



Downtown Sierra Madre Commercial Property For Sale

25-27 and 31 Baldwin Avenue, Sierra Madre, CA 91204



Offering Memorandum

For more information, please contact BP International, Inc.

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**For Sale Commercial Property
Owner User or Investment
25-31 Baldwin Avenue
Sierra Madre, CA 91204**



**Exclusively Presented By:
Listing Agent**

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PRICING & FINANCIAL ANALYSIS

For Sale Commercial Property

Owner User or Investment

25-31 Baldwin Avenue

Sierra Madre, CA 91204

SUMMARY

Price	\$1,677,200	
All Cash / Cash to New Loan		
Two Adjacent Lots	<u>25-27 S. Baldwin</u>	<u>31 S. Baldwin</u>
APN #s	5767-023-007	5767-023-008
Year Built	1927	1934
Building Size	3,187+/- sq. ft.	1,006+/- sq. ft.
Land Size	7,464+/- sq. ft.	2,518+/- sq. ft.
Zoning	SCR1CC*, Sierra Madre	
Total Building Size	4,193+/- sq. ft.	
Total Land Size	9,982+/- sq. ft.	
Price Per Square Foot of Building	\$400.00	



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SITE MAP

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PROPERTY DESCRIPTION

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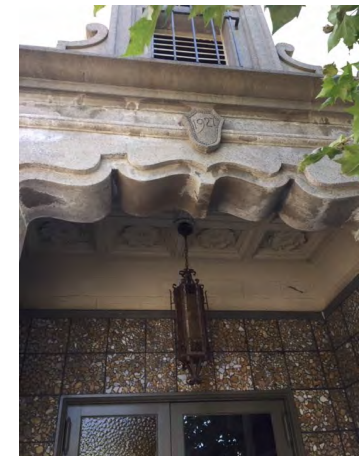
For Sale Commercial Property Owner User or Investment 25-31 Baldwin Avenue Sierra Madre, CA 91204

Total Building Size: 4,193 +/- Sq. Ft.
Total Lot Size: 9,982 +/- Sq. Ft.
APN: 5767-023-007
5767-023-008
Year Built: 1927
1934

Property Highlights:

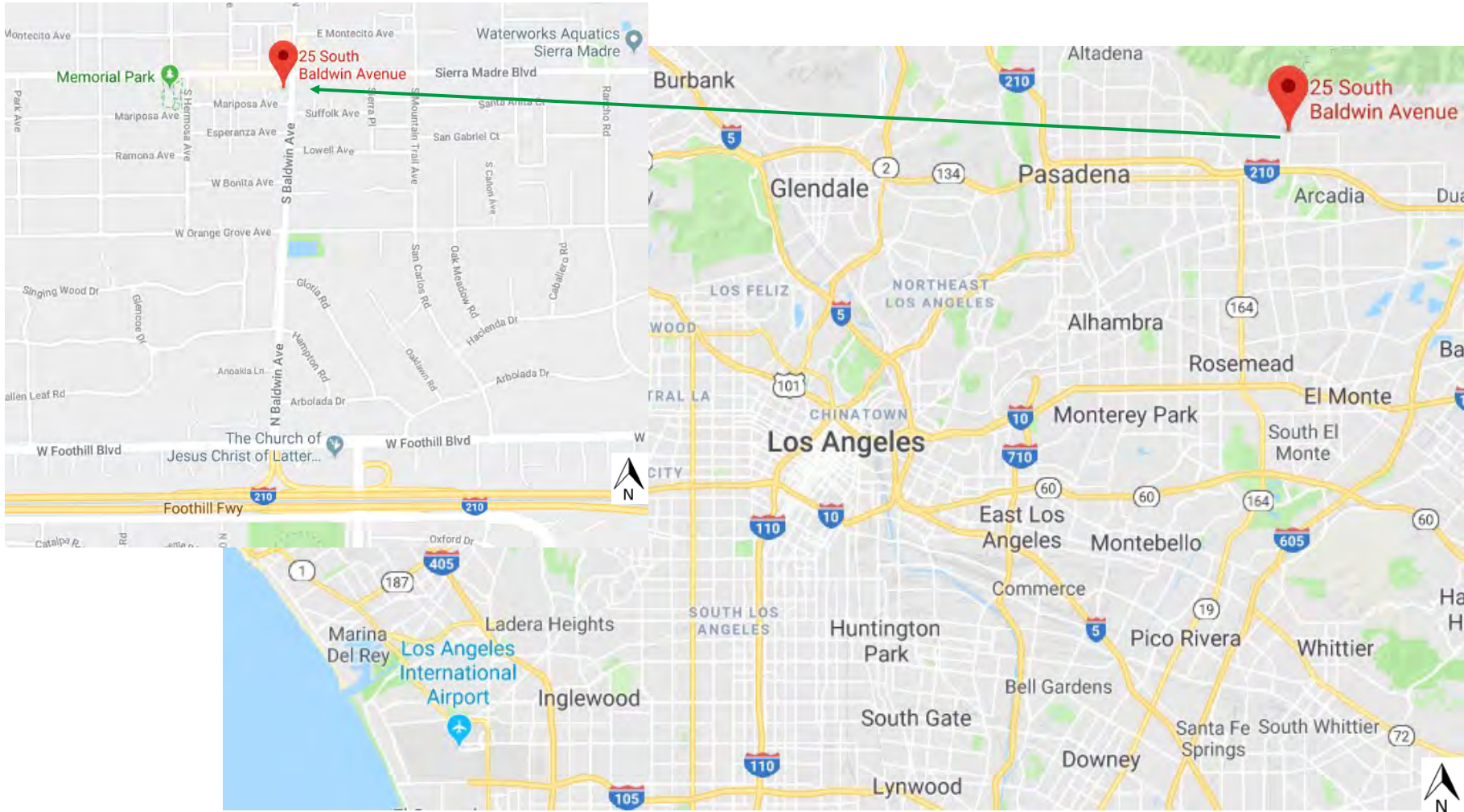
- Just north of Foothill Freeway (I-210).
- Just south of the southwest corner of Baldwin Avenue and Sierra Madre Boulevard.
- Located in the beautiful Foothill area of the San Gabriel Valley.
- Located at the charming downtown area of Sierra Madre and surrounded by quaint residential homes.
- Multi-tenant office building with parking.

