

# 301-303 N. HUDSON AVENUE

6 UNITS  
*Great  
Unit Mix*



*Pasadena, CA 91101*

PREMIER PASADENA MULTIFAMILY INVESTMENT

Marcus & Millichap

# 301-303 N. HUDSON AVENUE

## PASADENA, CA 91101

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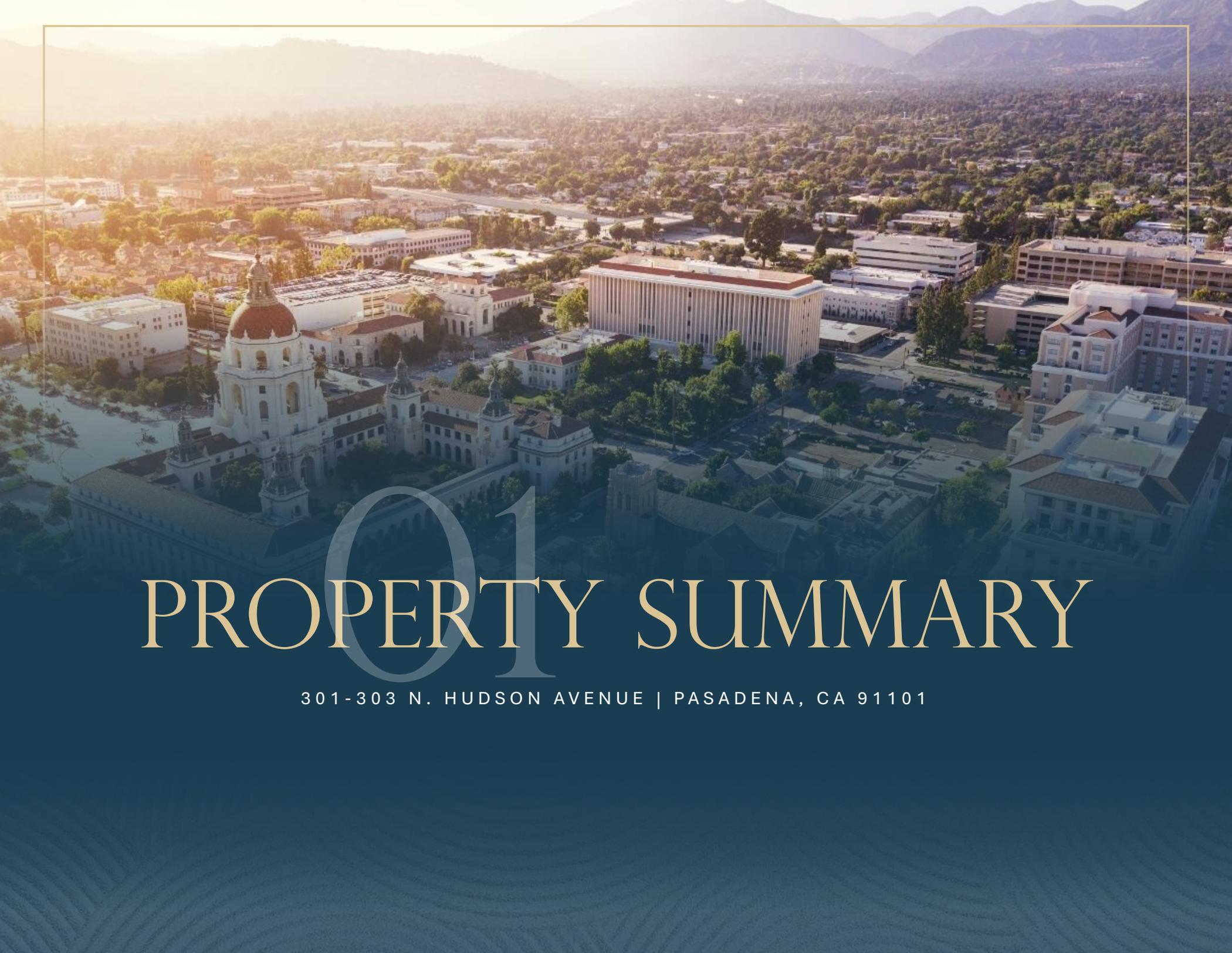
## Marcus & Millichap

