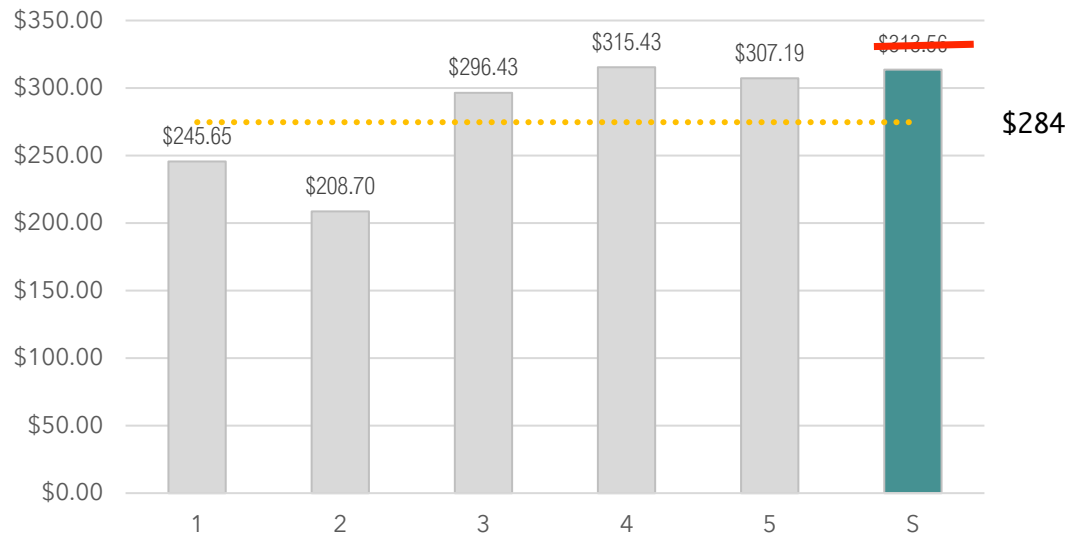
	ADDRESS	BUILT	GROSS SF	LOT SIZE	TYPE	SALE DATE	PRICE	PRICE/SF	PRICE/LAND SF
	1 2321-2323 Huntington Dr San Marino, CA 91108	1941	1,000	3,049	Retail	2/3/2023	\$749,000	\$749	\$245.65
	2 2424 Huntington Dr San Marino, CA 91108	1967	6,139	23,958	Retail	4/7/2023	\$5,000,000	\$814	\$208.70
	3 2437 Huntington Dr San Marino, CA 91108	1945	1,017	3,306	Retail	6/30/2022	\$980,000	\$964	\$296.43
	4 2475-2477 Huntington Dr San Marino, CA 91108	1959	3,750	6,499	Retail	10/20/2022	\$2,050,000	\$547	\$315.43
	5 2628 Mission St San Marino, CA 91108	1945	428	2,601	Retail	3/29/2023	\$799,000	\$1,867	\$307.19
<b>AVERAGES</b>			<b>2,467</b>	<b>7,883</b>				<b>\$988</b>	<b>\$274.68</b>
	<b>S Subject Property</b> 2492 Huntington Drive San Marino, CA 91108	1946	3,108	6,777	Retail	On Market	\$2,125,000	\$684	\$313.56

