



THE UNION

719 EAST UNION STREET PASADENA CA 91101

ROSE BOWL

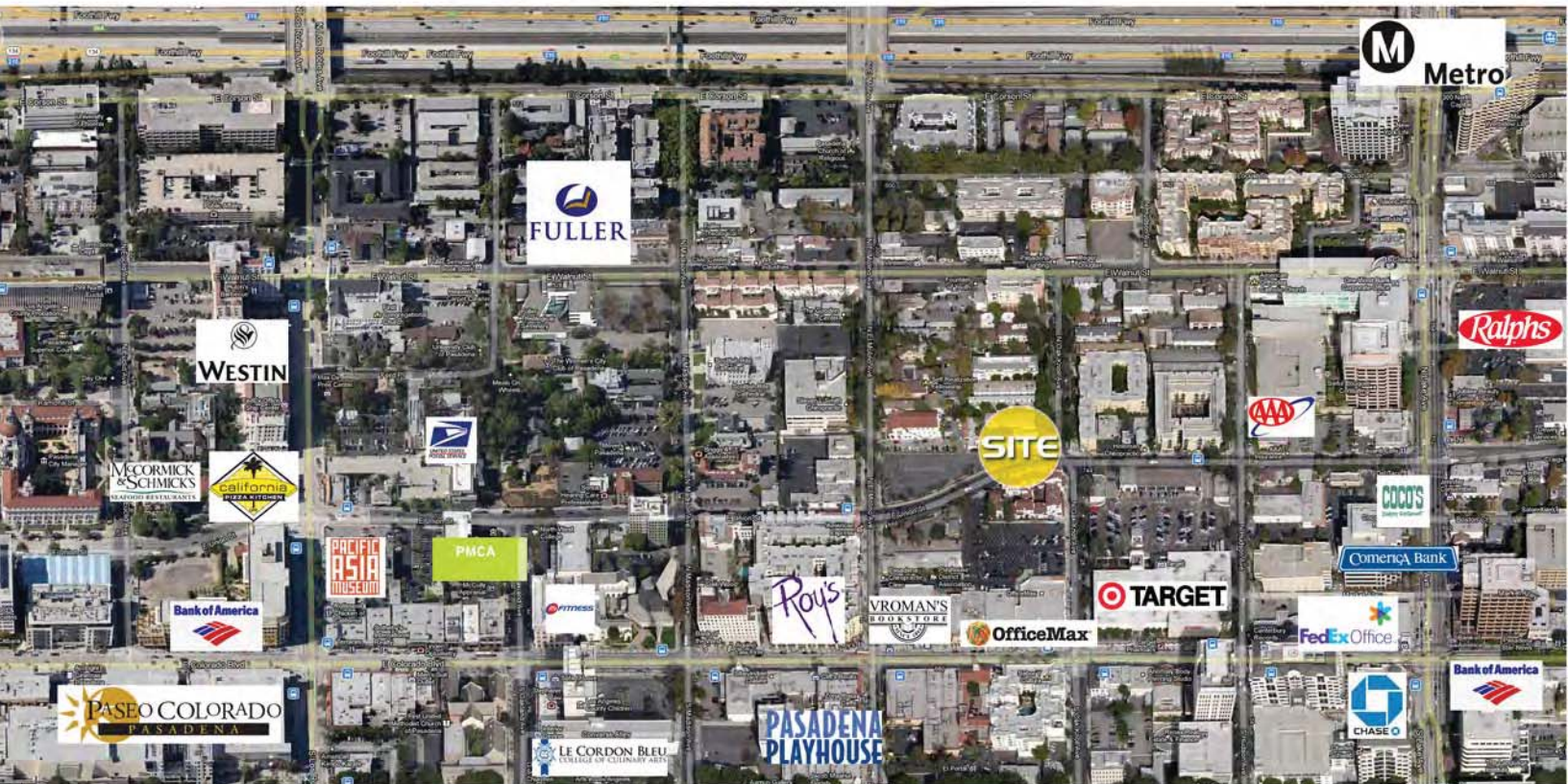
CITY HALL

210 FREEWAY

LAKE ST.



