



Offering Memorandum

Premier Owner/User Office Building

1520 W. COLORADO BOULEVARD | PASADENA, CA 91105

Offered by:

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1520 W. COLORADO BOULEVARD

EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

1520 W. Colorado Boulevard ("Subject Property") consists of a two-story office building currently owned and occupied by LA Financial Credit Union. The Subject Property, built in 1991, is comprised of a total of approximately 24,568 rentable square feet situated on approximately 57,063 square feet of land. The Subject Property has a an overstandard parking ratio. This area is in close proximity to the Ventura Freeway, and offers easy access to major freeways (i.e. 2 & 210).

AERIAL MAP



Property Address	1520 W. Colorado Boulevard Pasadena, CA 91105
Asking Price	\$9,975,000 (\$406/sf)
APN/Zoning	5709-019-001/PSC
Land Size	57,063 SF (1.31 AC)
Building Size	24,568 SF
Year Built	1991
Parking Ratio	3.50/1,000

1520 W. COLORADO BOULEVARD

PROPERTY HIGHLIGHTS



PREMIER CLASS A OFFICE PROPERTY

The original owners constructed the property with a tremendous amount of thought and diligence with no expense spared. The level of construction, finishes and overall details rival any property of similar scope that has been made available in the greater Pasadena owner/user market.

Boardroom & Designated Galley Kitchen	Seating for 24 around the boardroom table (furniture available).
Overstandard Parking	Surface & subterranean parking with predominately full size parking stalls equating to approximately a 3.50/1,000 SF ratio.
Subterranean Parking	64 stalls in a secured area with direct elevator access.
Surface Parking	22 full size stalls ideal for visitors.
Excess Land	The abundant subterranean parking allows for expansion of the existing building or future development of the surface parking lot.
Atrium Environment	Majority of the ground floor space is comprised of a two story atrium.
Computer Room	Raised floor, dedicated sprinkler system and HVAC.
Backup Generator	On-site back-up generator which powers the server and select offices for 48-hours.
Private Patios Spaces	Ground & second floor secured patio spaces.
Gourmet Kitchen	Includes a Wolfe commercial range and two sub zero refrigerators.
Overstandard Building Materials	The property was constructed utilizing best of class materials including a copper roof.
Elevator	Both floors and subterranean parking facility are levator served.

PROPERTY HIGHLIGHTS

GROUND FLOOR HIGHLIGHTS

Kitchen	Kitchen which includes a Wolfe commercial range and two sub zero refrigerators.
Patio	Secured outdoor patio located adjacent to the kitchen.
Conference Rooms	Boardroom which seats 22, one small , two medium conference rooms.
File Rooms & Vaults	Large rolling file system in place as well as multiple storage/file rooms and two vaults.
LED	All lighting has been upgraded with LED fixtures.
Configuration	<ul style="list-style-type: none">- 44 standard workstations- Five manager sized workstations; three with doors- One enclosed copy/workspace area- 14 private offices- Training room wired for A/V- Mailroom with built in millwork

