

# OFFICE BUILDING FOR SALE

55 Waverly Drive  
Pasadena, CA 91105

55

**Hoss MacVaugh**

(c) 626.255.2308

(o) 626.583.8400

Hoss@MacVaugh.com

BRE# 00971669

**MACVAUGH & CO**  
Commercial Real Estate Services



SQFT

13,880

PRICE

\$6,940,000

## Investment Highlights

- Year Built: 1925
- Lot Size: 13,287
- Units: 9 - fully occupied
- Year Renovated: 1997
- Zoning: PSC
- APN: 5713-028-014
- Beautiful industrial design - exposed brick walls, concrete flooring and bow truss ceilings
- Units range from 860 - 4,000 SQFT
- One live-work unit
- Located on a quiet street about 5 minutes away from Old Pasadena and South Pasadena
- Access to Metro Gold Line, 210/134 freeways

Pasadena Information

**Hoss MacVaugh**

(c) 626.255.2308 | (o) 626.583.8400

Hoss@MacVaugh.com

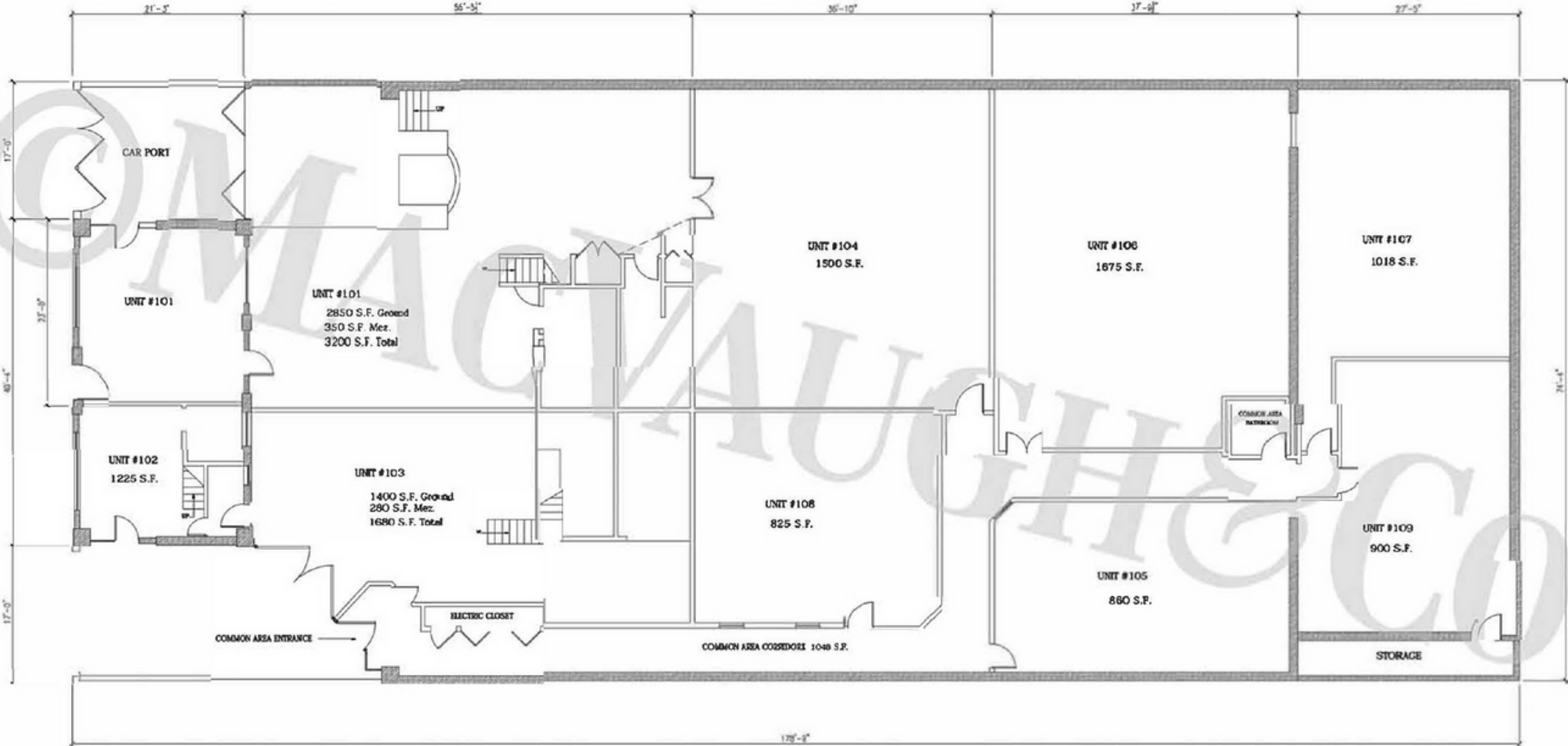
BRE# 00971669



2023 Rent Roll - 55 Waverly Dr

TENANT	SQFT	MONTHLY RENT	COMMENCEMENT	END DATE
101 - Pangaea Holding, LLC	3,315	\$7,210.00	3/01/22	3/01/24
102 - Jackson Borne	1,265	\$2,277.00	10/01/23	9/30/24
103 - Crimson Leaf, LLC	1,620	\$3,921.21	11/01/22	10/31/24
104 - Concept Design Academy	1,500	\$2,231.67	10/01/17	10/31/25
105 - Sigrid Burton	860	\$1,231.88	11/30/17	12/01/25
106 - Concept Design Academy	1,675	\$2,231.67	10/01/17	10/31/25
107 - Kore Surgical, Inc.	1,018	\$1,453.06	11/01/18	11/31/25
108 - Concept Design Academy	825	\$2,231.67	10/01/17	10/31/25
109 - Kore Surgical, Inc.	900	\$1,453.06	11/01/18	11/31/25
<b>9 Units</b>	<b>13,015 RSF</b>	<b>\$24,241.20</b> <b>Total Monthly Rent</b>		

# 55 WAVERLY DR SITE PLAN



FLOOR PLAN 55 WAVERLY DR. PASADENA

**SUMMARY OF BUILDING:**

TOTAL LAND	13,287 S.F.
TOTAL LEASABLE SPACES	12,510 S.F.
TOTAL BUILDING	13,880 S.F.

# 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





(c) 626.255.2308  
(o) 626.583.8500

**Hoss MacVaugh**  
Hoss@MacVaugh.com  
#00971668

119 E Union St, Suite D  
Pasadena, CA 91103



The information contained herein has been obtained by sources deemed to be reliable. While we have no reason to doubt its accuracy, we do not guarantee to and assume any liability for any inaccuracies and/or omissions. Terms and conditions are subject to change. BRE License #02138664