

Absolute NNN Ground Lease

\$2,388,000

FOR SALE



1951 E. Colorado Boulevard
PASADENA, CA 91107 | APN 5746-015-057



492 W. Foothill Blvd, Claremont, CA 91711
909-482-1060 | www.renkenco.com

The Property



Cross-Streets: Between Greenwood Ave & Berkeley Ave



Ground Lease Ownership Structure

WHAT THE BUYER ACQUIRES TODAY

Fee Simple Land (Leased Fee)

- 100% Land Title:** ±22,609 SF land parcel
APN 5746-O15-O57
- Passive Rent:** Collects monthly Absolute NNN ground rent
- Zero Maintenance:** No roof, HVAC, Property Tax, or insurance bills
- Reversion Rights:** Takes free title to building at lease end

FRANCHISE BUILDING ON TOP OF LAND

Tenant-Owned Improvements

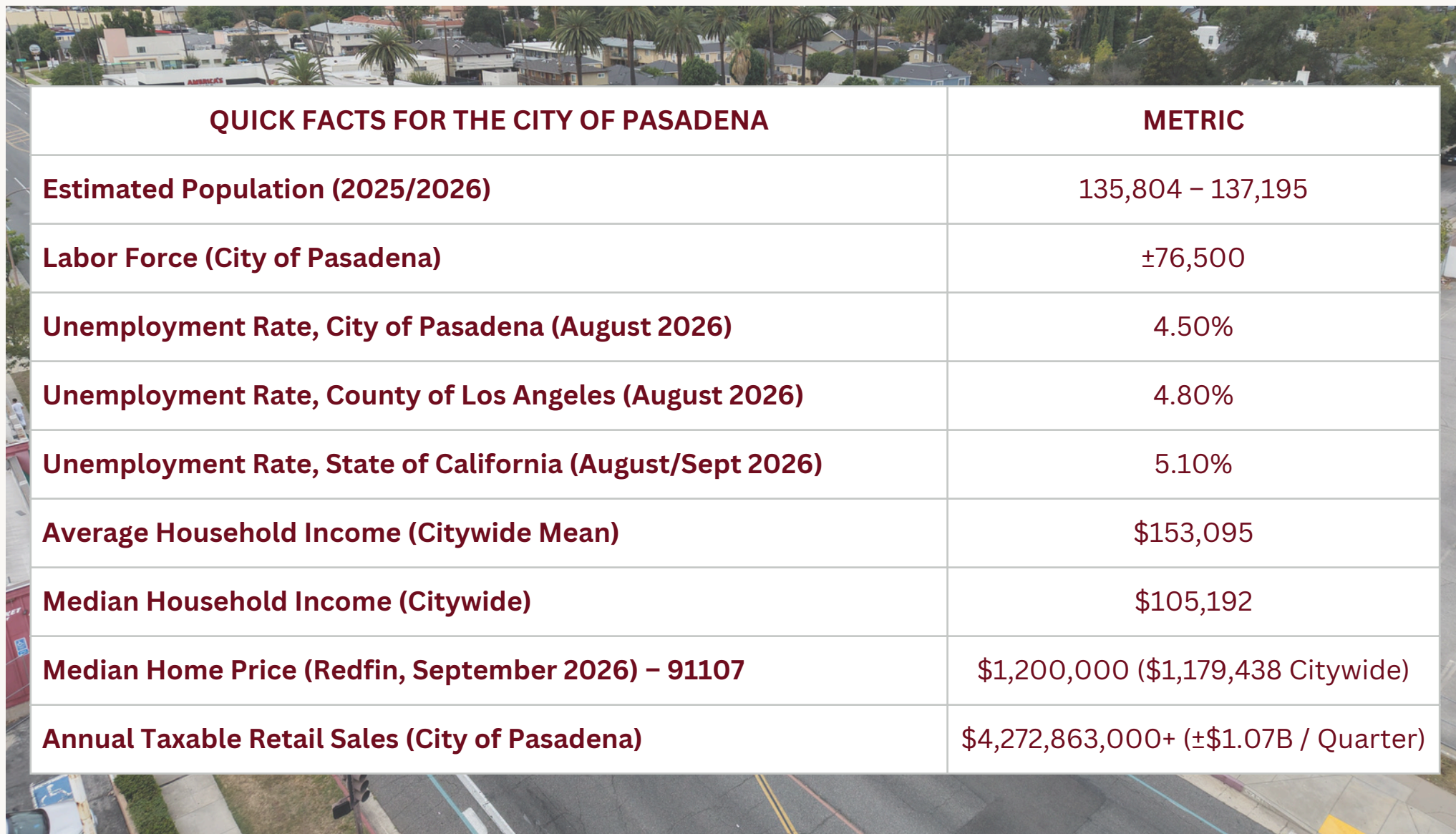
- Leasehold Building:** ±2,082 SF QSR drive-thru structure
- Tenant Expense:** Franchisee pays 100% of property upkeep
- Direct Tax & Insurance:** Paid directly by QSR tenant (Taco Bell)
- Locked-in Entitlement:** Rare 24-hour drive-thru permit in Pasadena