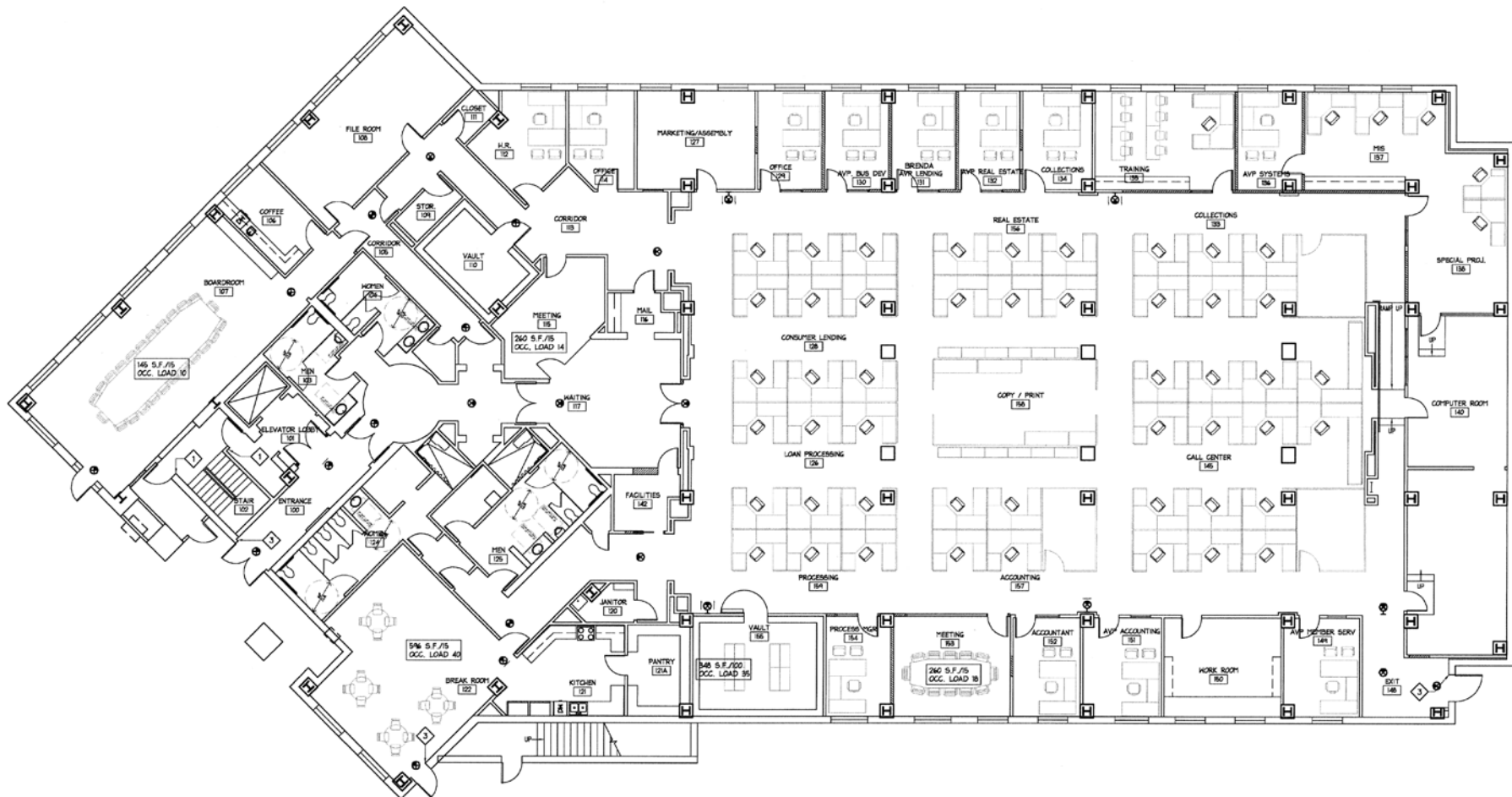


SECOND FLOOR HIGHLIGHTS

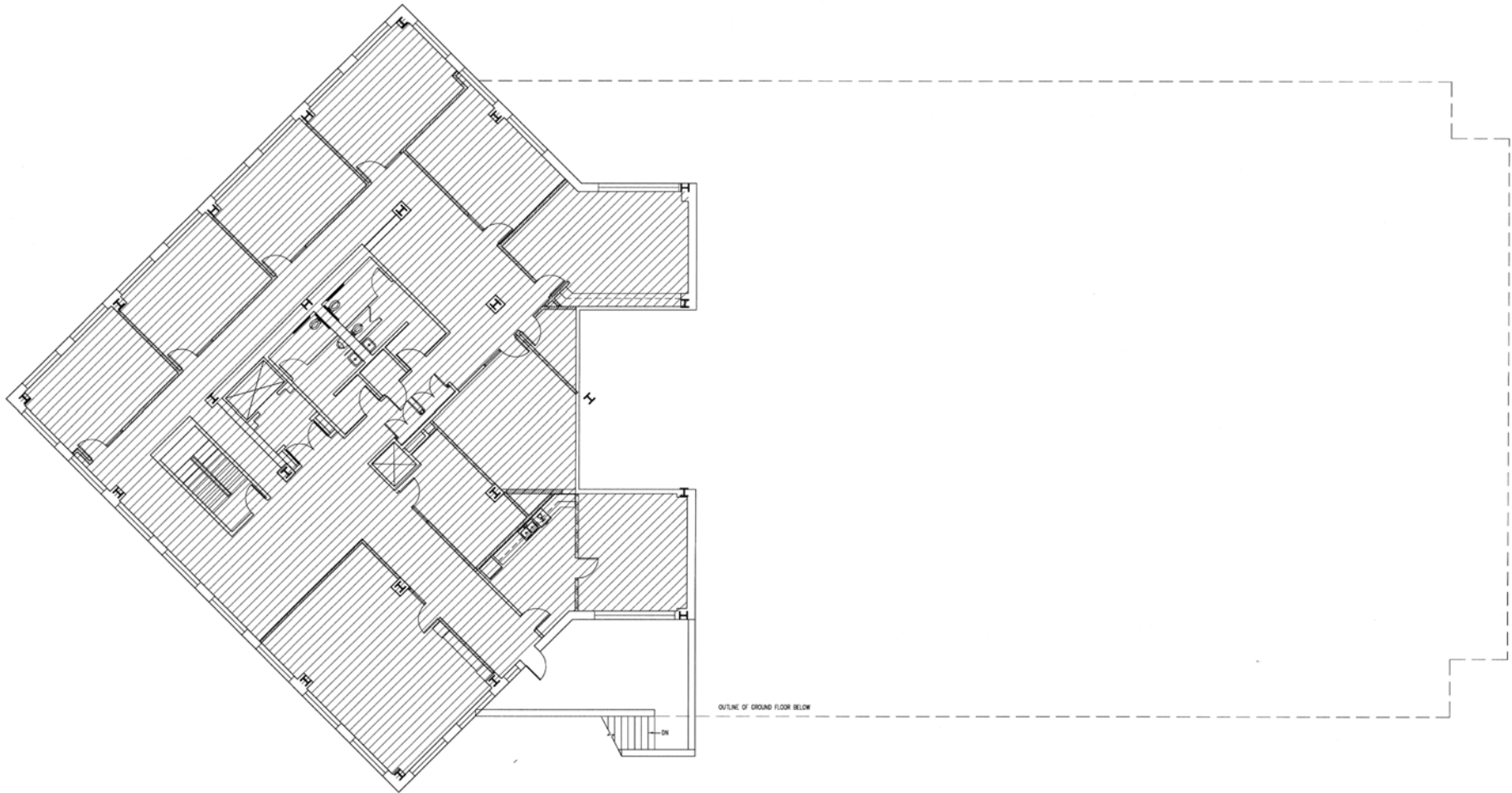
Executive Suite	Highly improved & secured direct elevator access with card key securitization.
Kitchen & Patio	Kitchen with large pantry located adjacent to the outdoor patio.
Configuration	<ul style="list-style-type: none">- Large CEO office with dedicated administrative workstation- Six executive offices- One medium conference room- Two large storage areas- Private restrooms