# SALES COMPARABLES

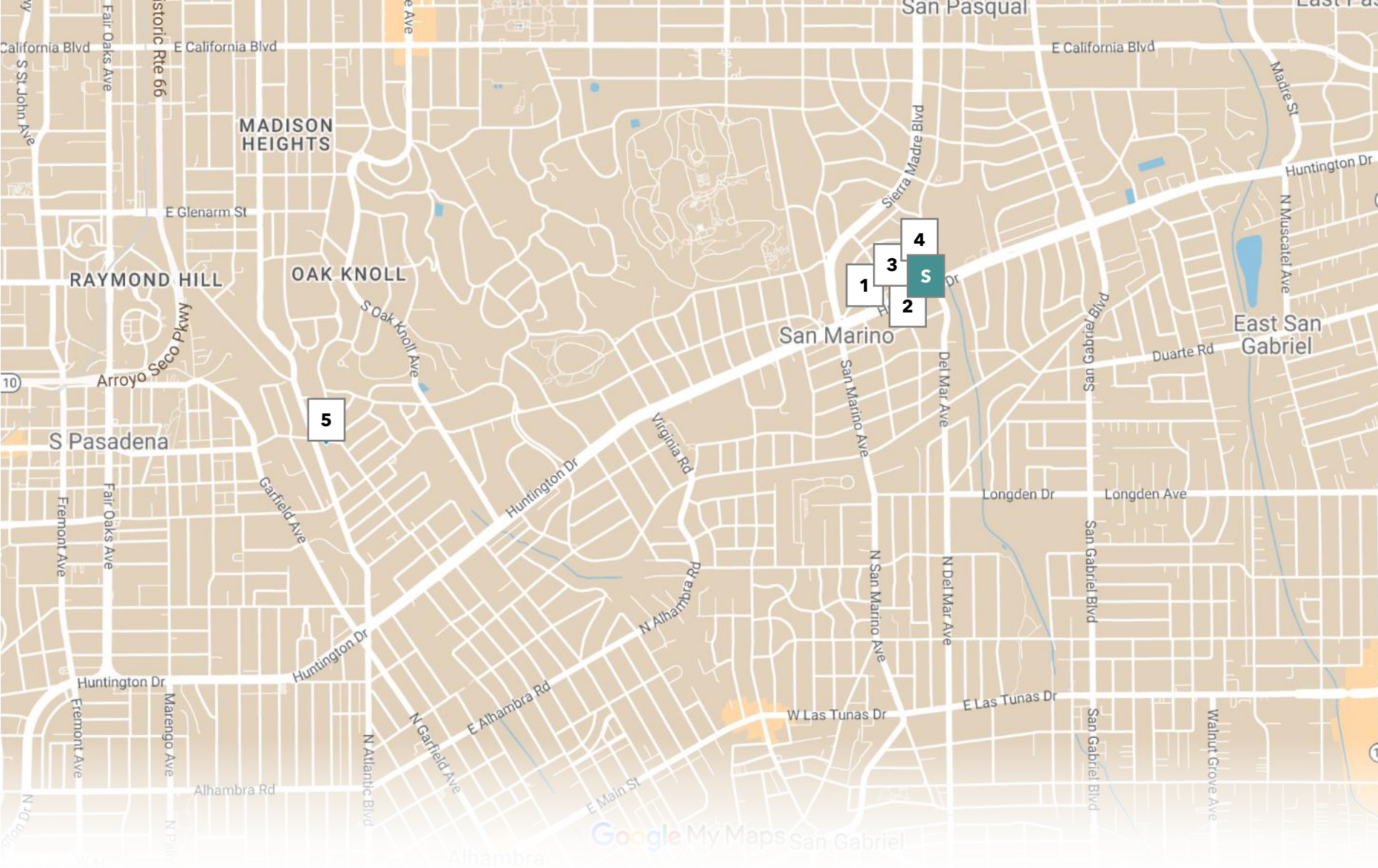
## PRICE/BUILDING SF



## PRICE/LOT SF



# SALES COMPARABLES





# SECTION 4

## LOCATION OVERVIEW



# San Marino, CA

## LOCATION OVERVIEW

San Marino is an affluent residential city southeast of Pasadena that is filled with stunning homes, wide tree-lined streets, and serene green spaces. Bordered by Pasadena, South Pasadena, Arcadia, and other highly sought-after neighborhoods, San Marino is one of Los Angeles's most prestigious and exclusive communities. Founded in 1903 by railroad magnate Henry E. Huntington, San Marino is a historic community that maintains much of its original charm today.



**11,342**  
POPULATION



**\$2,000,001**  
MEDIAN HOME VALUE



**\$174,722**  
AVG HH INCOME

*Its neighborhoods and sprawling estates are frequently featured in Hollywood productions—from films to television shows—and San Marino is consistently ranked among the country's most expensive zip codes. With immaculately maintained public amenities, top-rated schools, and upmarket real estate, San Marino offers unparalleled living among Californian landmarks.*