Lease Term Period	Term Length / Window	Annual Ground NOI	Monthly Rent	Escalations	Cap Rate (\$2.388M)
Current Base Term	ends November 30, 2030	\$106,296 / Yr	\$8,858 / Mo	Current Base Rent	4.45%
Last Option Period	5-Year Option	\$116,925 / Yr	\$9,744 / Mo	+10.0% Escalation	4.90%



Taco Bell is the nation's largest Mexican-category quick-service restaurant chain

Pasadena, California



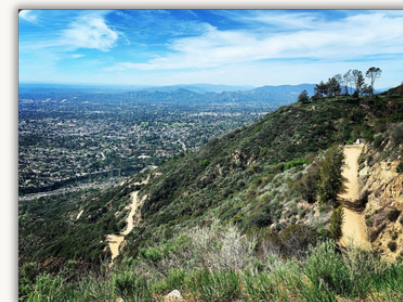
QUICK FACTS FOR THE CITY OF PASADENA	METRIC
Estimated Population (2025/2026)	135,804 – 137,195
Labor Force (City of Pasadena)	±76,500
Unemployment Rate, City of Pasadena (August 2026)	4.50%
Unemployment Rate, County of Los Angeles (August 2026)	4.80%
Unemployment Rate, State of California (August/Sept 2026)	5.10%
Average Household Income (Citywide Mean)	\$153,095
Median Household Income (Citywide)	\$105,192
Median Home Price (Redfin, September 2026) – 91107	\$1,200,000 (\$1,179,438 Citywide)
Annual Taxable Retail Sales (City of Pasadena)	\$4,272,863,000+ (±\$1.07B / Quarter)

The subject property at 1951 E. Colorado Boulevard occupies a high-profile signalized corner parcel along East Colorado Boulevard (Historic Route 66)



Pasadena, California

- **Affluent, Recession-Resilient Consumer Base:** The City of Pasadena boasts an average household income of \$153,095 (and \$189,043 average family income), providing extraordinary disposable income density within the immediate trade area.
- **\$1.2M+ Residential Collateral Backdrop:** Located in the highly coveted 91107 zip code, the subject property is surrounded by single-family neighborhoods with a median home sale price of \$1,200,000 (~\$708/SF), directly bordering the ultra-affluent enclave of San Marino to the south.
- **Massive Daytime Population Multiplier:** Beyond its dense residential base ($\pm 189,500$ residents within 3 miles), Pasadena is a primary net-importer of daytime workers and students—with roughly 76% of the local workforce commuting into the city daily, driving round-the-clock breakfast, lunch, dinner, and late-night QSR volume.
- **Steps from a 24,500+ Student Economic Engine:** Positioned less than one half mile east of Pasadena City College Click to open side panel for more information (24,597 enrolled students plus faculty/staff) and less than a mile from the California Institute of Technology, creating a permanent, high-frequency customer base for quick-service retail.
- **Premier Arterial Visibility & Traffic Counts:** Fronting East Colorado Boulevard (Historic Route 66)—Pasadena's primary east-west commercial corridor—capturing between 24,500 and 36,000+ Vehicles Per Day (VPD) with direct signalized corner visibility at Berkeley Avenue.
- **\$4.27 Billion Retail Gravity:** Pasadena serves as the retail, dining, and cultural capital of the San Gabriel Valley, generating over \$4.27 billion in annual retail sales and outperforming broader Los Angeles County employment metrics with a low 4.5% unemployment rate.



Premier economic and cultural hub of the San Gabriel Valley



Trade Area Radius Demographics

METRIC ('000)	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Estimated Population	±28.4	±189.5	±512
Daytime Employee / Student Inflow	±36+	±145+	±290+
Total Households	±10.8	±72.4	±184.5
Average Household Income	±\$138.5	±\$154.2	±\$146.8
Median Home Value	±\$1,185	±\$1,240	±\$1,115



Acreage: ±0.52 Acres



1951 E. Colorado Blvd, Pasadena, CA 91107

Fee Simple Land Offering (\$2,388,000) | APN 5746-015-057 | Ground Lease



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