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FIRST FLOOR PLAN

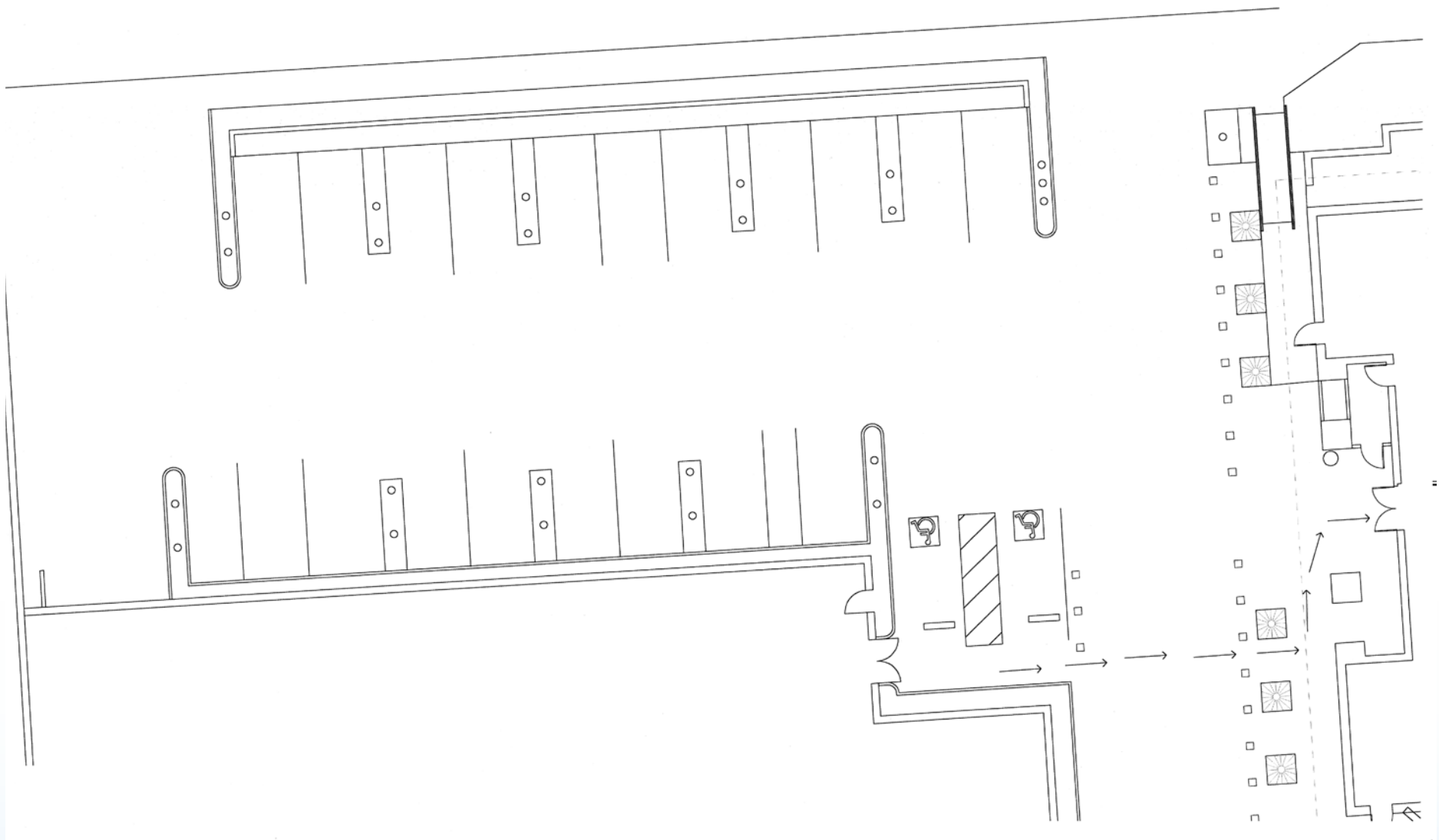


SECOND FLOOR PLAN

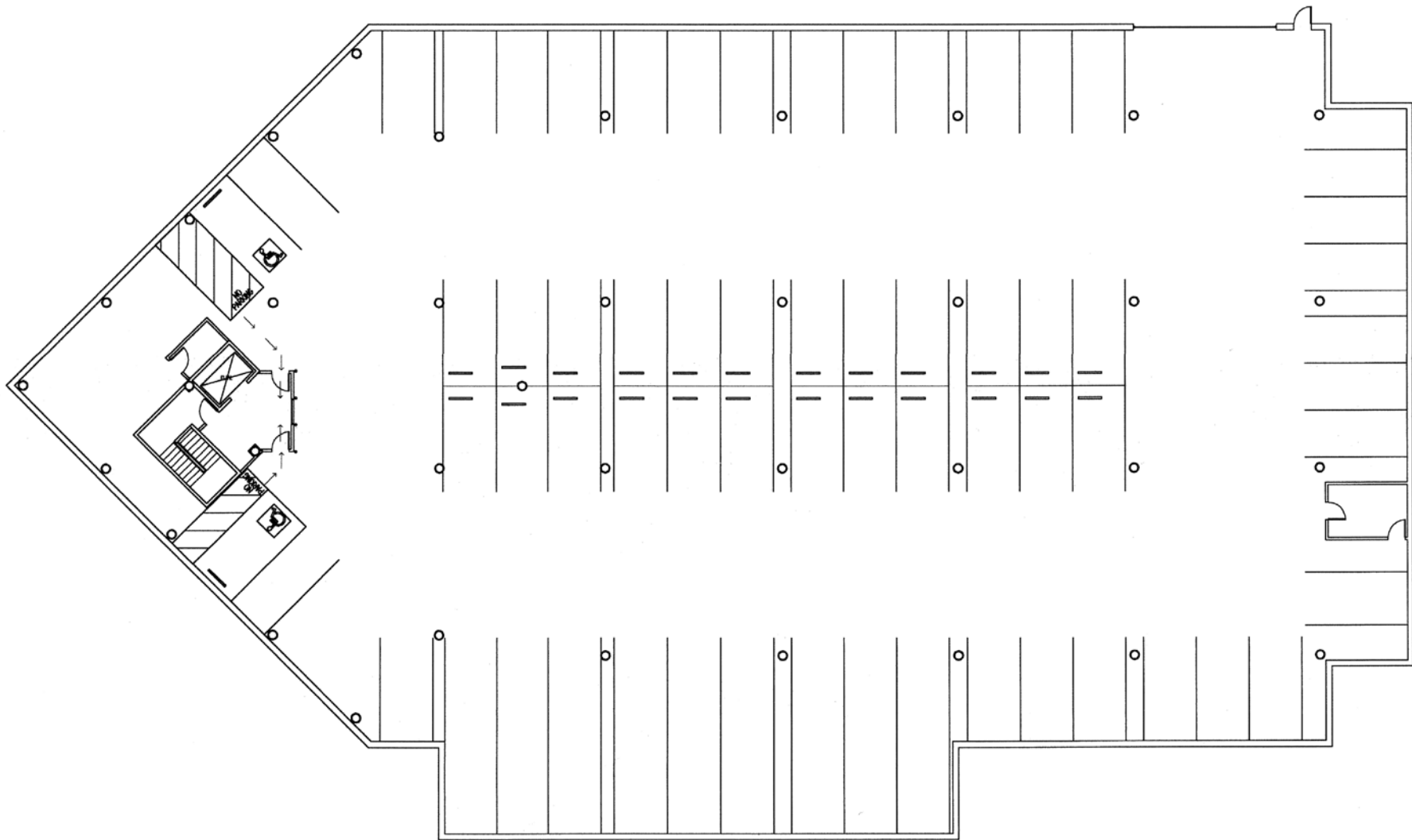


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GROUND LEVEL PARKING PLAN



SUBTERRANEAN PARKING



1520 W. COLORADO BOULEVARD









AERIAL



* Property outline is for general reference use only.

