

FOOTHILL — & — VINEDO PORTFOLIO

Pasadena owner-user campus, investment property, or redevelopment site for sale.

2668 EAST
FOOTHILL BLVD

180 NORTH
VINEDO AVE

2650 EAST
FOOTHILL BLVD

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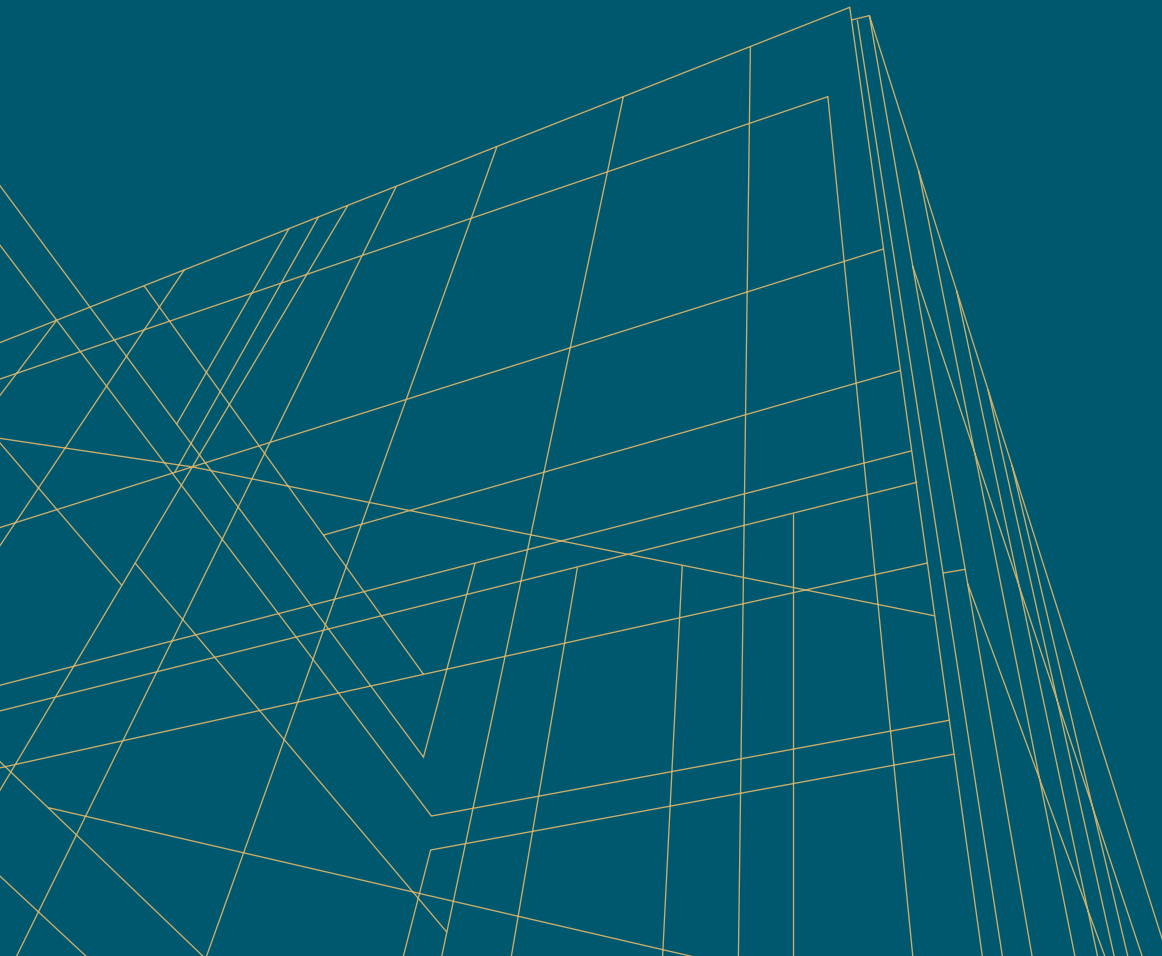
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INVESTMENT SUMMARY

Section 01

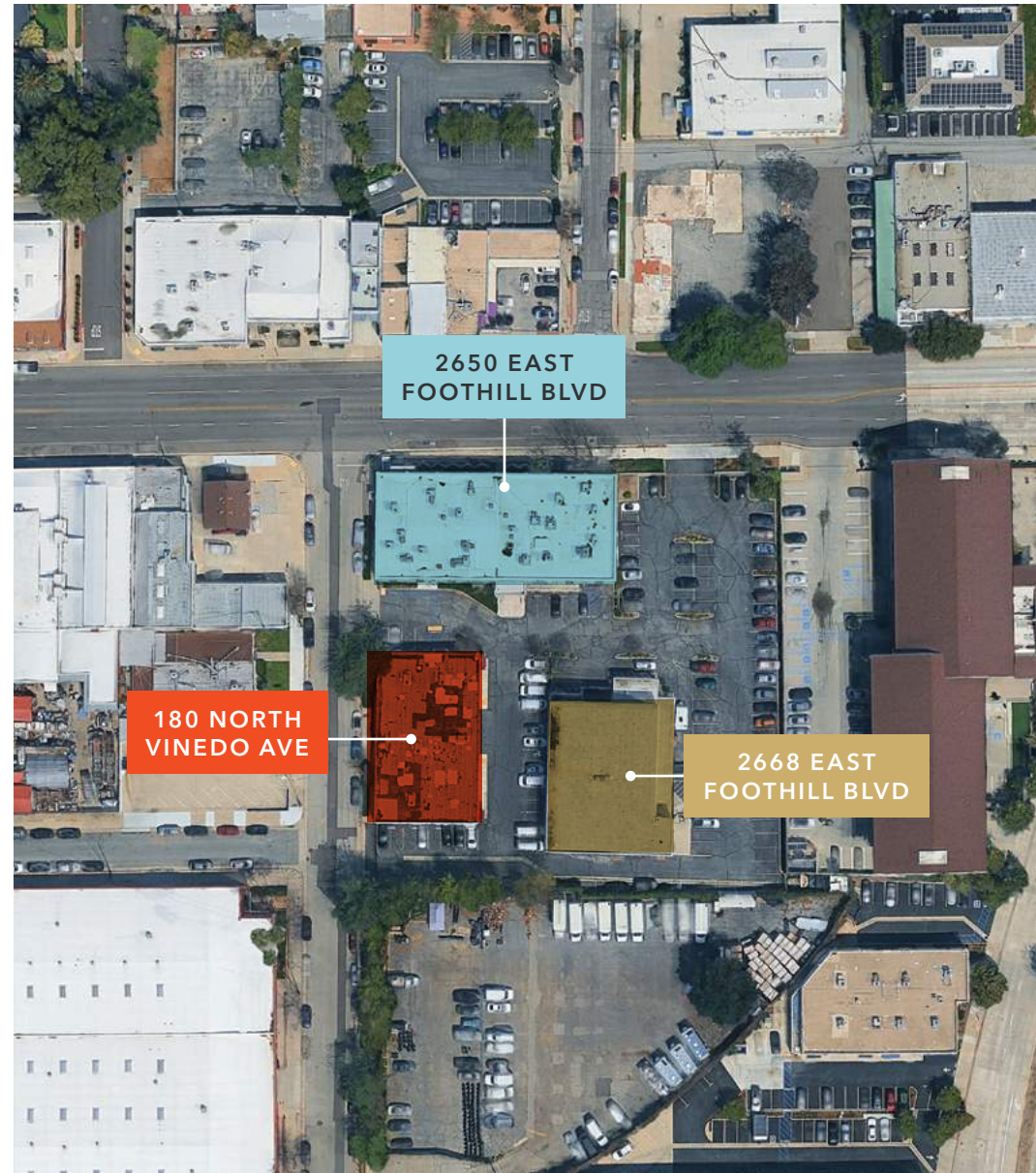
EXECUTIVE SUMMARY

Kidder Mathews, as exclusive advisor, is pleased to present the fee simple sale of the Foothill & Vinedo Portfolio in Pasadena, a three-building, three-parcel assemblage totaling 1.76 acres. The portfolio features (i) stabilized income from two long-term tenants, (ii) immediate upside through owner-occupancy or lease-up of 2668 East Foothill Boulevard and lease-up of a portion of 2650 East Foothill Boulevard, and (iii) long-term redevelopment optionality on a site of this size rarely available in the Tri-Cities.

