

188 N HOLLISTON AVE

LIVE/WORK OVER
LEASED INVESTMENT
FOR SALE

MacVAUGH & Co
Commercial Real Estate Services

Hoss MacVaugh

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SALE HIGHLIGHTS

MacVaugh & Co is pleased to present the unique investment opportunity of 188 N Holliston Ave. The 1946 building was reconfigured in the early 2000s as a live-work unit over a leased investment. The ground floor is divided into three leased creative offices, while the upper live-work level features a fully equipped kitchen/bar, two bedrooms, three bathrooms, and a generously sized studio that could be repurposed for additional living quarters. The property also boasts a rooftop lounge and a balcony off the living room.

PRICE

\$4,500,000

SIZE

10,900 SQFT

LAND

7,700 SQFT

ZONING

CG

FLOORS

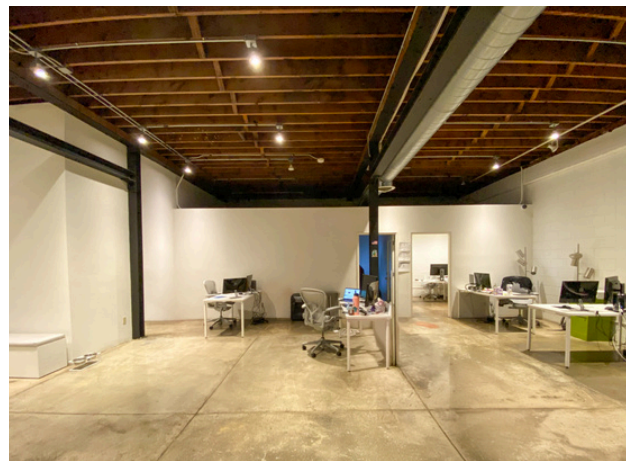
Two

PARKING

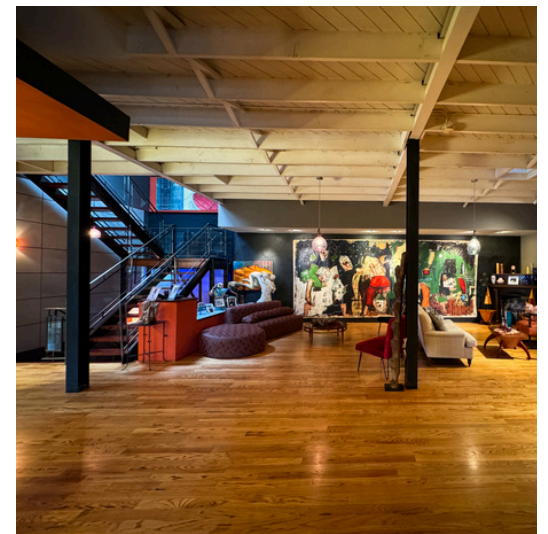
Five tenant spaces
One private garage with car lift
for owner