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# 01 PROPERTY SUMMARY

301-303 N. HUDSON AVENUE | PASADENA, CA 91101

# FINANCIAL SUMMARY

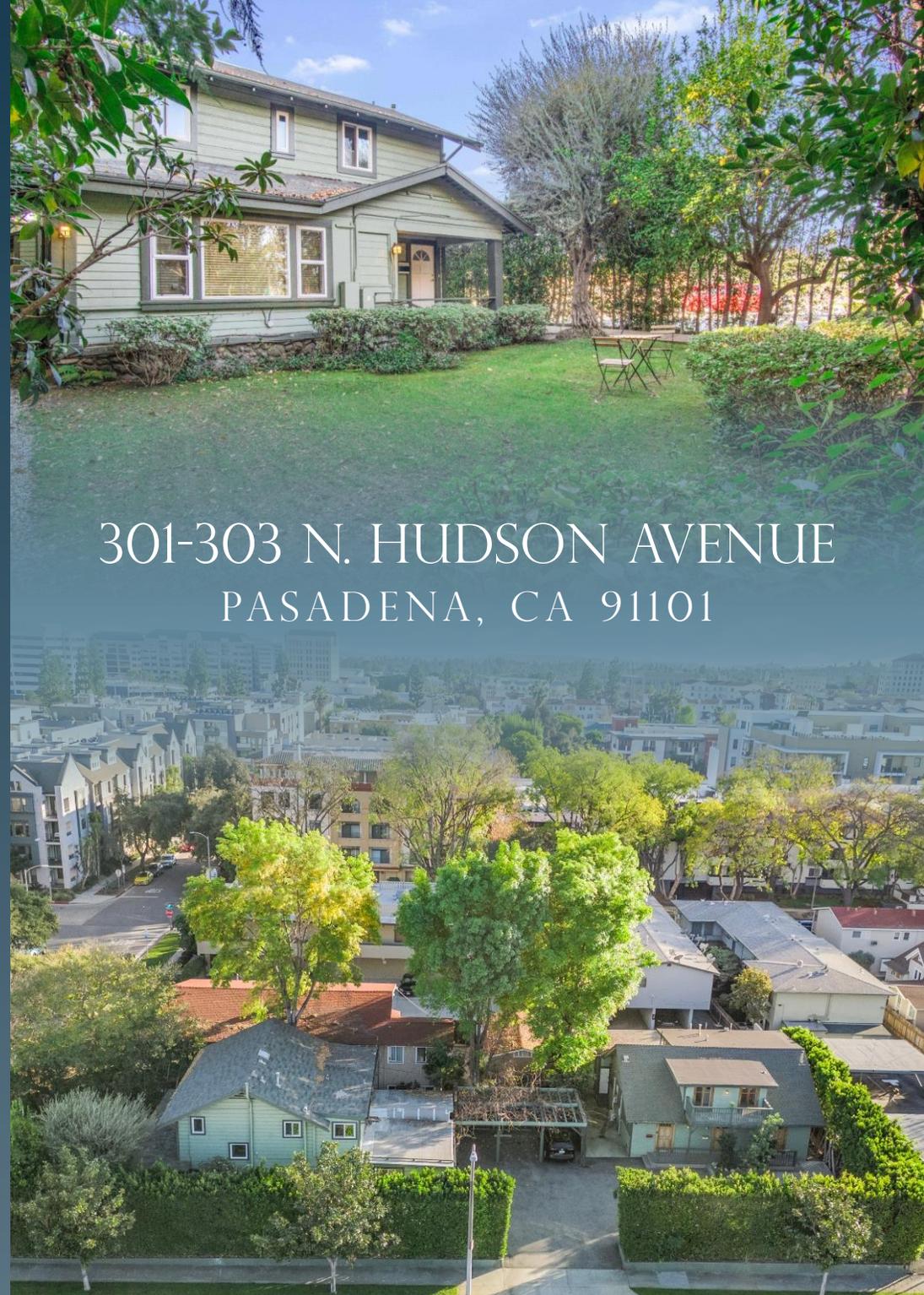
## PRICING

OFFERING PRICE	\$2,185,000
PRICE/UNIT	\$364,167
PRICE/SF	\$514.36
CURRENT GRM	12.06
MARKET GRM	11.21
CURRENT CAP	5.49%
MARKET CAP	6.08%