Foothill & Vinedo Portfolio Totals

LAND SF	76,842 SF
BUILDING SF (PER RENT ROLL)	51,757 SF
BUILDING SF (PER TITLE/CITY PLANS)	57,809 SF
VACANT SF	26,857 SF
LEASED SF	24,900 SF
% LEASED	48%
ZONING	LP-CF
PARKING	104 spaces
PRICE	Best Offer

→ [VIEW AERIAL VIDEO](#)



INVESTMENT HIGHLIGHTS

Property Size & Zoning

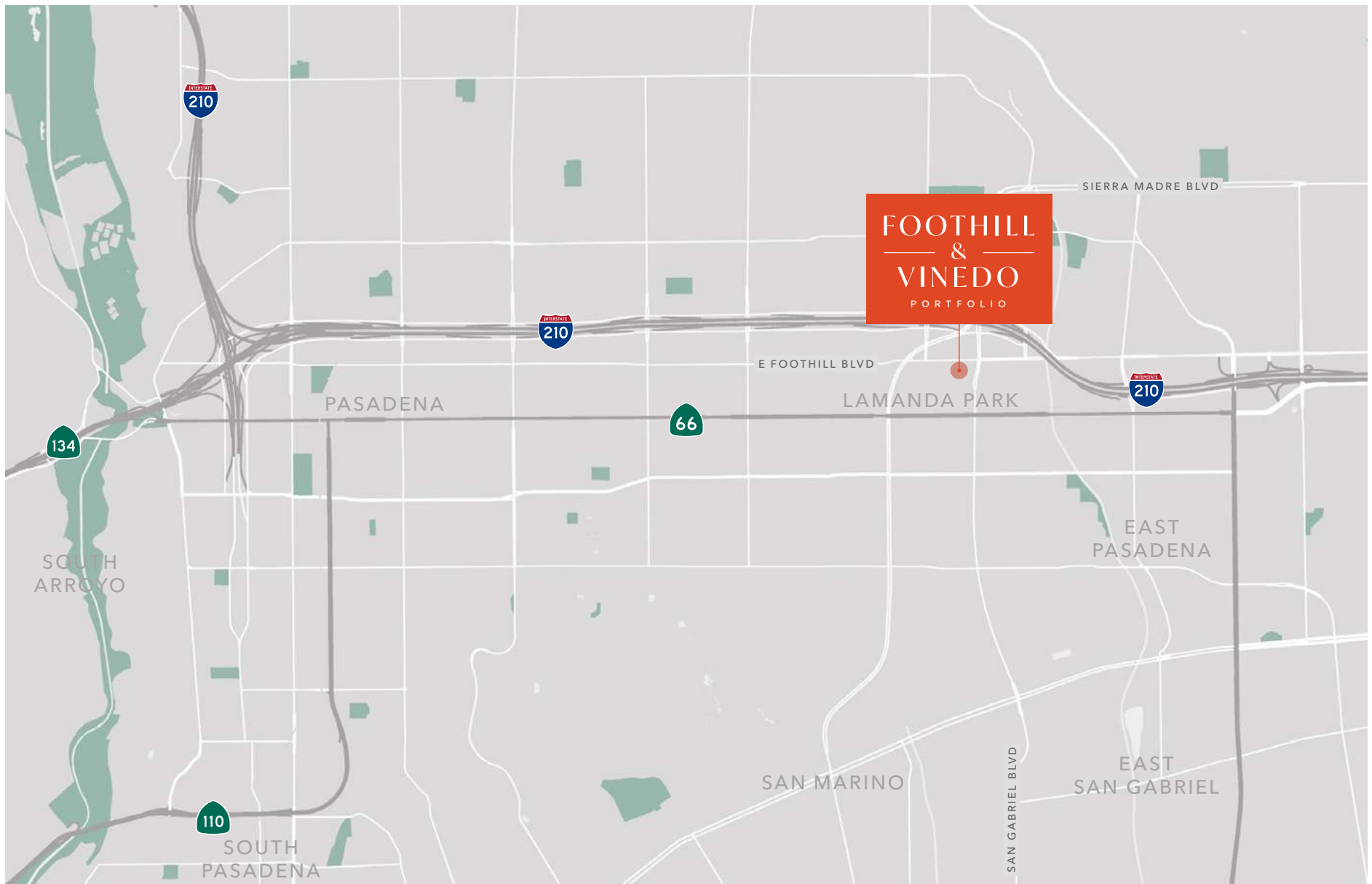
Three-parcel contiguous assemblage totaling ± 1.76 acres (LP-CF zoning).