INVESTMENT OVERVIEW



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LOCATION & REGIONAL



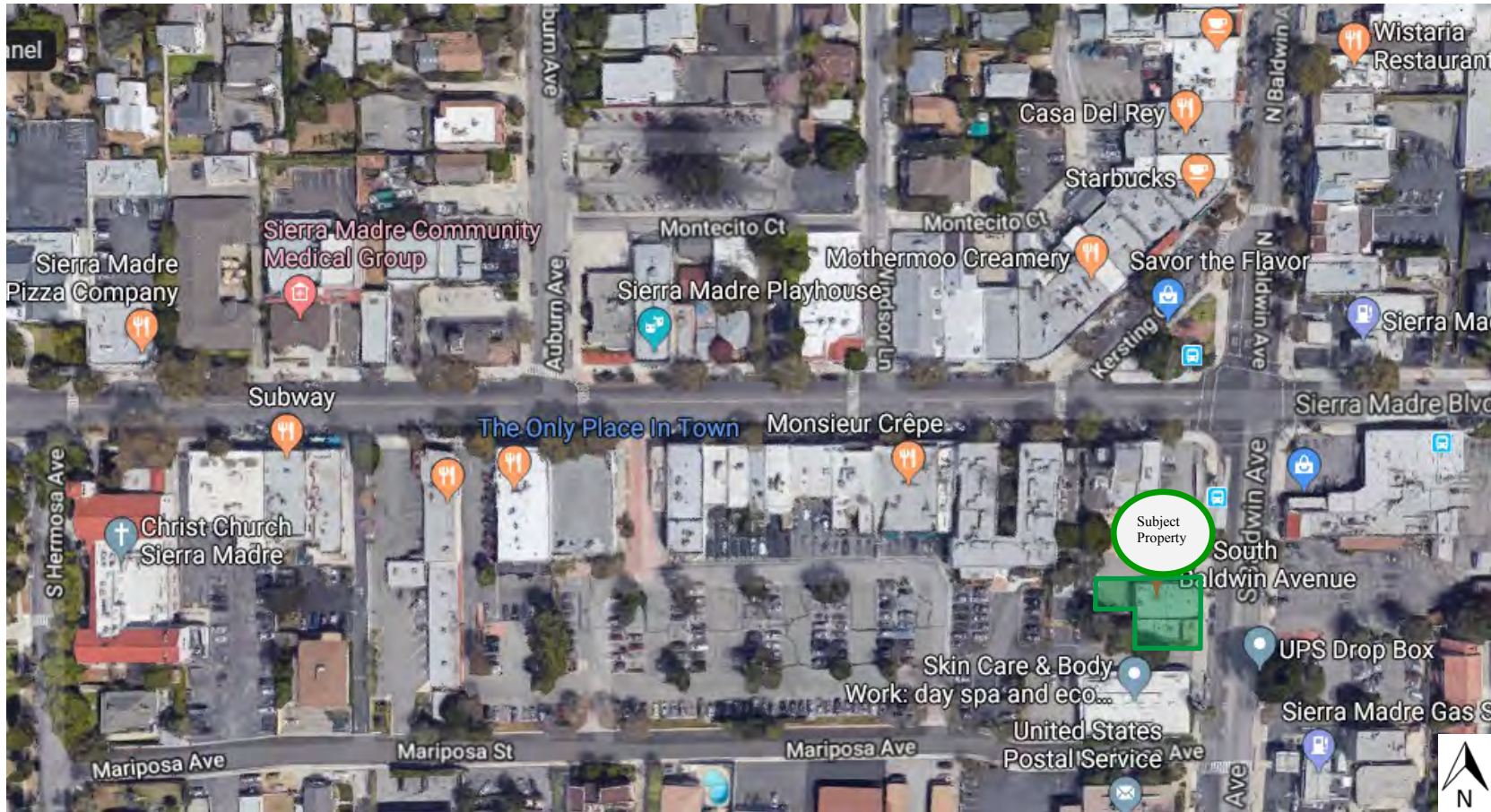
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AERIAL PHOTO



