

## Properties for Sale

1 2817-2835 E Foothill Blvd, Pasadena, CA 91107



### Property Details

Price	\$3,588,000
Building Size	6,957 SF
Lot Size	19,314 SF
Price/SF	\$515.74 /SF
Property Type	Retail
Property Sub-type	Free Standing Bldg
Additional Sub-types	Office-R&D Restaurant Street Retail
Property Use Type	Vacant/Owner-User
Commission Split	2.50%
Occupancy	0%
No. Stories	1
Year Built	1960
Parking Ratio	4 / 1,000 SF
Tax ID/APN	5750-026-030
Status	Active

### Property Notes

### Property Description

Three properties available for purchase totaling 6,957 square feet situated on 19,314 SF of land. The restaurant property located at 2835 E Foothill Blvd is available for an owner/user. It is a 3,114 SF fully equipped restaurant with a large seating area, full bar and large kitchen. Full liquor license available for purchase. Equipment list available. This restaurant has been in operation at this location for over 50 years and recently closed. The adjacent property at 2827 E Foothill is an office building consisting of 1,490 SF. It is leased to Action Counseling through 2018 with an extension through 2019. The property at 2817 E Foothill is a commercial building consisting of 2,353 SF. It was recently completely renovated. The front is used for retail and the back is office and flex space. It is leased to Di-No Computers through May of 2017. Great opportunity for an owner/user or lease for income. The parking area has approx 30 spaces accessible via Foothill Blvd or the alley.

### Location Description

Prime location on the highly trafficked Foothill Blvd. across from Avon which is a future development site. It is adjacent to the newly remodeled McDonald's. Direct access to the 210 freeway via Sierra Madre Villa or San Gabriel. Convenient access to the Goldline station at Sierra Madre Villa station as well as nearby restaurants and shopping in the Hastings Ranch Shopping Centers.