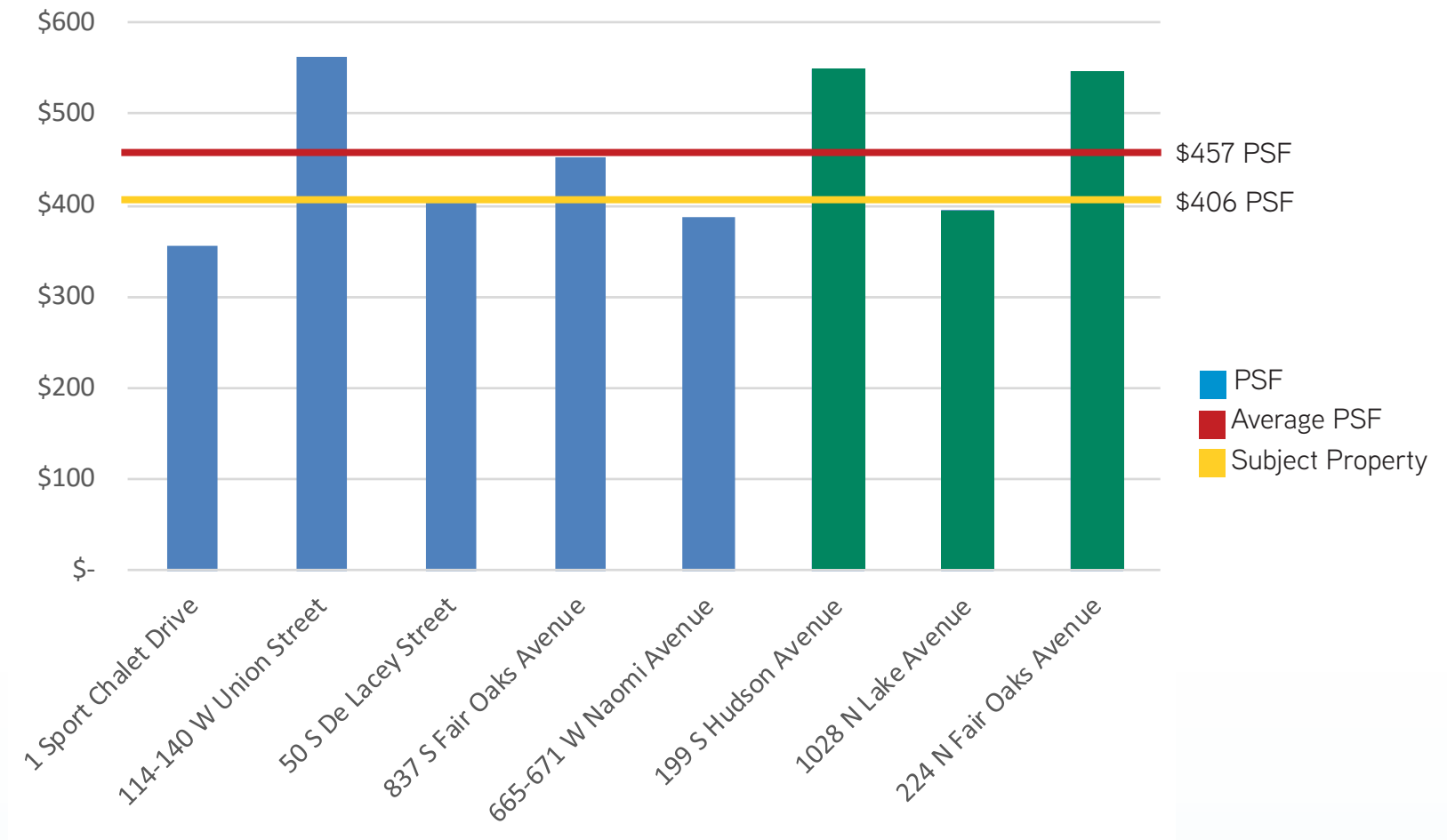
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SALES COMPARABLES

	Property	Address	Sold Price	Price/SF	Total Building Square Footage	Total Land Square Footage	Status
1		1 Sport Chalet Drive La Canada Flintridge, CA 91011	\$9,920,276	\$355	27,915	55,522	Closed
2		114-140 W Union Street Pasadena, CA 91103	\$19,400,000	\$563	34,475	48,360	Closed
3		50 S De Lacey Street Pasadena, CA 91105	\$9,925,000	\$404	24,544	12,602	Closed
4		837 S Fair Oaks Avenue Pasadena, CA 91105	\$9,250,000	\$453	20,407	31,860	Closed
5		665-671 W Naomi Avenue Arcadia, CA 91007	\$6,380,000	\$387	16,500	13,604	Closed
6		199 S Hudson Avenue Pasadena, CA 91101	\$6,480,000	\$549	11,808	29,185	In Escrow
7		1028 N Lake Avenue Pasadena, CA 91104	\$5,750,000	\$395	14,572	27,878	On Market
8		224 N Fair Oaks Avenue Pasadena, CA 91103	\$10,200,000	\$547	18,655	14,810	On Market
Averages:			\$9,663,160	\$457	21,110	29,228	