TARGET



Project Location: Northwest corner of Union Street & Oak Knoll Street, one block north of Colorado

- Project Context:**
- South of the project is a 5-story residential building.
 - North of the project is a 2-story residential building.
 - East of the project is a 5-story residential building
 - West of the project is an Public Parking lot. Potential development includes City Park.

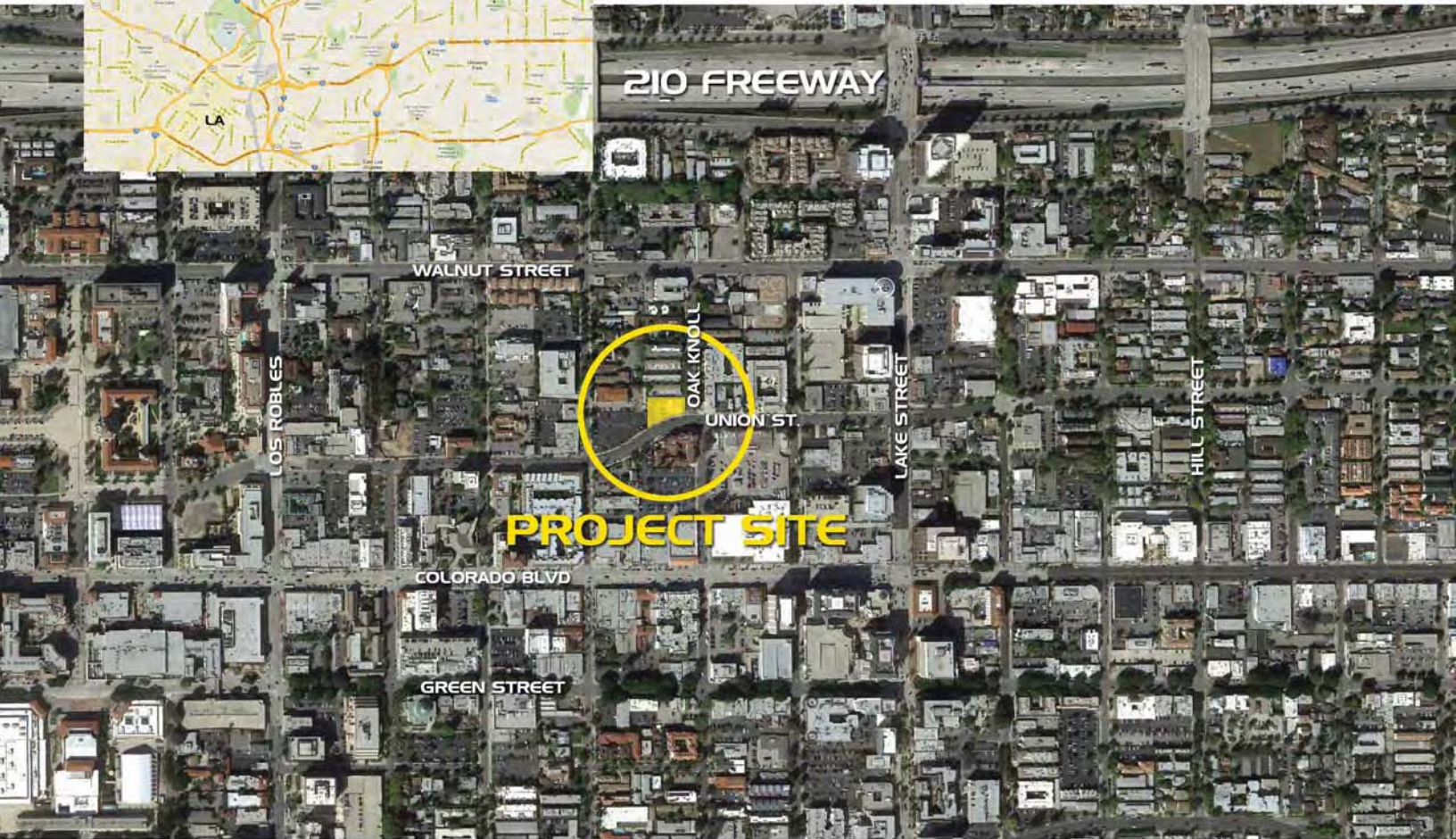
Project is within walking distance of Bus, Metro Gold Line, Grocery, Restaurants, Retail, Museums, Banks.