Owner-User Campus

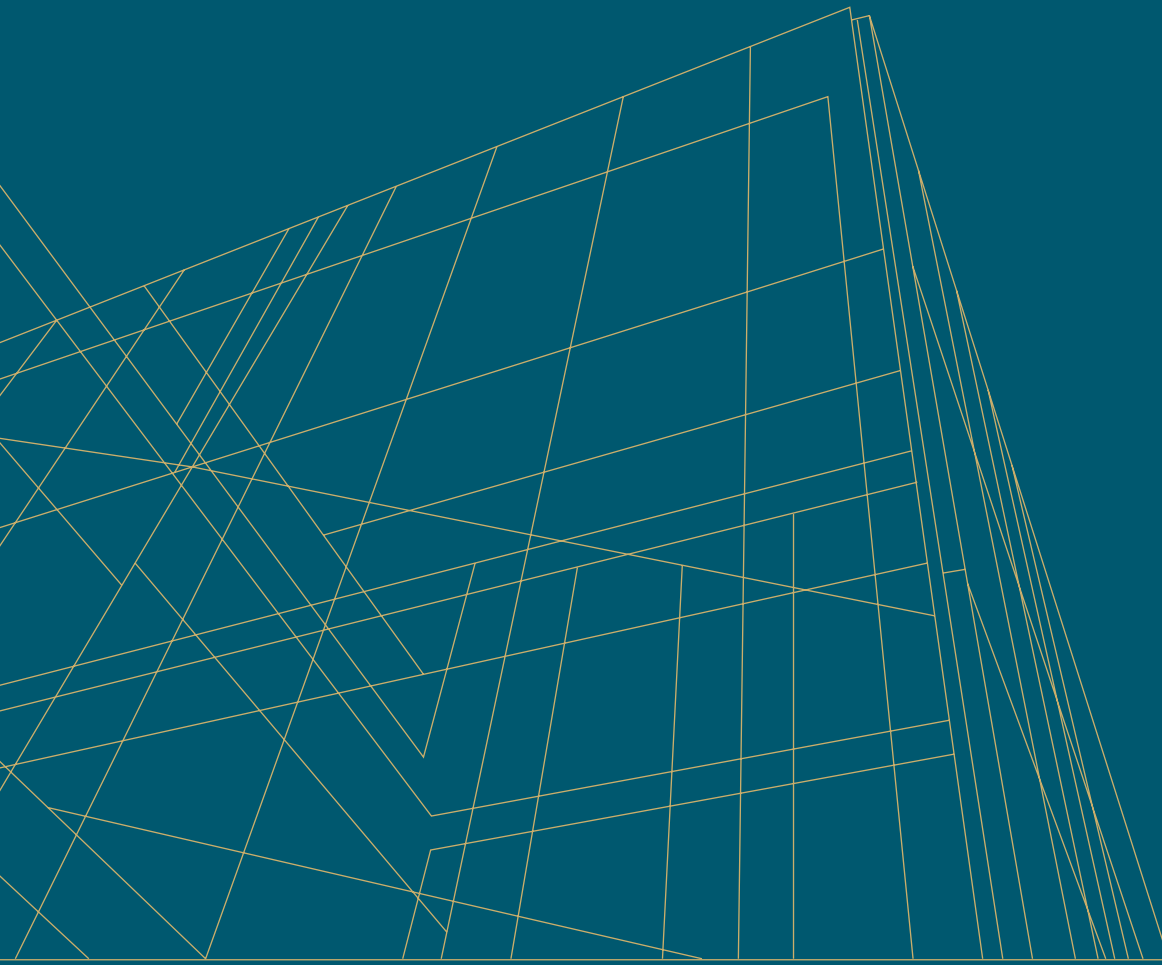
Owner-user campus opportunity with up to 21,857 SF of industrial/flex occupancy and 5,000 SF of office occupancy available.

Location & Visibility

Close proximity to Caltech, JPL, and the 210 Freeway.

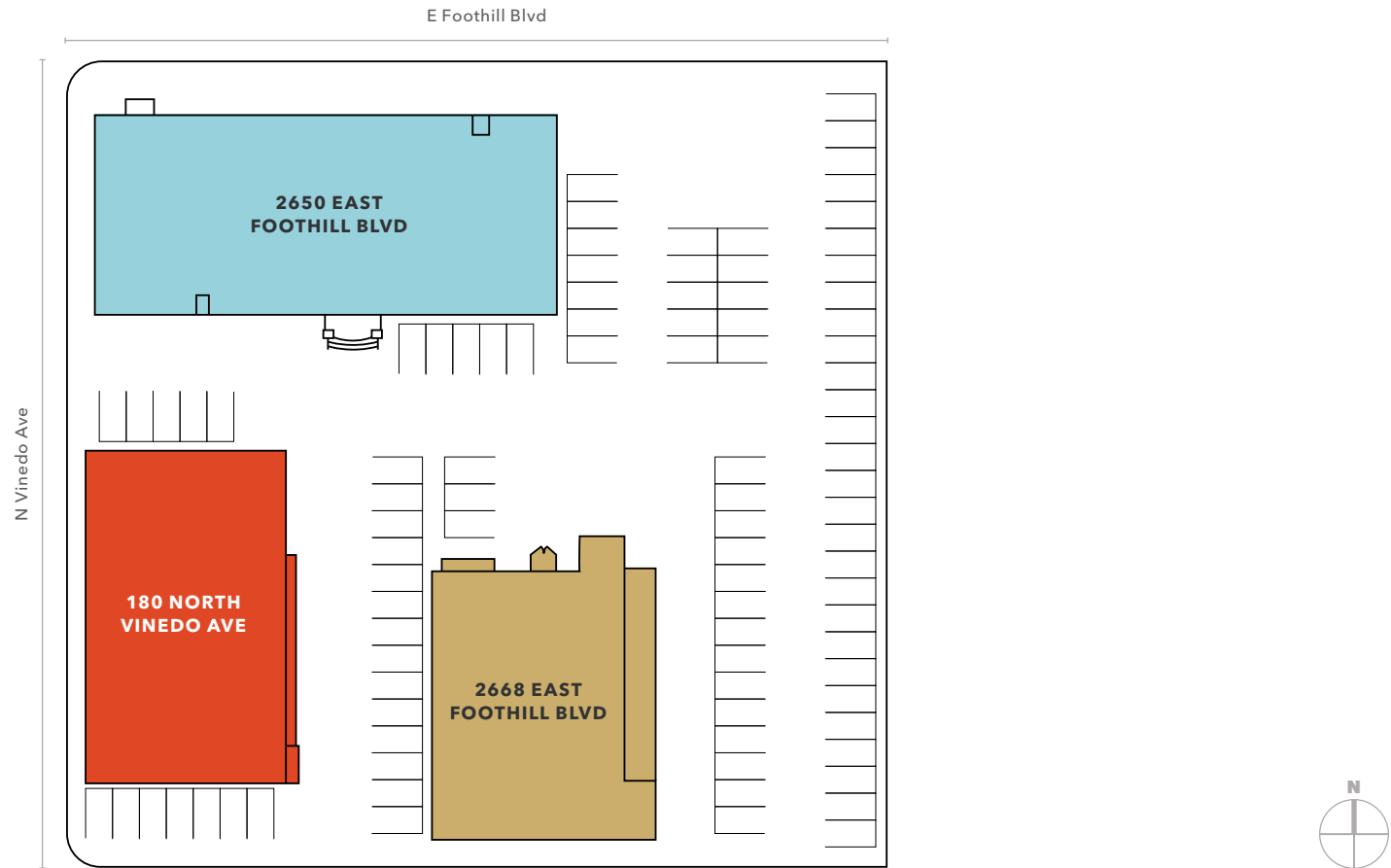






PROPERTY DESCRIPTION

SITE PLAN



SITE PLAN

Address	Property Type	Land SF	Building SF (rent roll)	Building SF (title)	APN
2668 East Foothill Boulevard	Industrial/Flex	37,739 SF	21,857 SF	28,069 SF	5748-002-021
2650 East Foothill Boulevard	Office	22,806 SF	22,000 SF	17,784 SF	5748-002-019
180 North Vinedo Avenue	Office	16,297 SF	7,900 SF	7,980 SF	5748-002-018

2668 EAST FOOTHILL BOULEVARD

*Available for owner-user occupancy
or lease-up.*

PROPERTY TYPE	Industrial/Flex
LAND SF	37,739
BUILDING SF (PER RENT ROLL)	21,857
BUILDING SF (PER TITLE)	28,069
VACANT SF	21,857
LEASED SF	0
% LEASED	0.00%
APN	5748-002-021
YEAR BUILT	1956
ZONING	LP-CF

21,857 SF
BUILDING SIZE (RENT ROLL)

37,739 SF
LAND SIZE



2650 EAST FOOTHILL BOULEVARD

17,000 SF leased with 5,000 SF available for occupancy or lease-up.