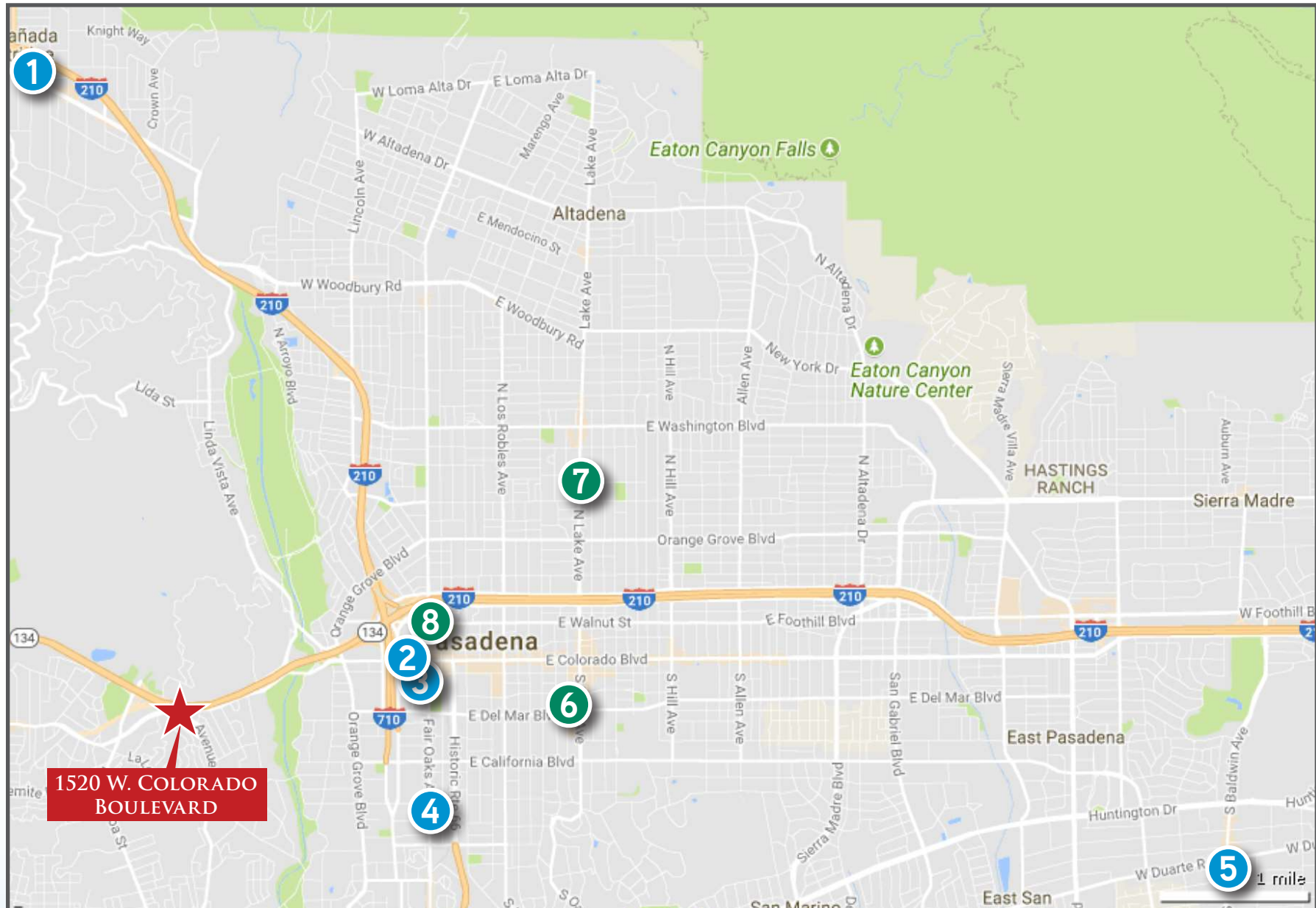
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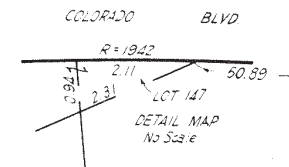
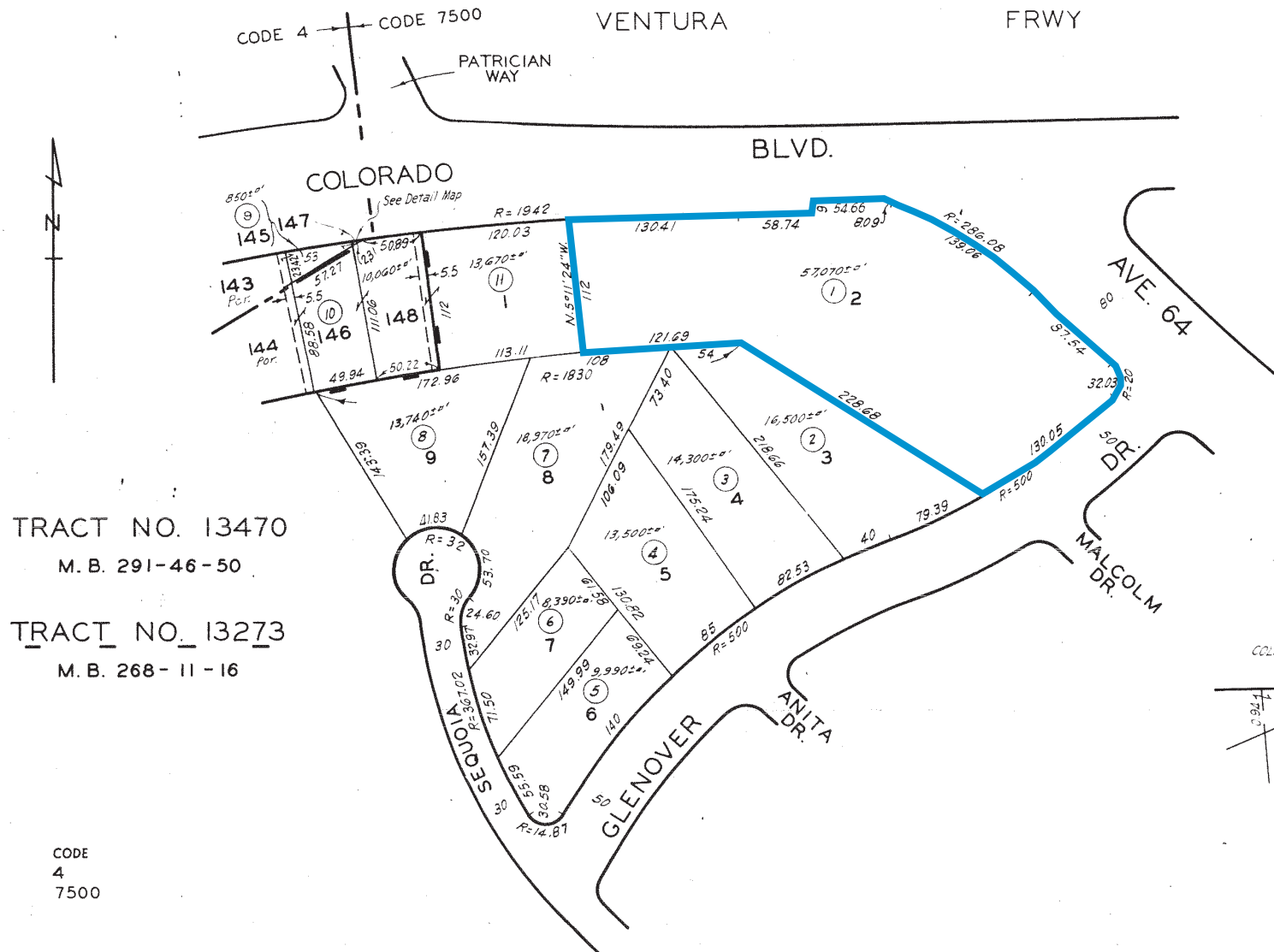
SALES COMPARABLES



1520 W. COLORADO BOULEVARD

PLAT MAP

5709 | 19
SCALE 1" = 80'



ASSESSOR'S MAP
COUNTY OF LOS ANGELES.

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