## THE PROPERTY

### THE ASSET

Units	6
Year Built	1920
Gross SF	4,248
Lot SF	9,358
APN	5723-008-025



301-303 N. HUDSON AVENUE  
PASADENA, CA 91101

# PROPERTY OVERVIEW

## PREMIER PASADENA MULTIFAMILY INVESTMENT

301–303 North Hudson Avenue represents a rare opportunity to acquire a well-located multifamily asset in one of Los Angeles County’s most desirable and supply-constrained rental markets. Situated in a strong Pasadena neighborhood, the property offers investors durable cash flow, stable tenancy, and long-term appreciation potential supported by exceptional market fundamentals.

The property consists of six (6) residential units with a desirable and diversified unit mix, appealing to a broad tenant base:

- 1 Studio (Non-Conforming)
- 1 Studio + Loft
- 3 One-Bedroom / One-Bathroom Units
- 1 Two-Bedroom / One-Bathroom Unit

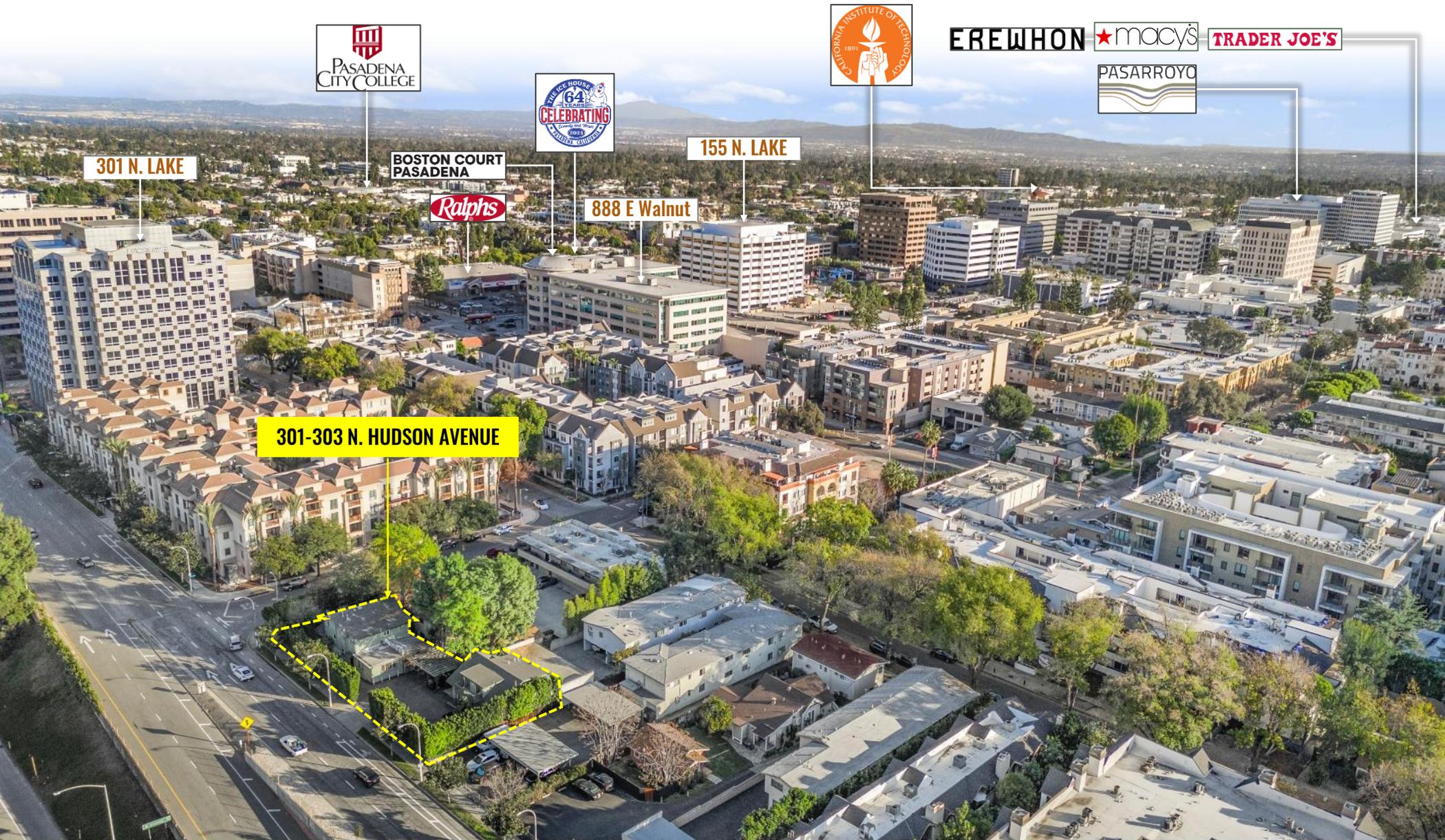
Located just minutes from Old Town Pasadena, the property benefits from immediate proximity to one of the region’s most vibrant employment, retail, and lifestyle hubs. Tenants enjoy access to high-end dining, boutique shopping, entertainment venues, and cultural attractions, all of which drive consistent rental demand and support above-average rent growth.