PROPERTY TYPE	Office
LAND SF	22,806
BUILDING SF (PER RENT ROLL)	22,000
BUILDING SF (PER TITLE)	17,784
BUILDING SF (PER CITY APPROVED PLANS)	21,760
VACANT SF	5,000
LEASED SF	17,000 (HealthRight 360)
% LEASED	77%
APN	5748-002-019
YEAR BUILT	1959
ZONING	LP-CF

22,000 SF
BUILDING SIZE (RENT ROLL)

22,806 SF
LAND SIZE



180 NORTH VINEDO AVENUE

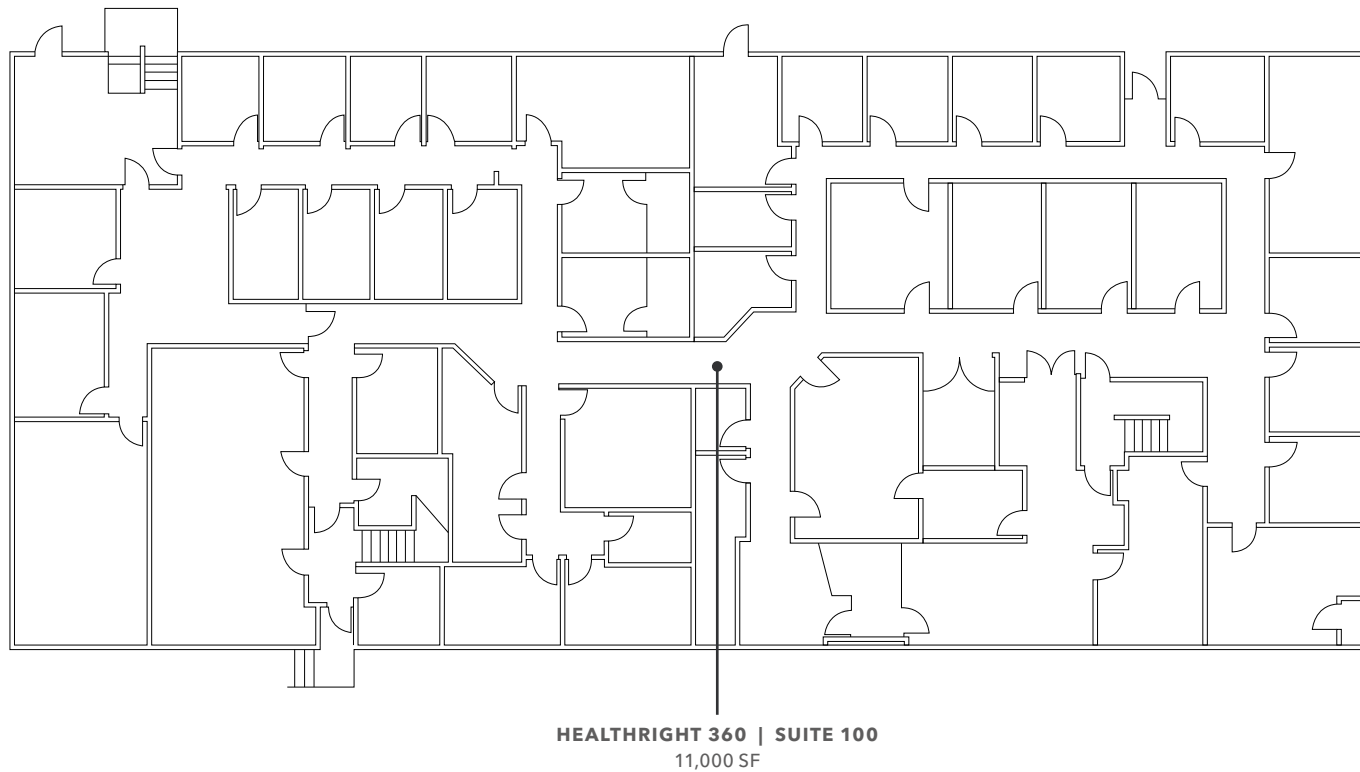
*Current tenancy through 11/14/2030
with one (1), five (5) year option to renew.*

PROPERTY TYPE	Office
LAND SF	16,297
BUILDING SF (PER RENT ROLL)	7,900
BUILDING SF (PER TITLE)	7,980
VACANT SF	0
LEASED SF	7,900 (SVS)
% LEASED	100.00%
APN	5748-002-018
YEAR BUILT	1958
ZONING	LP-CF

7,900 SF
BUILDING SIZE (RENT ROLL)