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LOCATION OVERVIEW

City of Sierra Madre,
Los Angeles County, CA:

The City of Sierra Madre is centrally located between Pasadena and Arcadia and situated at the foot of the San Gabriel Mountains. The City of Los Angeles is 13 miles to the southwest. Sierra Madre is made up of serene neighborhoods and green space. At the heart of the city is a charming downtown shopping district, a popular landmark for visitors and approximately 11,000 residents that call Sierra Madre their home.

Street boundary limits are Sierra Madre Boulevard to the north, Mariposa Avenue to the south, S. Hermosa Avenue to the west, and S. Baldwin Avenue to the east.

The subject property is located at 25-31 S. Baldwin Avenue, just one block south from the downtown shopping district on Sierra Madre Boulevard. Major retailers include Starbucks Coffee, Chase Bank, and local businesses .



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DEMOGRAPHICS

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Demographic Detail Report

25 Baldwin Ave, Sierra Madre, CA 91024

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **3,705 SF**
 Year Built: **1934**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Mo: **-**



Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	14,067	108,753	315,968
2019 Estimate	13,969	107,410	312,998
2010 Census	13,898	103,668	307,103
Growth 2019 - 2024	0.70%	1.25%	0.95%
Growth 2010 - 2019	0.51%	3.61%	1.92%
2019 Population by Age			
	13,969	107,410	312,998
Age 0 - 4	597 4.27%	5,396 5.02%	16,536 5.28%
Age 5 - 9	650 4.65%	5,473 5.10%	16,480 5.27%
Age 10 - 14	728 5.21%	5,749 5.35%	16,779 5.36%
Age 15 - 19	762 5.45%	6,121 5.70%	17,678 5.65%
Age 20 - 24	751 5.38%	6,466 6.02%	19,205 6.14%
Age 25 - 29	775 5.55%	7,219 6.72%	22,464 7.18%
Age 30 - 34	655 4.69%	6,375 5.94%	20,445 6.53%
Age 35 - 39	681 4.88%	6,279 5.85%	19,813 6.33%
Age 40 - 44	769 5.51%	6,632 6.17%	19,937 6.37%
Age 45 - 49	961 6.88%	7,811 7.27%	22,352 7.14%
Age 50 - 54	1,096 7.85%	8,258 7.69%	22,947 7.33%
Age 55 - 59	1,202 8.60%	8,407 7.83%	23,128 7.39%
Age 60 - 64	1,180 8.45%	7,621 7.10%	20,948 6.69%
Age 65 - 69	1,016 7.27%	6,208 5.78%	17,134 5.47%
Age 70 - 74	773 5.53%	4,671 4.35%	12,952 4.14%
Age 75 - 79	536 3.84%	3,297 3.07%	9,156 2.93%
Age 80 - 84	383 2.74%	2,399 2.23%	6,641 2.12%
Age 85+	454 3.25%	3,028 2.82%	8,401 2.68%
Age 65+	3,162 22.64%	19,603 18.25%	54,284 17.34%
Median Age	48.20	43.50	41.80
Average Age	44.60	41.80	41.00