The surrounding area is characterized by tree-lined residential streets, historic charm, and limited new multifamily development, creating a high barrier to entry for competing supply. Pasadena’s strong demographics, affluent renter base, and landlord-friendly rental dynamics further enhance the investment profile.

The property is strategically positioned near major employment anchors including Caltech, Pasadena City College, Huntington Hospital, and the Jet Propulsion Laboratory (JPL), which provide a stable and diverse tenant pool. Convenient access to the 210 and 134 freeways, as well as nearby Metro transit options, ensures strong regional connectivity throughout Greater Los Angeles.

301–303 N Hudson Ave offers investors a compelling combination of location-driven demand, attractive unit mix, and long-term upside in a proven Pasadena submarket with a history of strong rent performance and asset appreciation.

# PRIME PASADENA LOCATION



301 N. LAKE

BOSTON COURT PASADENA

155 N. LAKE



888 E Walnut

301-303 N. HUDSON AVENUE

# INVESTMENT HIGHLIGHTS

Current ownership has put over \$500,000 in capital improvements into the property including

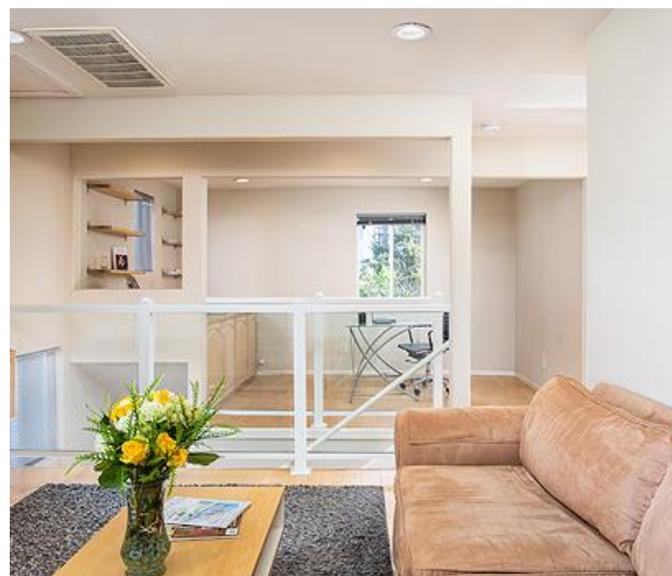
## PROPERTY HIGHLIGHTS

- ❖ Excellent Pasadena Location
- ❖ Great Unit Mix
- ❖ All of the units have been upgraded with modern finishes and include in unit washer/dryer
- ❖ 7 Parking Spaces
- ❖ Laundry Room
- ❖ Seismic Retrofit Has Been Completed