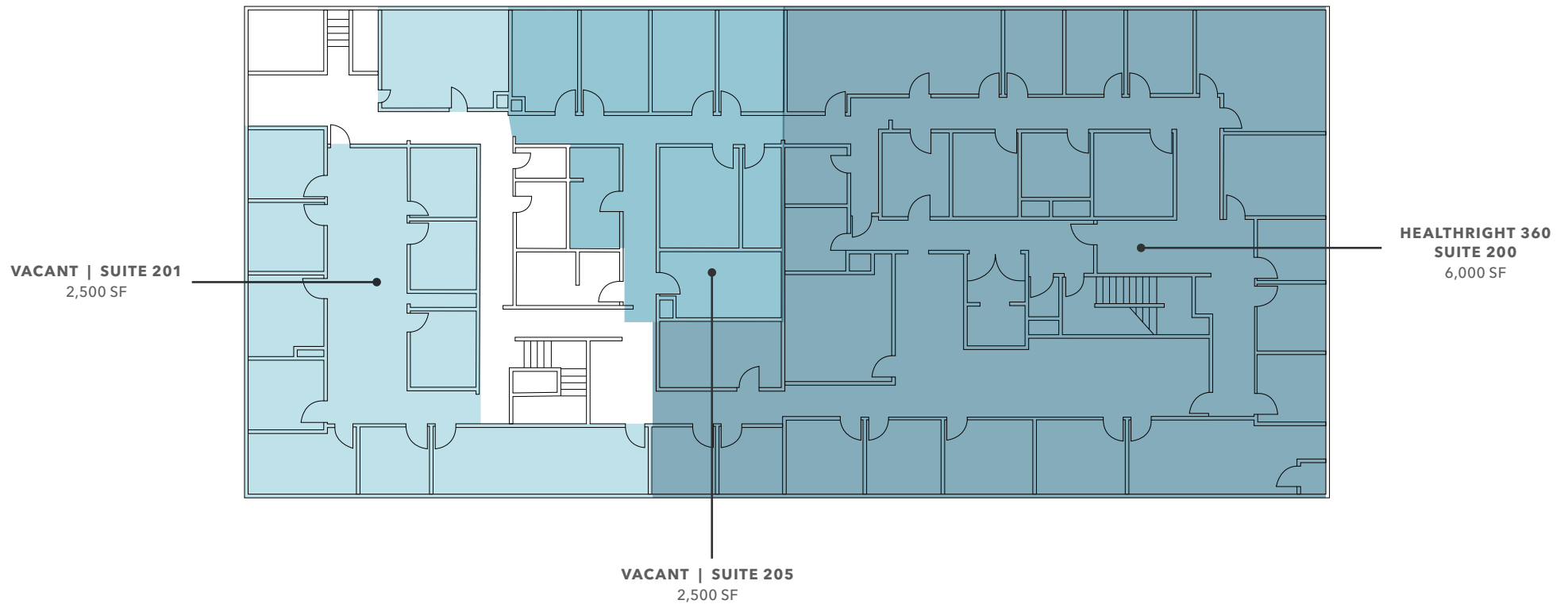
16,297 SF
LAND SIZE





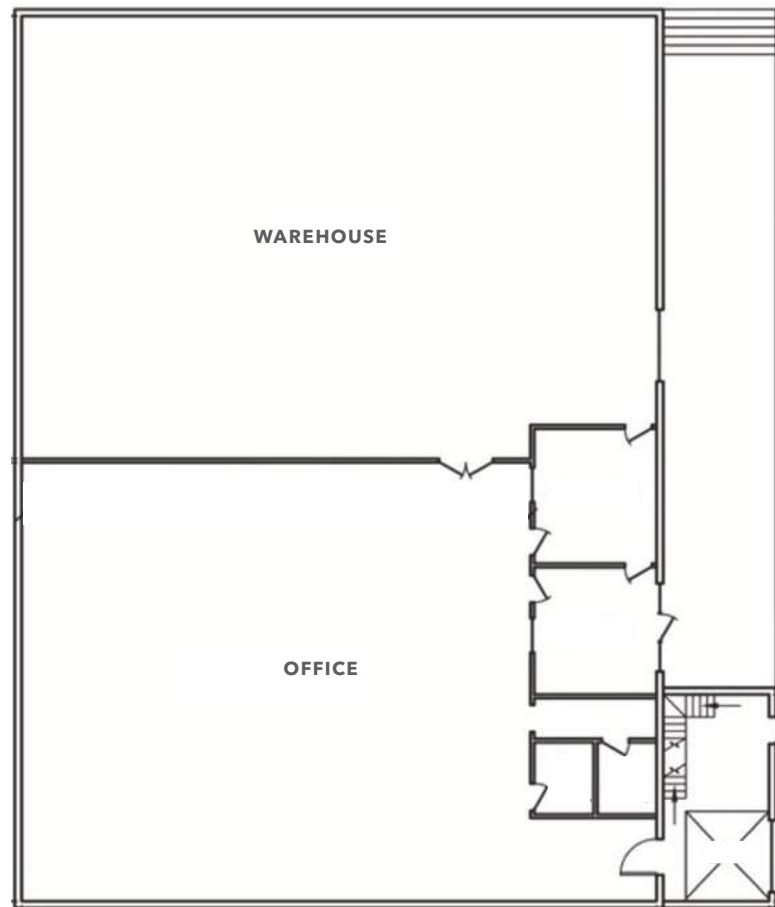
2650 EAST FOOTHILL BOULEVARD - FIRST FLOOR

Suite	Size	Tenant
Suite 100	± 11,000 SF	HealthRight 360



2650 EAST FOOTHILL BOULEVARD - SECOND FLOOR

Suite	Size	Tenant
200	±6,000 SF	HealthRight 360
201	±2,500 SF	Vacant
205	±2,500 SF	Vacant



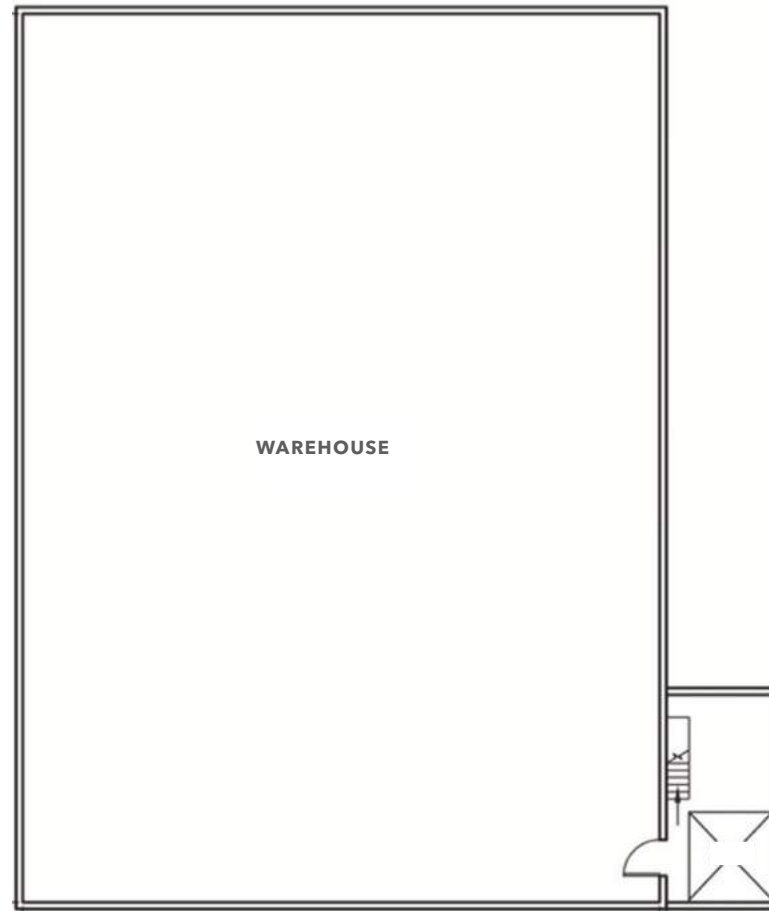
2668 EAST FOOTHILL BOULEVARD - FIRST FLOOR

Size

± 7,214.5 SF

Tenant

Vacant



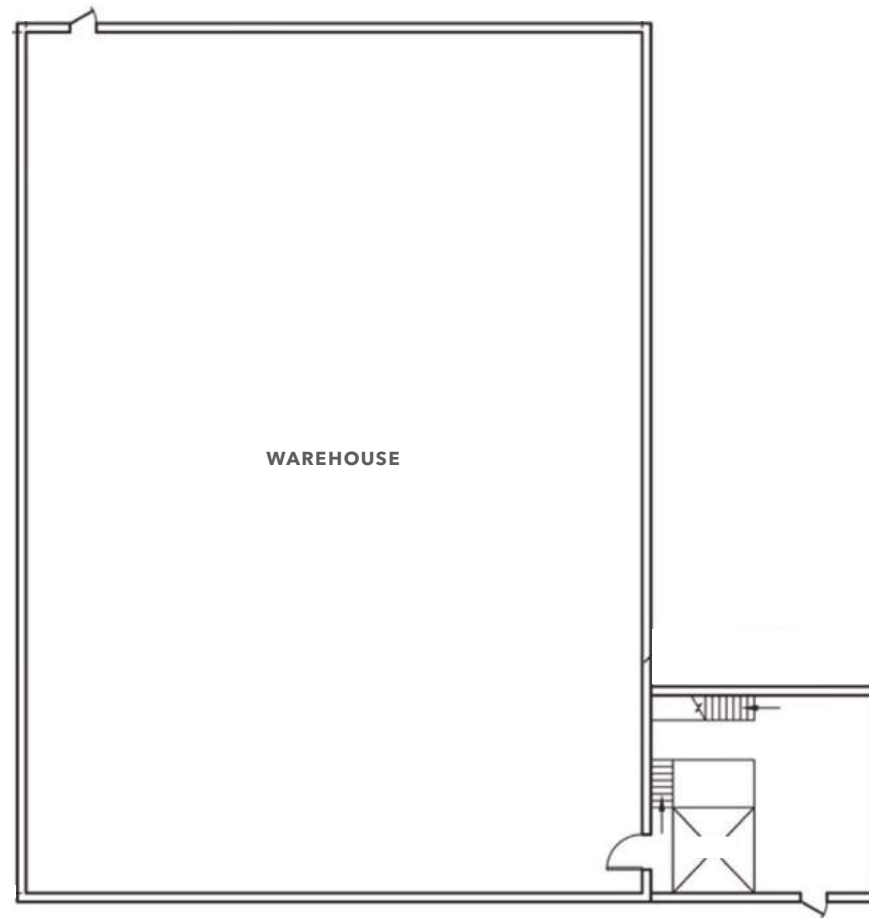
2668 EAST FOOTHILL BOULEVARD - SECOND FLOOR