Demographic Detail Report

25 Baldwin Ave, Sierra Madre, CA 91024

Radius	1 Mile	3 Mile	5 Mile
2019 Population By Race	13,969	107,410	312,998
White	10,627 76.08%	59,493 55.39%	174,771 55.84%
Black	282 2.02%	3,399 3.16%	14,115 4.51%
Am. Indian & Alaskan	74 0.53%	800 0.74%	2,780 0.89%
Asian	2,466 17.65%	40,256 37.48%	111,068 35.49%
Hawaiian & Pacific Island	21 0.15%	124 0.12%	508 0.16%
Other	500 3.58%	3,339 3.11%	9,755 3.12%
Population by Hispanic Origin	13,969	107,410	312,998
Non-Hispanic Origin	11,829 84.68%	84,274 78.46%	228,879 73.12%
Hispanic Origin	2,141 15.33%	23,136 21.54%	84,119 26.88%
2019 Median Age, Male	46.40	41.40	39.60
2019 Average Age, Male	43.20	40.40	39.50
2019 Median Age, Female	49.80	45.30	43.80
2019 Average Age, Female	46.00	43.10	42.40
2019 Population by Occupation Classification	11,843	89,568	259,665
Civilian Employed	7,426 62.70%	55,568 62.04%	159,658 61.49%
Civilian Unemployed	199 1.68%	1,983 2.21%	5,686 2.19%
Civilian Non-Labor Force	4,218 35.62%	32,016 35.74%	94,264 36.30%
Armed Forces	0 0.00%	1 0.00%	57 0.02%
Households by Marital Status			
Married	2,973	20,992	57,601
Married No Children	1,809	11,459	31,778
Married w/Children	1,163	9,533	25,823
2019 Population by Education	10,965	83,288	241,751
Some High School, No Diploma	237 2.16%	6,331 7.60%	24,497 10.13%
High School Grad (Incl Equivalency)	1,062 9.69%	11,838 14.21%	38,243 15.82%
Some College, No Degree	2,767 25.23%	20,756 24.92%	58,140 24.05%
Associate Degree	485 4.42%	5,083 6.10%	15,431 6.38%
Bachelor Degree	3,577 32.62%	23,409 28.11%	63,097 26.10%
Advanced Degree	2,837 25.87%	15,871 19.06%	42,343 17.52%



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Demographic Detail Report

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Radius	1 Mile		3 Mile		5 Mile	
2019 Population by Occupation	14,322		105,929		303,409	
Real Estate & Finance	988	6.90%	5,182	4.89%	13,418	4.42%
Professional & Management	5,403	37.73%	36,941	34.87%	100,880	33.25%
Public Administration	253	1.77%	2,206	2.08%	6,452	2.13%
Education & Health	1,934	13.50%	13,565	12.81%	39,876	13.14%
Services	567	3.96%	7,471	7.05%	23,676	7.80%
Information	349	2.44%	2,201	2.08%	5,705	1.88%
Sales	2,119	14.80%	14,543	13.73%	40,007	13.19%
Transportation	213	1.49%	1,918	1.81%	6,105	2.01%
Retail	440	3.07%	5,012	4.73%	14,893	4.91%
Wholesale	145	1.01%	2,442	2.31%	5,994	1.98%
Manufacturing	696	4.86%	3,918	3.70%	12,522	4.13%
Production	216	1.51%	2,611	2.46%	10,087	3.32%
Construction	297	2.07%	2,228	2.10%	7,386	2.43%
Utilities	255	1.78%	2,302	2.17%	6,888	2.27%
Agriculture & Mining	15	0.10%	101	0.10%	442	0.15%
Farming, Fishing, Forestry	44	0.31%	85	0.08%	320	0.11%
Other Services	388	2.71%	3,203	3.02%	8,758	2.89%
2019 Worker Travel Time to Job	6,996		52,239		150,501	
<30 Minutes	3,861	55.19%	27,888	53.39%	81,688	54.28%
30-60 Minutes	2,200	31.45%	17,765	34.01%	51,005	33.89%
60+ Minutes	935	13.36%	6,586	12.61%	17,808	11.83%
2010 Households by HH Size	5,818		39,110		112,251	
1-Person Households	1,718	29.53%	9,625	24.61%	28,048	24.99%
2-Person Households	2,009	34.53%	12,181	31.15%	33,442	29.79%
3-Person Households	905	15.56%	7,220	18.46%	20,040	17.85%
4-Person Households	742	12.75%	6,099	15.59%	17,087	15.22%
5-Person Households	296	5.09%	2,464	6.30%	7,629	6.80%
6-Person Households	100	1.72%	947	2.42%	3,311	2.95%
7 or more Person Households	48	0.83%	574	1.47%	2,694	2.40%
2019 Average Household Size	2.40		2.60		2.70	
Households						
2024 Projection	5,860		40,786		115,148	
2019 Estimate	5,824		40,314		114,106	
2010 Census	5,817		39,109		112,251	
Growth 2019 - 2024	0.62%		1.17%		0.91%	
Growth 2010 - 2019	0.12%		3.08%		1.65%	