## CAPITAL IMPROVEMENTS

- ❖ Car port between the front and back house
- ❖ Roof and gutters for the back house
- ❖ Upgrades to foundation and earthquake retrofit
- ❖ Parking lot repavement
- ❖ New sewage line
- ❖ Laundry Room
- ❖ Soundproofing of windows





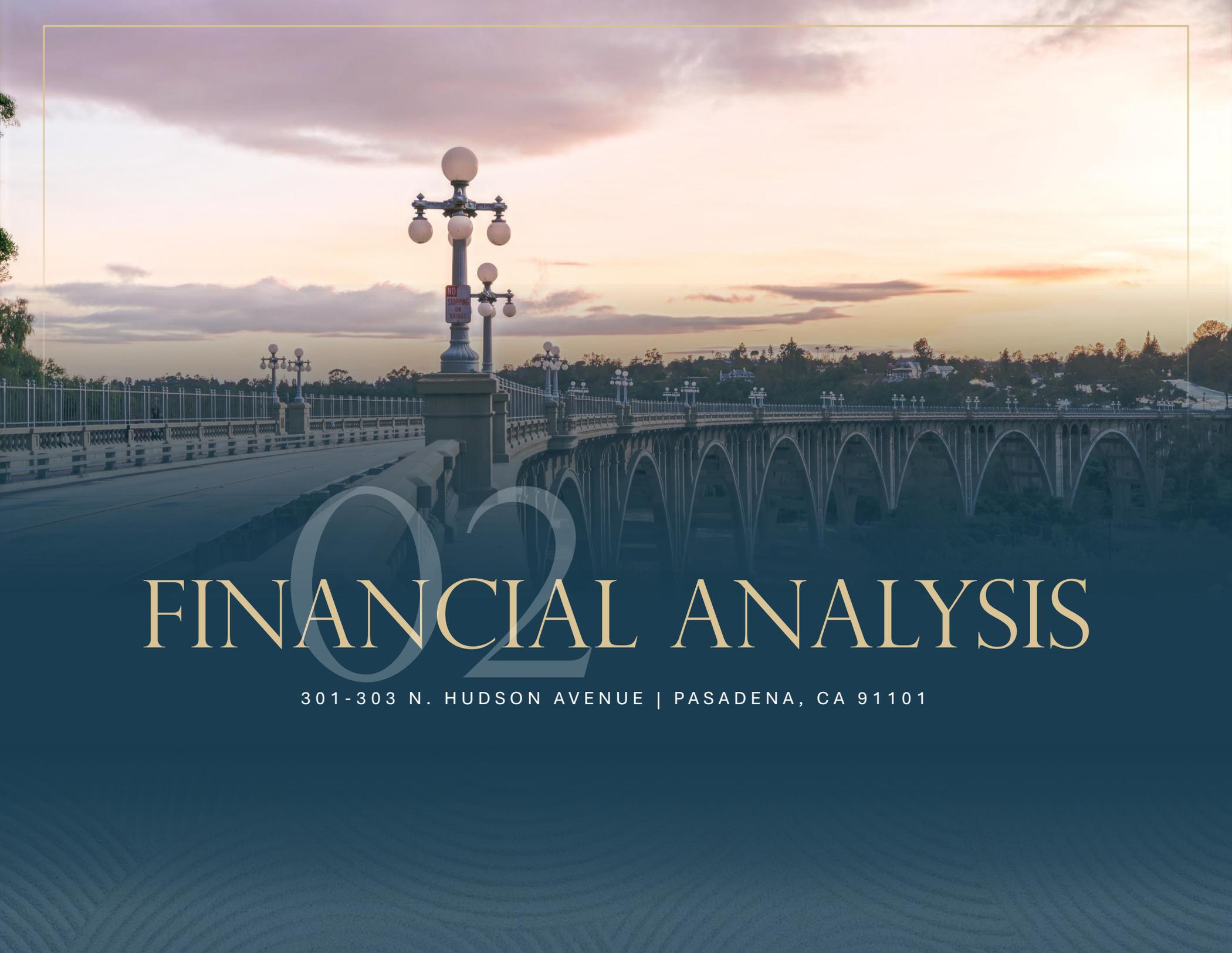


# INTERIOR GALLERY









# FINANCIAL ANALYSIS

301-303 N. HUDSON AVENUE | PASADENA, CA 91101

# FINANCIAL

## PRICING

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# PROPERTY

## THE ASSET

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Year Built	1920
Gross SF	4,248
Lot SF	9,358
APN	5723-008-025