MACVAUGH & CO

Commercial Real Estate Services

300 S Raymond Ave. Suite 14 | Pasadena, CA 91105
 626.583.8400 | www.macvaugh.com



Project Site Conditions:

Pasadena General Plan: Central District Specific Plan
 Pasadena Zoning Designation: CD-3
 Central District Transit Oriented Development Area

Sale Price: \$3,300,000

Total Site Area: 12,628 sf
 Max. FAR: 2.25
 Max. Buildable Area: 28,413 sf
 Max. Density: 60 DU/Acre
 Max. Units: 17 Units
 Height Limit: 50' (65')

Proposed Mixed-Use Project Description:

- 9 Dwelling Units Total (1 Penthouse Unit)
- 2,796 sf Office/Retail
- 28,413 sf A/G Area
- 27 Subterranean Parking Stalls
- Roof Garden

APARTMENT UNIT TYPE

UNIT TYPE	AREA	+	DECK	=	TOTAL
F1	2330 SF		2570 SF		4900 SF
F2	2350 SF		1420 SF		3770 SF
PH	3150 SF		2960 SF		6110 SF

PROGRAM SUMMARY

SITE AREA	12,628 sf		
ZONING	MED DENSITY MIXED-USE		

DESCRIPTION	ALLOWED/REQ	PROVIDED	NOTES	
FAR	2.25	2.24		
FOOTPRINT		9,982 sf		
BUILDING AREA	28,413 sf	28,341 sf		
TOTAL GROSS		33,585 sf		
MAX HEIGHT	50 (65)	65 feet		
OPEN SPACE	2,995 sf	2,960 sf	29.7%	OF FOOTPRINT
PARKING (RESI)	15.75	20	1.75	PER UNIT
PARKING (OFFICE)	6.29	7		
# OF UNITS		9 units		

