



OFFICE/RETAIL FOR SALE

56 E Holly St
Pasadena, CA 91103

MACVAUGH & CO
Commercial Real Estate Services

Investment Highlights



Asking: \$6,700,000

Building Size: 6,700 SQFT

Lot Size: 2,675



Number of Floors: 2



Year Built: 1895

Year Renovated: 2021



Zoning: CD1

Leasing:

54 E Holly St - \$3.50/SF NNN

(Retail - Angeles Crest Ink)

56 E Holly St - \$2.75/SF MG

(Office - available)

95 N Raymond Ave - \$4.00/SF

NNN (Retail - available)



Build: Unreinforced masonry,
brick walls, concrete/laminate
flooring, no elevator



95 N Raymond Ave



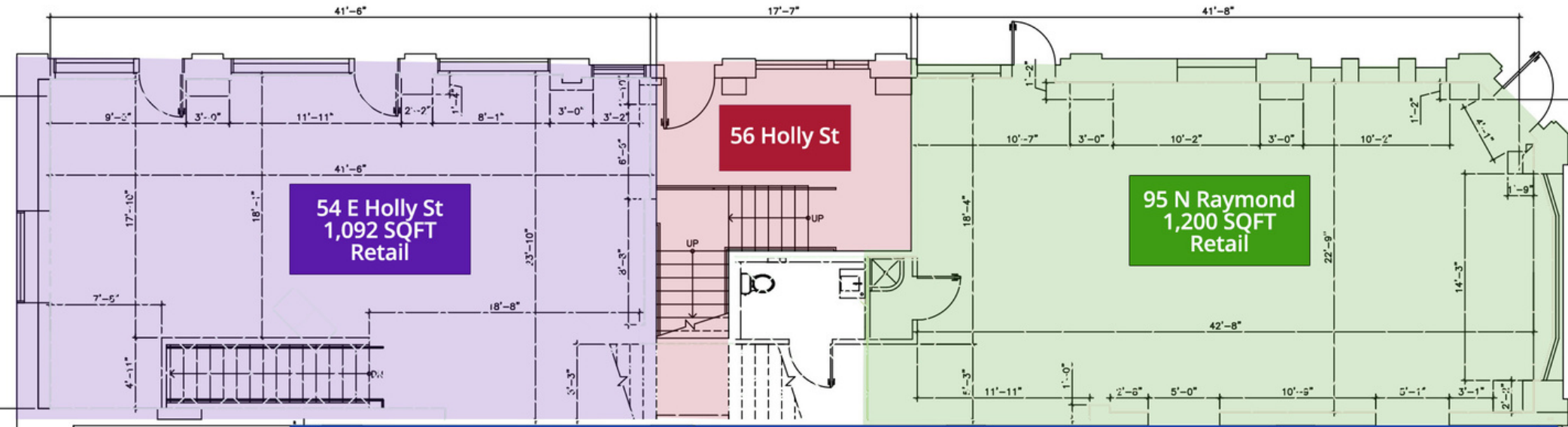
56 E Holly St



54 E Holly St

GROUND FLOORPLANS

2,119 RSF



ANGELES CREST INK

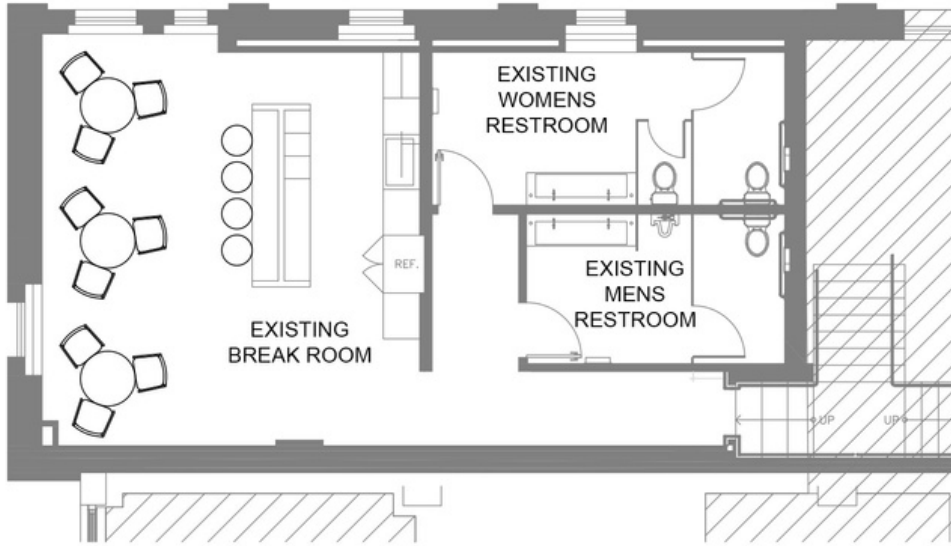
AVAILABLE

AVAILABLE

56 E HOLLY FLOORPLAN (2ND - 3RD FLOORS)

4,050 RSF

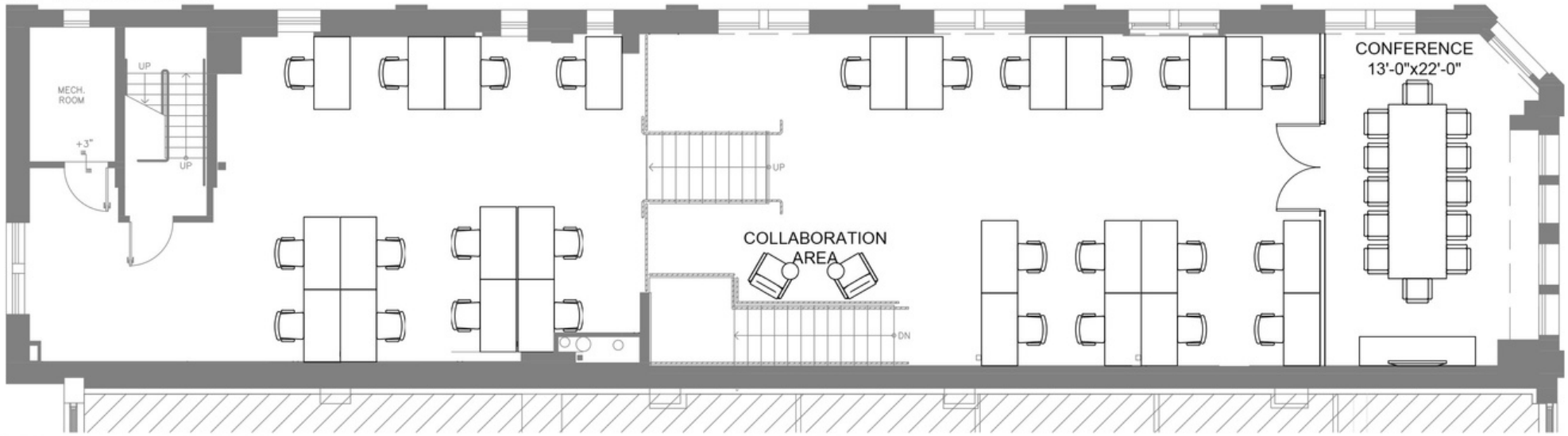
Holly St



Stairs to 1st & 3rd
Levels

Holly St

2ND FLOOR PLAN



Raymond Ave

3RD FLOOR TOP LEVEL

3RD FLOOR PLAN

Neighboring Tenants

Fair Oaks Ave

21 Choices



Cha Redefine

Tacos 1986

Main Chick

Paper Rice

Dirt Dog

The Naughty Vegan

The Container Store

Der Wolf

Old Towne Pub

U Street Pizza

Union

Chignon

Perle

Homage

Tortas Mexico

Kick Sneaker

Shants Clock & Watch Repair


Asurion Phone & Tech Repair

Gold Bug

Pearl Thai Eatery

Tibet Nepal House

Union St



Holy Saints!

Mama M Sushi

Electric Dr

Holly St

Maude Woods

Lemon Tree

The Raymond Renaissance Lofts

Viero Bridal

Kendall Aly

54 E Holly/
95 N Raymond

91 N Raymond

Chado Tea Room

Osawa

Bodegon No. 69

The Blind Donkey

Bone Kettle

Slaters 50/50

Raymond Ave

Boston Centennial Lofts



80 N Raymond Condominiums

Tea Rose Garden

Kaviar Sushi

Emblush Beaute

Granview Palace

- Retail
- Restaurant
- Housing

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 Design, JPL and Cal Tech

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

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





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