Size

± 7,214.5 SF

Tenant

Vacant



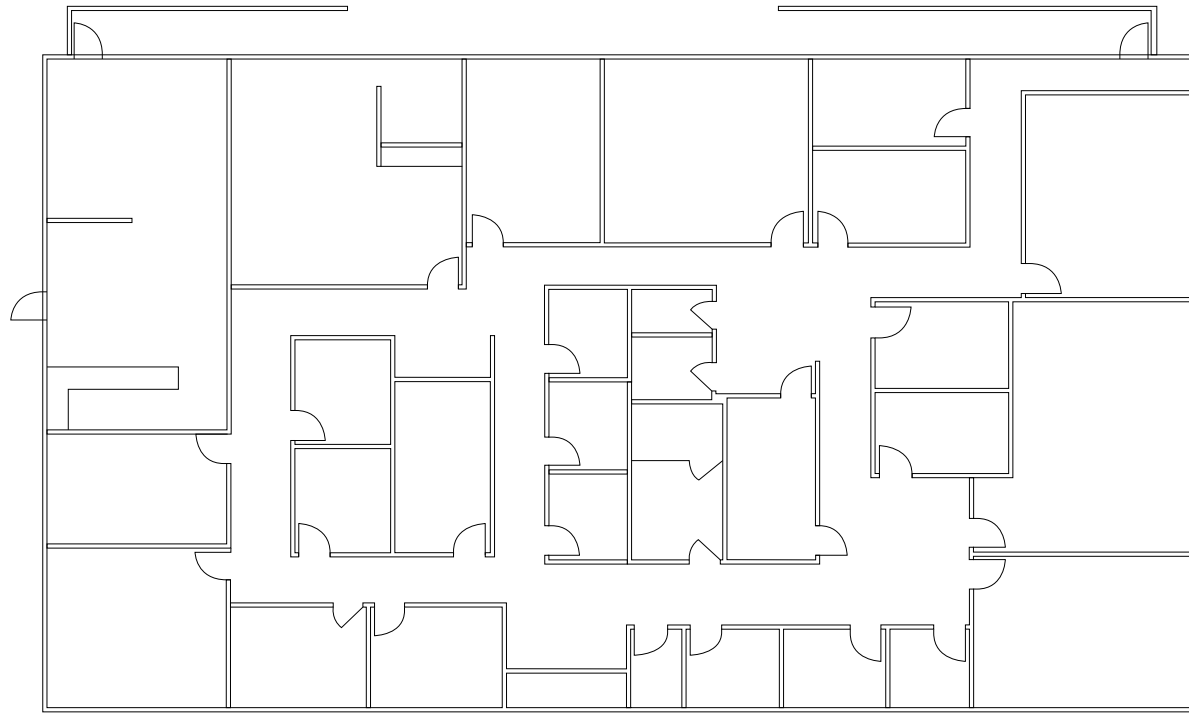
2668 EAST FOOTHILL BOULEVARD - BASEMENT

Size

± 7,428 SF

Tenant

Vacant



180 NORTH VINEDO AVENUE - FIRST FLOOR

Size

± 7,900 SF

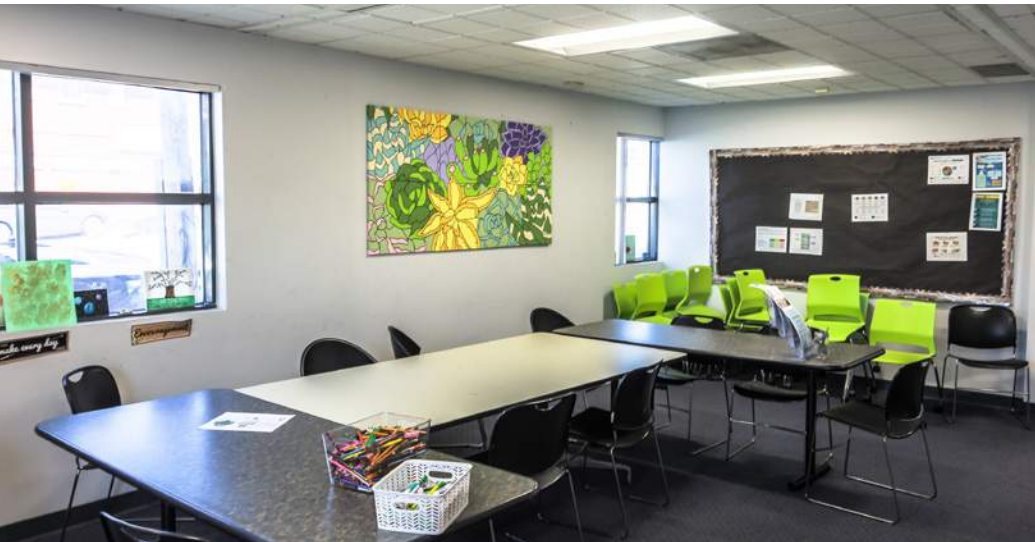
Tenant

Social Vocational Services

2668 EAST FOOTHILL BLVD

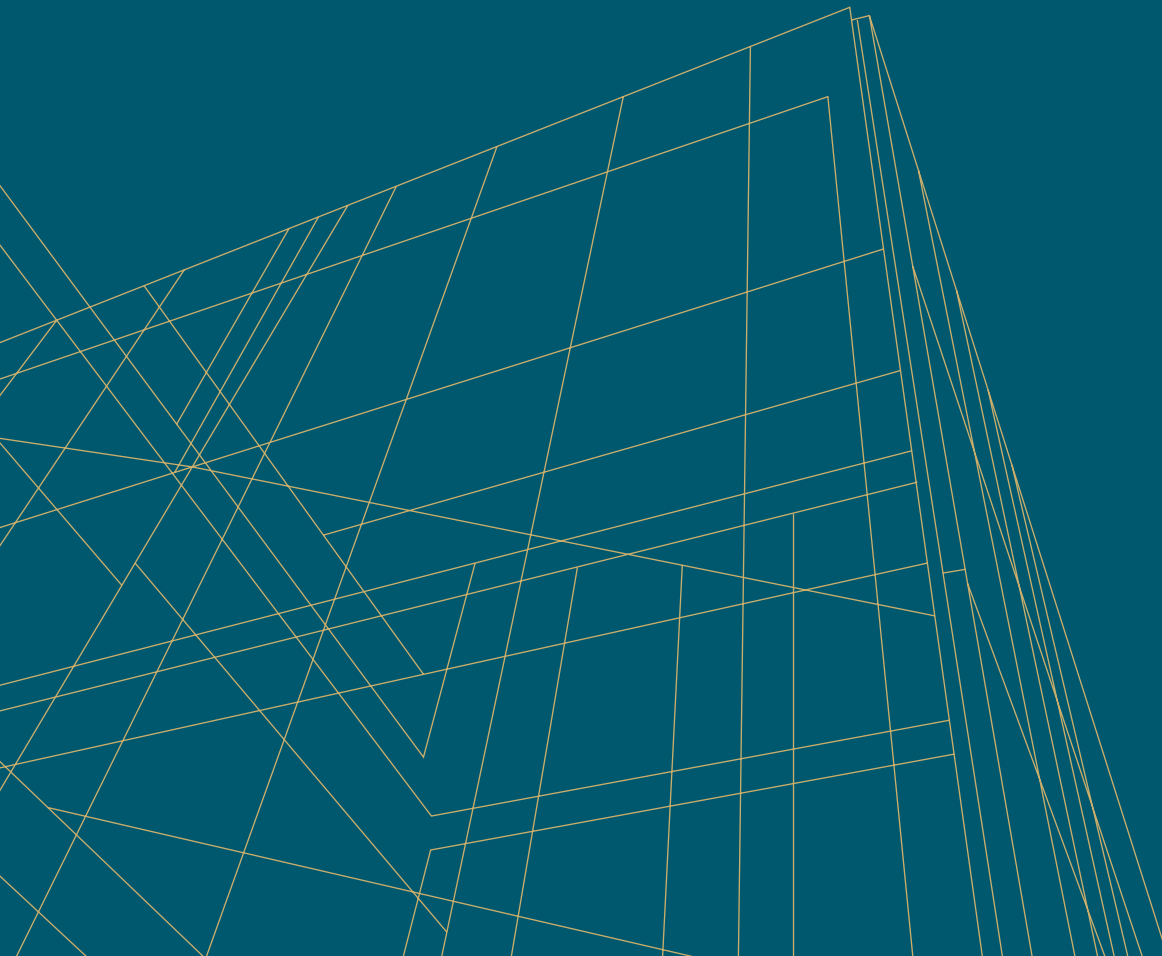


2650 EAST FOOTHILL BLVD



180 NORTH VINEDO AVE





FINANCIAL SUMMARY

Section 03

RENT ROLL

Suite	Tenant	Lease Start	Lease End	SF	Base Rent MG (\$/RSF)	Base Rent MG (Mo)	Annual Base Rent MG	Escalation %	Renewal Option
2668 EF	Vacant	N/A	N/A	21,857	N/A	N/A	N/A	N/A	
2650 EF 100 & 200	HealthRight 360	4/1/2018	3/31/2028	17,000	\$2.09	\$35,523.00	\$426,276.00	3.0%	Two (2), Five (5) year options w/ 8-9 months notice, each at 103% of expiring base rent with 3% annual incr.
2650 EF_201	Vacant	N/A	N/A	2,500	N/A	N/A	N/A	N/A	
2650 EF_205	Vacant	N/A	N/A	2,500	N/A	N/A	N/A	N/A	