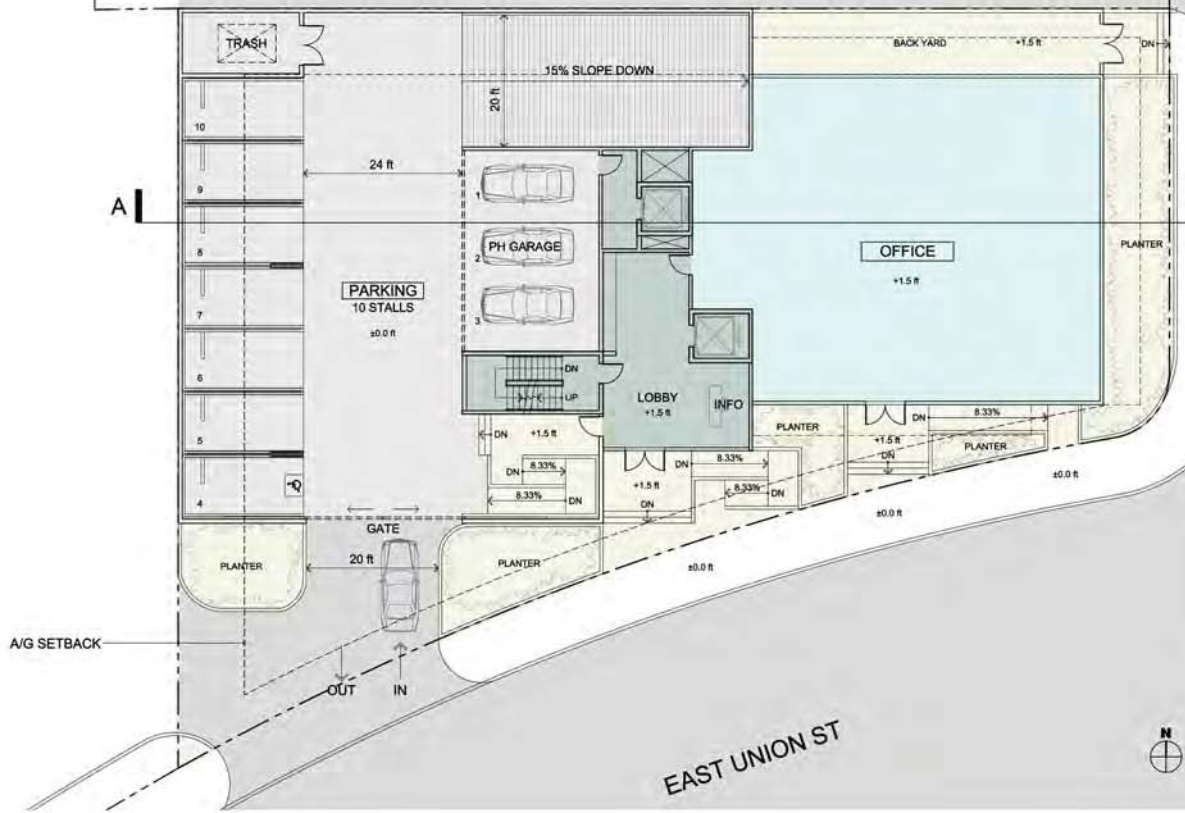
LEVEL	UNIT TYPE	# UNITS	NET UNIT AREA	UNIT NET TOTAL	BALCONY/YARD	UNIT GROSS	COMMON	UNIT NET + COMMON (FAR)	PARKING/MECH	TOTAL BUILDING
PH	L4PH	1	3,148 sf	3,148 sf	2,960 sf	6,108 sf	530 sf	3,578 sf		4,208 sf
A5	F2(east)	1	2,350 sf	2,350 sf	943 sf	3,293 sf	396 sf	2,746 sf		3,689 sf
	F1(west)	1	2,329 sf	2,329 sf	1,080 sf	3,409 sf	392 sf	2,721 sf		
A4	F2(east)	1	2,350 sf	2,350 sf	943 sf	3,293 sf	396 sf	2,746 sf		3,689 sf
	F1(west)	1	2,329 sf	2,329 sf	1,080 sf	3,409 sf	392 sf	2,721 sf		
A3	F2(east)	1	2,350 sf	2,350 sf	943 sf	3,293 sf	396 sf	2,746 sf		3,689 sf
	F1(west)	1	2,329 sf	2,329 sf	1,080 sf	3,409 sf	392 sf	2,721 sf		
A2	F2(east)	1	2,350 sf	2,350 sf	1,423 sf	3,773 sf	396 sf	2,746 sf		4,169 sf
	F1(west)	1	2,329 sf	2,329 sf	2,572 sf	4,901 sf	392 sf	2,721 sf		
A1	OFFICE		2,796 sf	2,796 sf		2,796 sf		2,796 sf		2,796 sf
A1 PARKING									5,244 sf	
A/G TOTAL		9	24,660 sf	24,660 sf	13,024 sf	37,684 sf	3,681 sf	28,341 sf	5,244 sf	33,585 sf
B1	PARKING								10,811 sf	
	MECH								1,055 sf	
B/G TOTAL									11,866 sf	11,866 sf
TOTAL										45,451 sf