# 2492 HUNTINGTON

*Facing Northwest*



2420  
HUNTINGTON

626  
EST. 2011  
STRENGTH & ENDURANCE

2511  
HUNTINGTON

SAN MARINO  
TOYS

ALLEY ACCESS



SAN MARINO SECURITY SYSTEMS

*To Protect and Serve*



PETER LAM DDS

Hodge Podge Gifts

HUNTINGTON DR  
**SUBJECT**

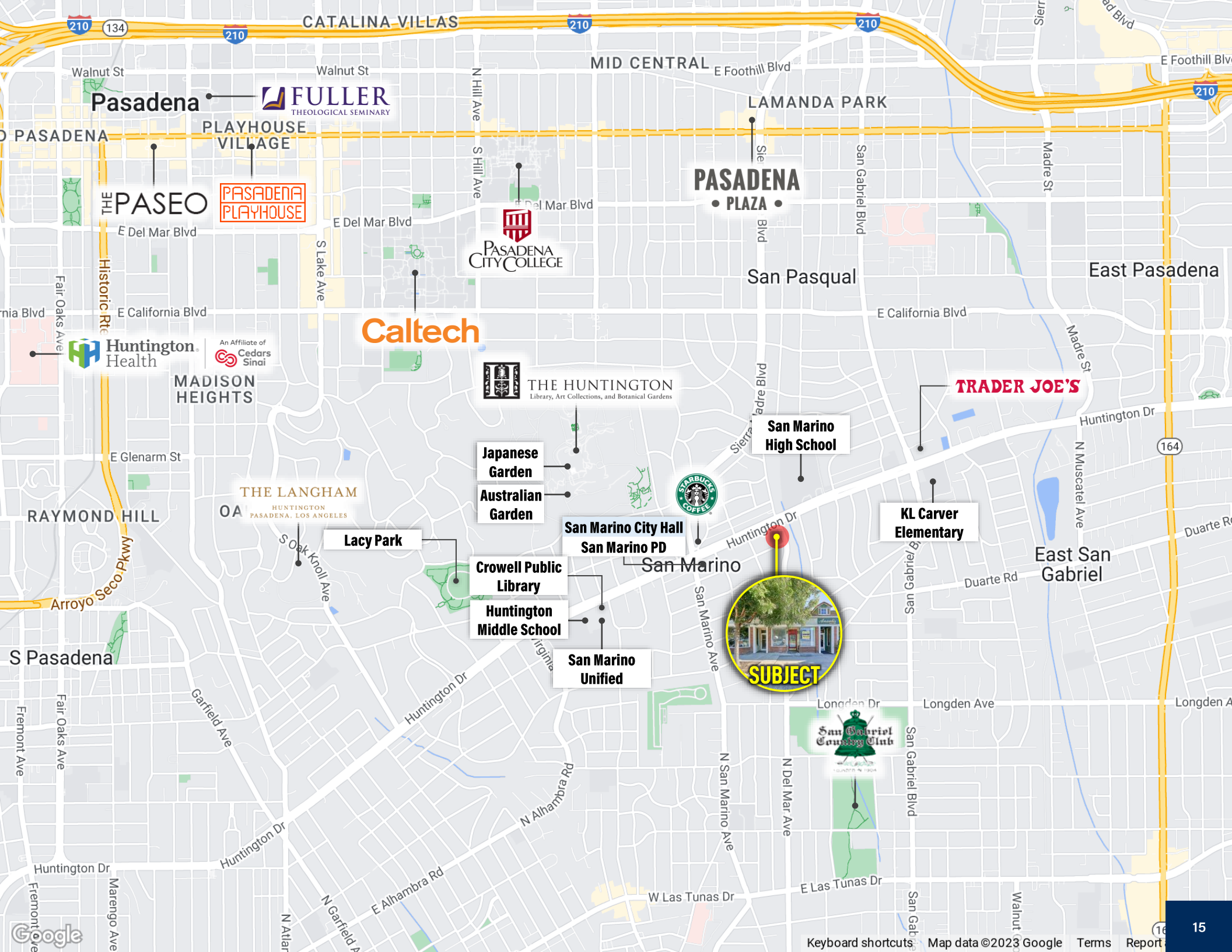
KITTY'S CAFE

KRAEMER  
JEWELERS

ALICE  
COMPUTERWORKS

TIAGO  
Salon

DEL MAR  
BUILDING



FULLER  
THEOLOGICAL SEMINARY

PASADENA  
PLAYHOUSE VILLAGE

PASADENA  
PLAYHOUSE

PASADENA  
CITY COLLEGE

Caltech

THE HUNTINGTON  
Library, Art Collections, and Botanical Gardens

Japanese  
Garden  
Australian  
Garden

San Marino City Hall  
San Marino PD

Crowell Public  
Library  
Huntington  
Middle School

San Marino  
Unified

San Marino  
High School

TRADER JOE'S

KL Carver  
Elementary



San Gabriel  
Country Club

E Las Tunas Dr



**SAN MARINO**  
Unified School District

# ACADEMIC PROFILE

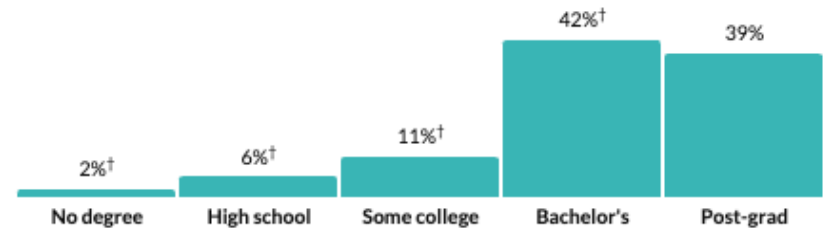
The San Marino School District is consistently ranked among the best in California, thanks to its amazing educational institutions and the community's dedication to students. The San Marino Unified School District is widely recognized for its commitment to academic excellence, fostering a supportive learning environment, and preparing students for success in both higher education and beyond.