## MONTHLY RENT SCHEDULE

# of Units	Type	Avg. Current	Current Total	Market	Market Total
1	2+1	\$2,750	\$2,750	\$3,400	\$3,400
3	1+1	\$2,632	\$7,895	\$2,800	\$8,400
1	Studio + L	\$2,700	\$2,700	\$2,700	\$2,700
1	Studio N/C	\$1,750	\$1,750	\$1,750	\$1,750
<b>Total Scheduled Rent</b>			<b>\$15,095</b>		<b>\$16,250</b>

## ANNUALIZED INCOME

	Current	Market
Gross Potential Rent	\$181,140	\$195,000
Less: Vacancy/Deductions	3% (\$5,434)	3% (\$5,850)
Effective Gross Income	\$175,706	\$189,150

## ANNUALIZED EXPENSES

	Current	Market
Taxes 1.120618%	\$24,486	\$24,486
Insurance (est)	\$6,372	\$6,372
Utilities (act)	\$4,627	\$4,627
Main. & Repairs (est)	\$6,000	\$6,000
Off-Site Management 5%	\$8,785	\$9,458
Landscaping (est)	\$2,000	\$2,000
Rubbish (act)	\$1,927	\$1,927
Misc.+ Reserves	\$1,500	\$1,500

## ESTIMATED EXPENSES

	Current	Market
Expenses/Unit	\$9,283	\$9,395
Expenses/SF	\$13.11	\$13.27
% of GOI	31.7%	29.8%

## RETURN

	Current	Market
NOI	\$120,009	\$132,781

# RENT ROLL

Unit #	Type	Current Rent	Market Rent	Notes
301-A	1+1	\$3,195	\$2,800	
301-B	2+1	\$2,750	\$3,400	
301-C	Studio N/C	\$1,750	\$1,750	Vacant
303-A	1+1	\$2,500	\$2,800	
303-B	Studio + L	\$2,700	\$2,700	Vacant
303-C	1+1	\$2,200	\$2,800	
<b>Totals:</b>		<b>\$15,095</b>	<b>\$16,250</b>	



# 3 COMPARABLES

301-303 N. HUDSON AVENUE | PASADENA, CA 91101

# SALES COMPARABLES

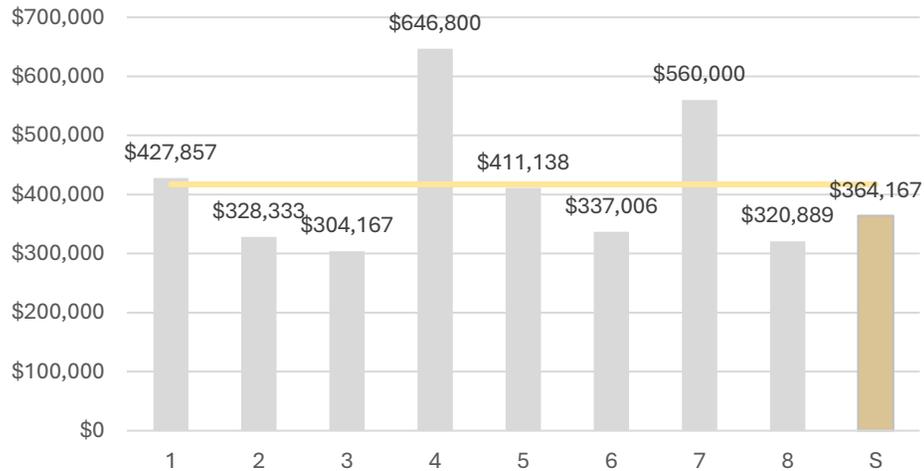
PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	<b>1 697-701 Mira Monte Pl</b> Pasadena, CA 91101	7	1928	6,403	2 - Studio 4 - 2+1 1 - 1+.75 House	12/26/2025	<b>\$2,995,000</b>	\$427,857	\$467.75	4.77%	-
	<b>2 467 S El Molino Ave</b> Pasadena, CA 91101	6	1946	4,004	1 - Studio 5 - 1+1	11/14/2025	<b>\$1,970,000</b>	\$328,333	\$492.01	5.50%	13.74
	<b>3 520 N Hill Ave</b> Pasadena, CA 91106	6	1923	4,941	5 - 1+1 1 - 2+1	11/4/2025	<b>\$1,825,000</b>	\$304,167	\$369.36	3.66%	14.49
	<b>4 160 S Grand Ave</b> Pasadena, CA 91105	5	1906	5,941	2 - 1+1 3 - 2+1	9/22/2025	<b>\$3,234,000</b>	\$646,800	\$544.35	3.60%	-
	<b>5 420 S Euclid Ave</b> Pasadena, CA 91101	7	1921	6,133	4 - 1+1 Cottages 3 - 2+1 Cottages	7/30/2025	<b>\$2,877,964</b>	\$411,138	\$469.26	4.23%	16.45