ADJACENT BUILDING

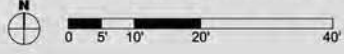
ALLEY

N OAK KNOLL AVE



Office area : 2,796 sf

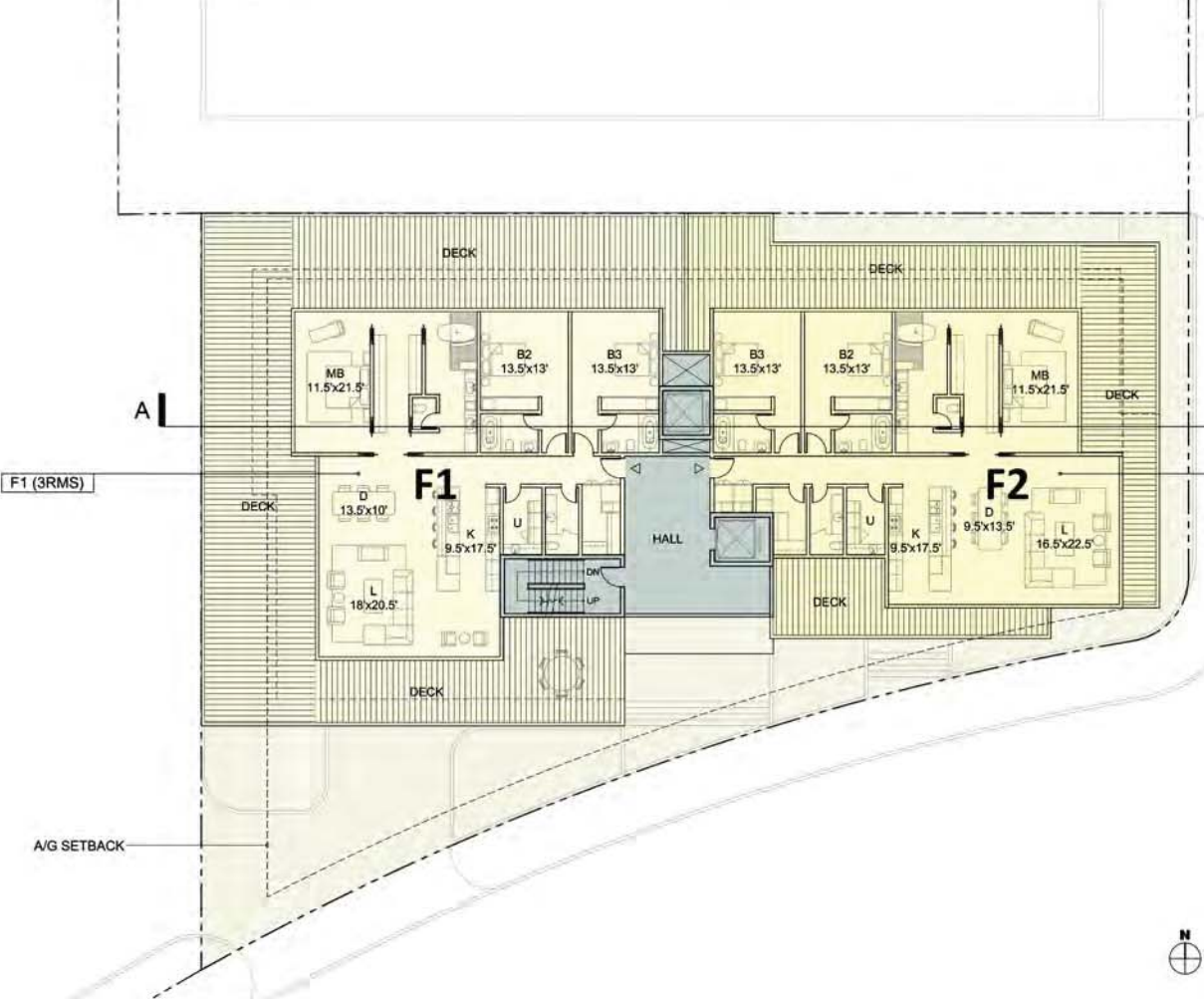
A1 PLAN



EAST UNION ST

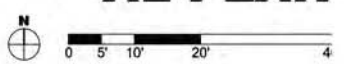
A/G SETBACK

F1 (3RMS)