180 NV	SVS	11/15/2025	11/14/2030	7,900	\$1.68	\$13,242.15	\$158,905.80	3.0%	One (1), Five (5) year at 103% of expiring base rent with 3% annual incr.
*As of 11/15/26				Adjusted Gross Income		\$48,765.15	\$585,181.80		

2650 EAST FOOTHILL BOULEVARD RENT SCHEDULE

Suite	Tenant	Lease Start	Lease End	SF
Suites 100 & 200	HealthRight 360	4/1/2018	3/31/2028	17,000

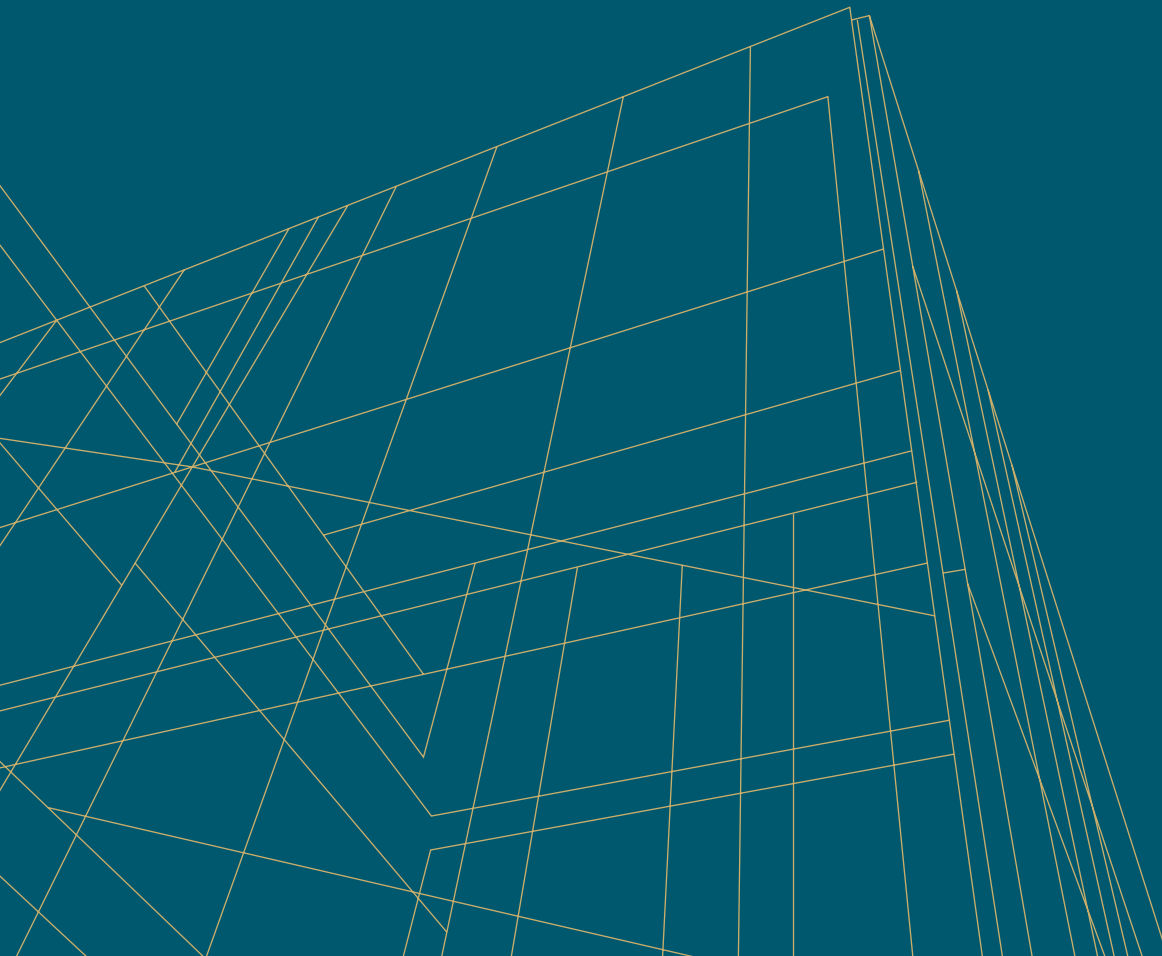
Year	Monthly	PSF MG
4/1/2026 - 3/31/2027	\$35,523.00	\$2.09
4/1/2027 - 3/31/2028	\$36,588.00	\$2.15

180 NORTH VINEDO AVENUE RENT SCHEDULE

Suite	Tenant	Lease Start	Lease End	SF
Entire Building	SVS	11/15/2025	11/14/2030	7,900

Year	Monthly	PSF MG
11/15/2025 - 11/14/2026	\$12,856.46	\$1.63
11/15/2026 - 11/14/2027	\$13,242.15	\$1.68
11/15/2027 - 11/14/2028	\$13,639.42	\$1.73
11/15/2028 - 11/14/2029	\$14,048.60	\$1.78
11/15/2029 - 11/14/2030	\$14,470.06	\$1.83

*Leases are modified gross with tenants paying for utility usage and janitorial service.