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Demographic Detail Report

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Radius	1 Mile	3 Mile	5 Mile
2019 Households by HH Income	5,823	40,313	114,106
<\$25,000	574 9.86%	5,724 14.20%	17,920 15.70%
\$25,000 - \$50,000	653 11.21%	5,515 13.68%	17,400 15.25%
\$50,000 - \$75,000	705 12.11%	5,800 14.39%	16,813 14.73%
\$75,000 - \$100,000	823 14.13%	4,955 12.29%	14,666 12.85%
\$100,000 - \$125,000	675 11.59%	5,002 12.41%	13,140 11.52%
\$125,000 - \$150,000	451 7.75%	2,963 7.35%	8,299 7.27%
\$150,000 - \$200,000	547 9.39%	3,989 9.90%	10,554 9.25%
\$200,000+	1,395 23.96%	6,365 15.79%	15,314 13.42%
2019 Avg Household Income	\$140,111	\$117,123	\$109,051
2019 Med Household Income	\$105,796	\$90,728	\$83,386
2019 Occupied Housing	5,824	40,313	114,106
Owner Occupied	3,766 64.66%	23,332 57.88%	64,304 56.35%
Renter Occupied	2,058 35.34%	16,981 42.12%	49,802 43.65%
2010 Housing Units	6,137	42,224	119,250
1 Unit	4,595 74.87%	28,904 68.45%	82,176 68.91%
2 - 4 Units	540 8.80%	3,031 7.18%	7,596 6.37%
5 - 19 Units	831 13.54%	6,084 14.41%	14,272 11.97%
20+ Units	171 2.79%	4,205 9.96%	15,206 12.75%
2019 Housing Value	3,765	23,331	64,304
<\$100,000	3 0.08%	83 0.36%	593 0.92%
\$100,000 - \$200,000	4 0.11%	26 0.11%	122 0.19%
\$200,000 - \$300,000	10 0.27%	71 0.30%	577 0.90%
\$300,000 - \$400,000	43 1.14%	504 2.16%	2,743 4.27%
\$400,000 - \$500,000	140 3.72%	1,405 6.02%	6,199 9.64%
\$500,000 - \$1,000,000	1,637 43.48%	12,735 54.58%	35,142 54.65%
\$1,000,000+	1,928 51.21%	8,507 36.46%	18,928 29.44%
2019 Median Home Value	\$1,007,080	\$875,991	\$811,848
2019 Housing Units by Yr Built	6,146	42,278	120,005
Built 2010+	645 10.49%	2,923 6.91%	7,030 5.86%
Built 2000 - 2010	241 3.92%	1,771 4.19%	5,983 4.99%
Built 1990 - 1999	184 2.99%	2,338 5.53%	5,641 4.70%
Built 1980 - 1989	282 4.59%	3,003 7.10%	8,881 7.40%
Built 1970 - 1979	581 9.45%	4,507 10.66%	12,107 10.09%
Built 1960 - 1969	849 13.81%	5,587 13.21%	15,432 12.86%
Built 1950 - 1959	1,510 24.57%	10,148 24.00%	25,858 21.55%
Built <1949	1,854 30.17%	12,001 28.39%	39,073 32.56%
2019 Median Year Built	1957	1958	1957



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