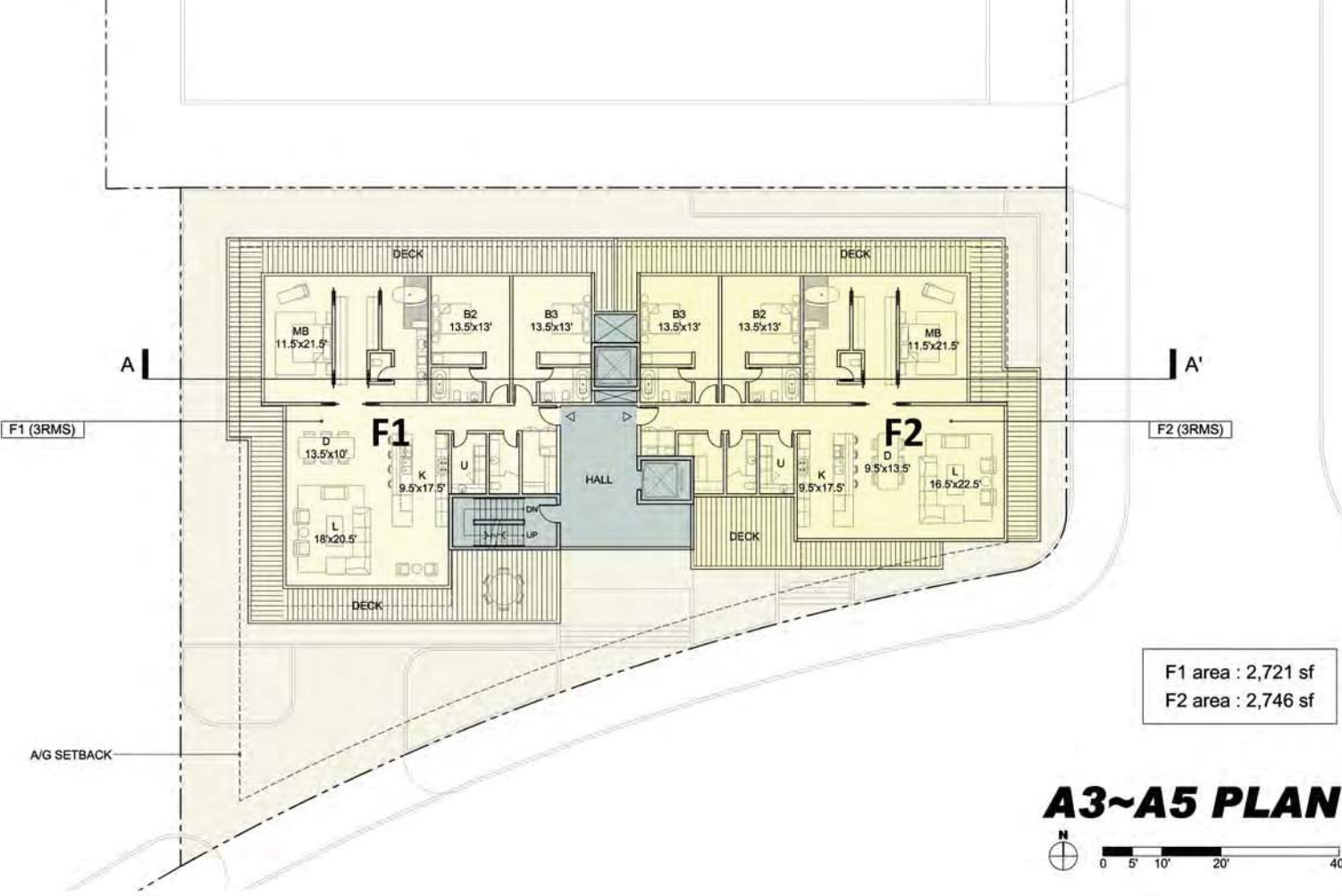
F1 area : 2,721 sf
F2 area : 2,746 sf

A2 PLAN



A/G SETBACK

THE UNION

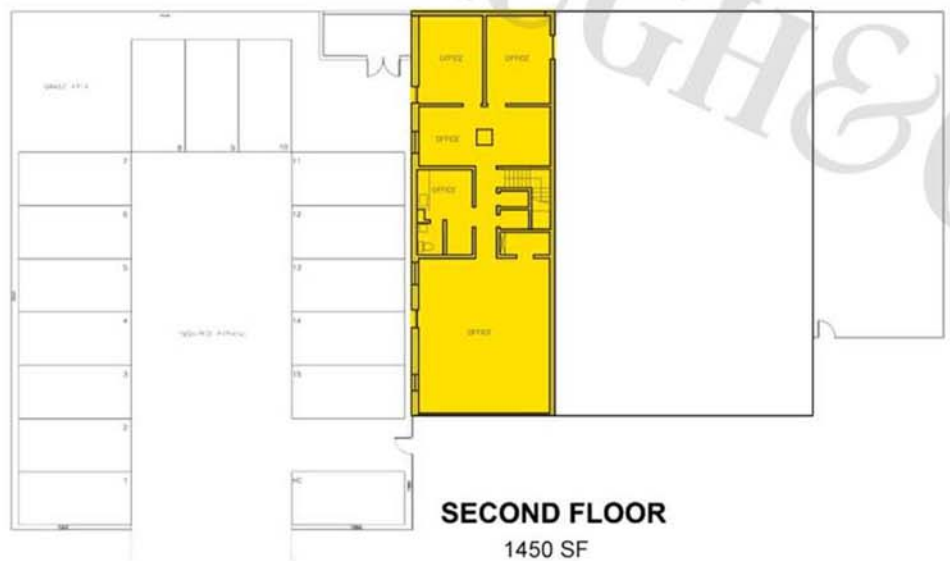
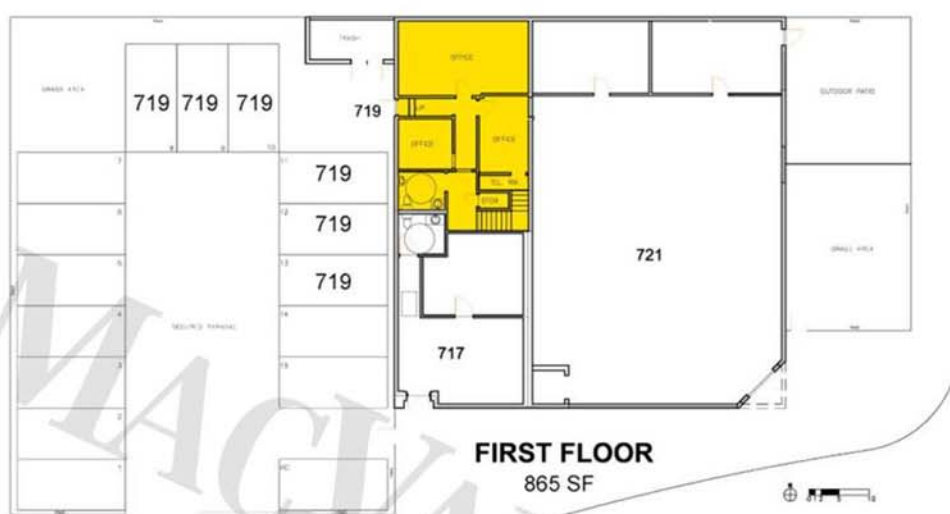


719 E UNION ST. RENT ROLL

Asking Price \$3,300,000.00

Address	Current Tenants	SQFT	Current Rent	Commencement	Expiration
721 E Union	Banner Bank	2,650	\$7,592.49 NNN	9/8/2011	11/30/2017
717 E Union	Sonotech, Inc.	600	\$1,350.61 MG	10/1/2013	9/30/2018
719 E Union	Vacant	2,110	\$4,325.50 MG	Proforma	-

PROJECTED MONTHLY INCOME : \$13,268.60



Hoss MacVaugh

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