## San Marino Unified School District

**High Academic Standards:** The district is known for its high academic standards and rigorous curriculum. Students are challenged to achieve their full potential, and the schools consistently perform well in academic assessments.

**Top-Rated Schools:** San Marino schools are often ranked among the top schools in California. The district's dedication to providing quality education is reflected in the success of its students, both in standardized testing and college admissions.

Population by highest level of education



\* Universe: Population 25 years and over

[Show data / Embed](#)

### Educational attainment

**97.6%**

High school grad or higher

about 20 percent higher than the rate in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 81.6%

about 20 percent higher than the rate in California: 84.2%

**80.8%**

Bachelor's degree or higher

more than double the rate in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 36%

more than double the rate in California: 35.3%

# COMMUNITY PROFILE

With a population of just over 13,000, San Marino is a tight-knit residential city with a strong sense of community. With one of the best school districts in the state, San Marino is an attractive neighborhood for families looking for more space and great schools, as well as retirees who have either called San Marino home for some time or relocated here to enjoy all that this part of Southern California has to offer.

San Marino's shining star and the main attraction are The Huntington Library, Art Collections, and Botanical Gardens. Known as The Huntington, this San Marino institution was established in 1903 when railroad and real estate businessman Henry Edwards Huntington bought the San Marino Ranch property and turned it into his personal estate. Over the years, Henry and his wife Arabella amassed extensive library, art, and botanical collections, which continue to grow to this day. In 1928 the estate opened to the public.

The grounds encompass 207 acres, 120 of which are botanical gardens. Containing over a dozen spectacular gardens, The Huntington also plays host to exclusive weddings and special events throughout the year.



# AREA LANDMARKS

## HUNTINGTON LIBRARY

This is one of the most well-known cultural institutions in San Marino. The Huntington Library features an extensive library with rare books and manuscripts, an impressive art collection, and beautiful botanical gardens.

## LACY PARK

A picturesque park in the heart of San Marino, Lacy Park is known for its lush greenery, walking paths, and recreational facilities. It's a popular spot for residents and visitors alike.

## THE OLD MILL

The Old Mill, also known as El Molino Viejo, is a historic adobe building that dates back to the 19th century. It is one of the oldest commercial buildings in Southern California and now serves as a museum.

## BOTANICAL GARDENS

Apart from being part of the Huntington Library, the botanical gardens themselves are a significant attraction. They cover a vast area and feature a diverse collection of plants from around the world.

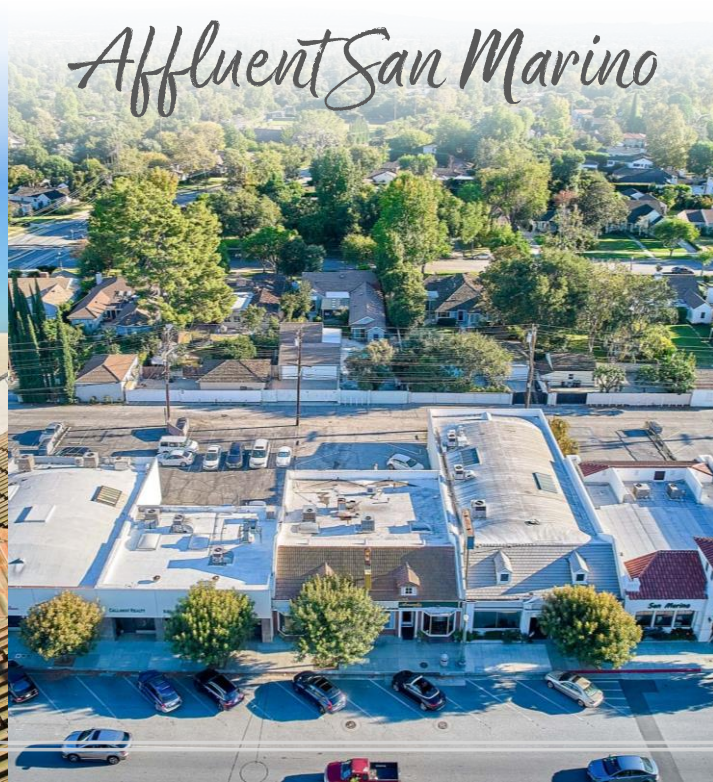




# 3 TENANT RETAIL

*Affluent San Marino*

*San Marino Grill*  
**COFFEE SHOP**



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