UNIT 101



UNIT 103

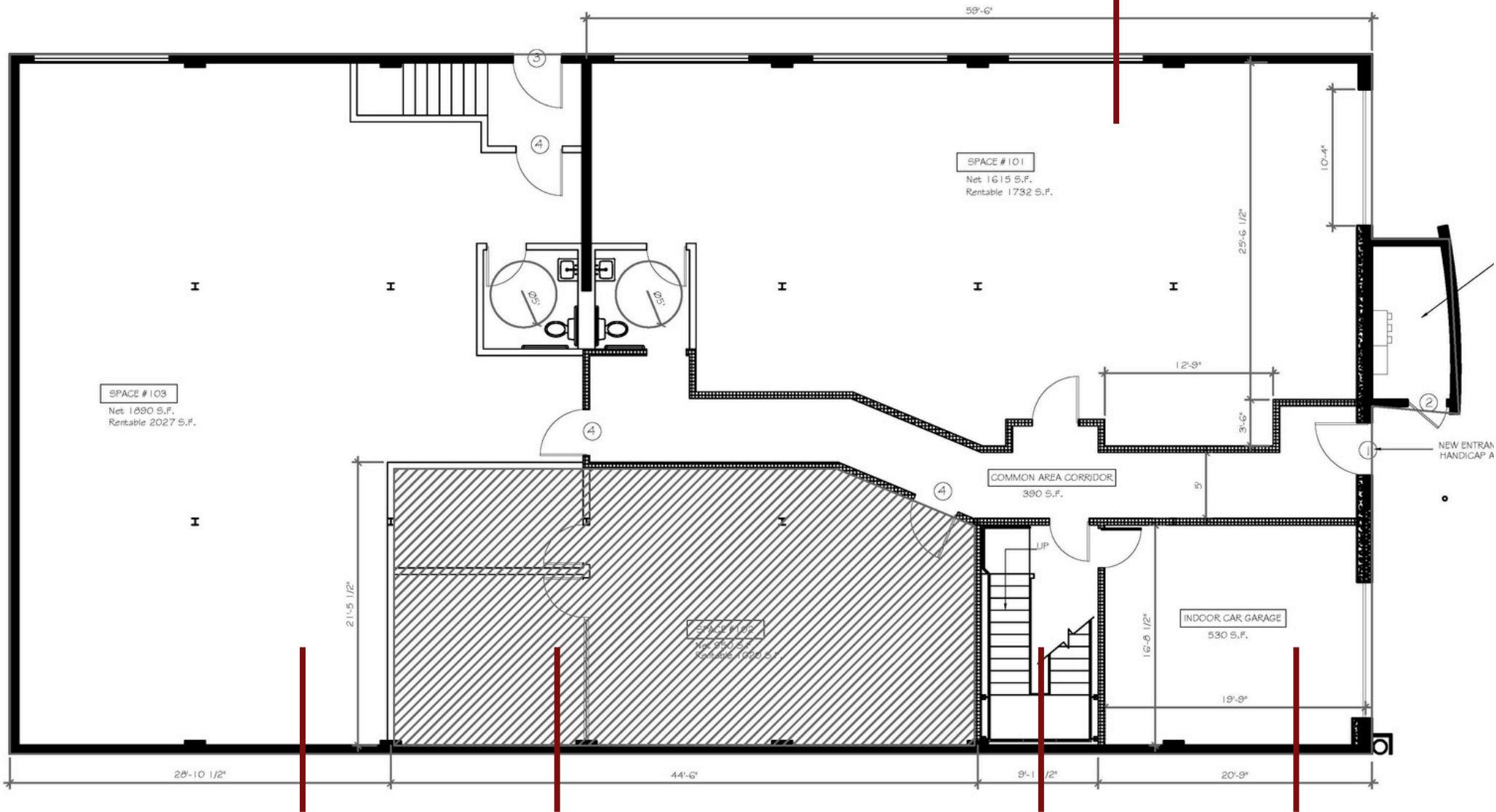


LIVE/WORK UNIT

First Floor:

Approx 5,450 SQFT of Tenant Occupied Office

Unit 101
1,732 SQFT



Unit 103
1,800 SQFT

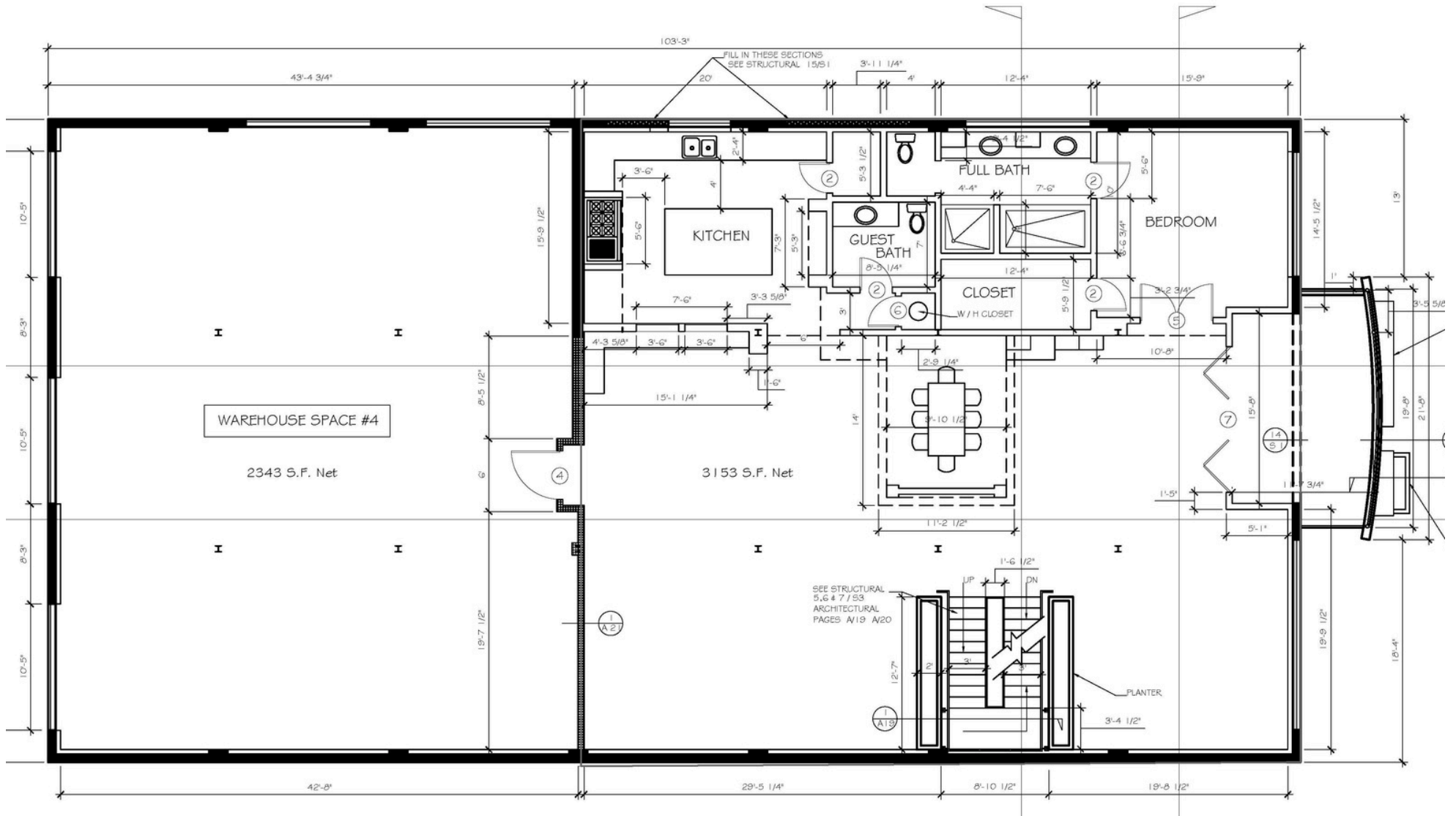
Unit 102
1,020 SQFT

ENTRANCE TO
LIVE/WORK UNIT

GARAGE

Second Floor:

Approx 5,450 SQFT of Live/Work Space



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

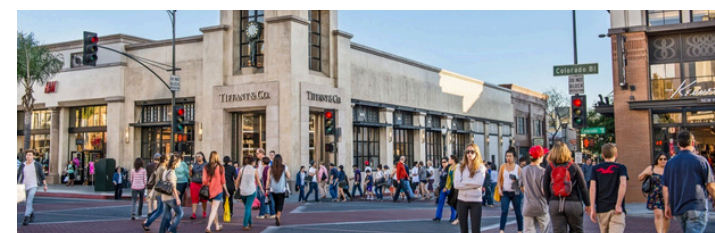
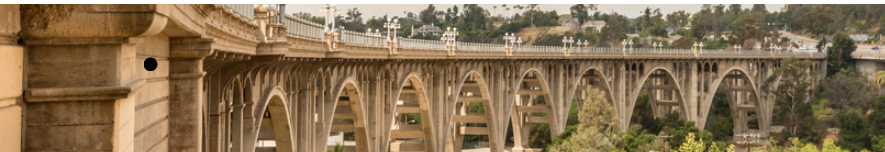
Ranked as one of the top walking and retail locations in the United States with a walk score of 98 and a bike score of 73

National icons such as Art Center College of Deign, JPL and Cal Tech

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

Deeply rooted with history, architecture and art with notable neighbors such as the Norton Simon Museum, City Hall and hundreds of historically significant buildings



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