TENANT SUMMARIES

TENANT SUMMARIES



HealthRIGHT 360 is a nonprofit organization headquartered in the San Francisco Bay Area. The organization offers various healthcare services, including mental, medical, and dental care, for those without insurance.

PREMISES	2650 East Foothill Boulevard Suites 100 & 200
SF LEASED	17,000
LEASE COMMENCEMENT	April 1, 2018
LEASE EXPIRATION	March 31, 2028
OPTIONS	Two (2), Five (5) Year Options to Renew
INDUSTRY	Nonprofit
LEASE TYPE	Modified Gross

→ [VIEW WEBSITE](#)



TENANT SUMMARIES

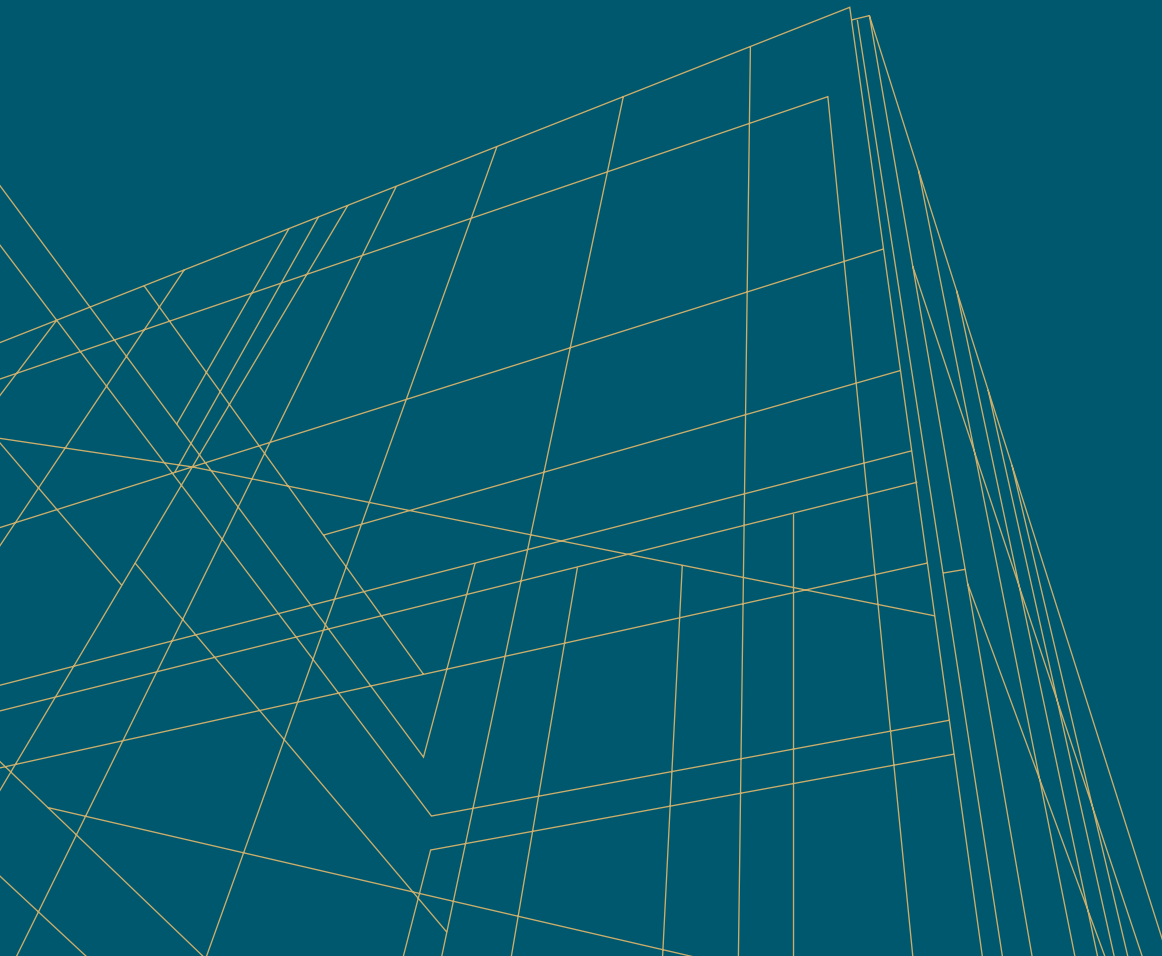


Social Vocational Services (SVS) is a California nonprofit corporation that connects individuals with developmental disabilities to employers in community settings as well as offers a wide variety of services to meet the needs and interests of a diverse population. Since its establishment, SVS has grown to serve over 4,000 individuals with intellectual or developmental disabilities throughout California.

PREMISES	180 North Vinedo Avenue
SF LEASED	7,900
LEASE COMMENCEMENT	November 15, 2015
LEASE EXPIRATION	November 14, 2030
OPTIONS	One (1), Five (5) Year Option to Renew
INDUSTRY	Nonprofit
LEASE TYPE	Modified Gross

→ [VIEW WEBSITE](#)





AREA OVERVIEW

Section 05

AREA OVERVIEW

PASADENA OVERVIEW

Pasadena is among the premier submarkets in Los Angeles and provides a variety of amenities and historic charm as well as transit, urban housing, higher education, culture and a quality work environment.

146,066

POPULATION

\$107,000

MEDIAN
HOUSEHOLD INCOME

56%

POPULATION WITH
BACHELOR'S OR HIGHER

\$1.9B

ATTRACTS IN
FEDERAL R&D FUNDS

NOTABLE APPEAL

Ranks among the highest patent producing markets

Exceptionally educated labor pool

Birthplace of more than 450 companies

45 successful IPO's & acquisitions

\$155,821 average household income for 2024



8,000

EMPLOYEES

Caltech

8,000

EMPLOYEES



43,125

EMPLOYEES



417

EMPLOYEES



21,000

EMPLOYEES



3,900

EMPLOYEES



10,000

EMPLOYEES



5,000

EMPLOYEES

AREA OVERVIEW

PASADENA TRANSIT

Pasadena is experiencing rapid urbanization, with over 3,200 housing units in development—concentrated heavily in the Central Business District. This growth is bolstered by major transit investments, including the 2023 Regional Connector linking Long Beach to Pomona through Pasadena as the nation's longest light rail line. The newly completed Azusa-to-Pomona Metro A Line extension further enhances regional connectivity, with future plans already underway to reach Claremont and Montclair.

FOOTHILL & VINEDO PORTFOLIO

ALLEN STATION

SIERA MADRE
VILLA STATION

OLD
PASADENA



DEMOGRAPHICS

 Population

	1 Mile	3 Miles	5 Miles
2010 CENSUS	19,057	174,427	444,174
2020 CENSUS	19,297	174,430	447,918
2026 ESTIMATED	18,828	172,028	426,514
2031 PROJECTED	18,274	169,080	429,806

 Household Income

	1 Mile	3 Miles	5 Miles
2026 MEDIAN	\$120,841	\$120,479	\$117,086
2031 MEDIAN PROJECTED	\$120,776	\$120,939	\$117,818
2026 AVERAGE	\$175,458	\$171,749	\$167,162
2031 AVG PROJECTED	\$175,321	\$172,327	\$167,787

16,998

TRAFFIC COUNTS

Taken from the intersection of Foothill Blvd and San Gabriel Blvd

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WALK SCORE

Data Source: ©2026, Sites USA



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