# SALES COMPARABLES

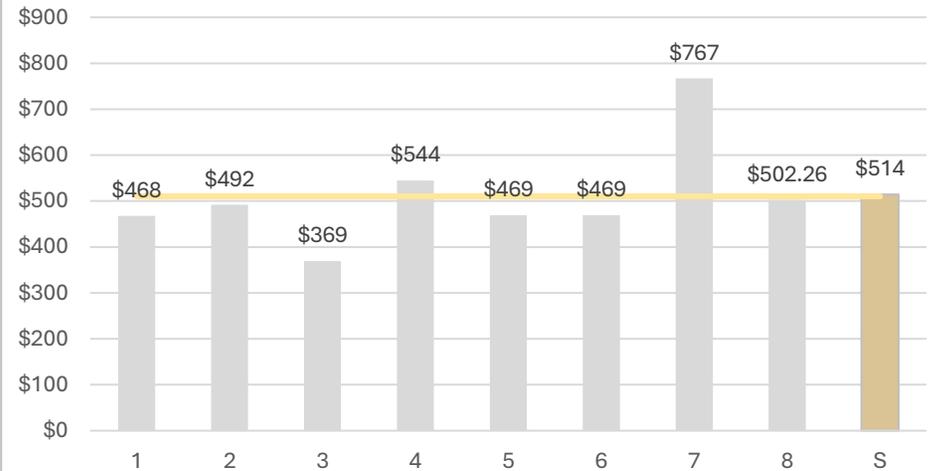
PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	<b>6 434 S Euclid Ave</b> Pasadena, CA 91101	6	1913	4,309	1 - 1+1 TH 3 - 1+1 2 - 2+1	7/30/2025	<b>\$2,022,036</b>	\$337,006	\$469.26	5.42%	13.75
	<b>7 654-662 Bellefontaine St</b> Pasadena, CA 91105	5	1893	3,649	4 - 1+1 1 - 2+1	3/28/2025	<b>\$2,800,000</b>	\$560,000	\$767.33	-	-
	<b>8 1998 E Villa St</b> Pasadena, CA 91107	9	1935	5,750	4 - Studio 2 - 1+1 3 - 2+1	2/7/2025	<b>\$2,888,000</b>	\$320,889	\$502.26	-	12.07
<b>AVERAGES</b>		<b>6</b>	<b>1921</b>	<b>5,141</b>				<b>\$417,024</b>	<b>\$510.20</b>	<b>4.53%</b>	<b>14.10</b>
	<b>S Subject</b> <b>301-303 N. Hudson Avenue</b> Pasadena, CA 91101	6	1920	4,248	1 - 2+1 3 - 1+1 1 - Studio + L 1 - Studio N/C	On Market	<b>\$2,185,000</b>	\$364,167	\$514.36	5.49%	12.06

# SALES COMPARABLES

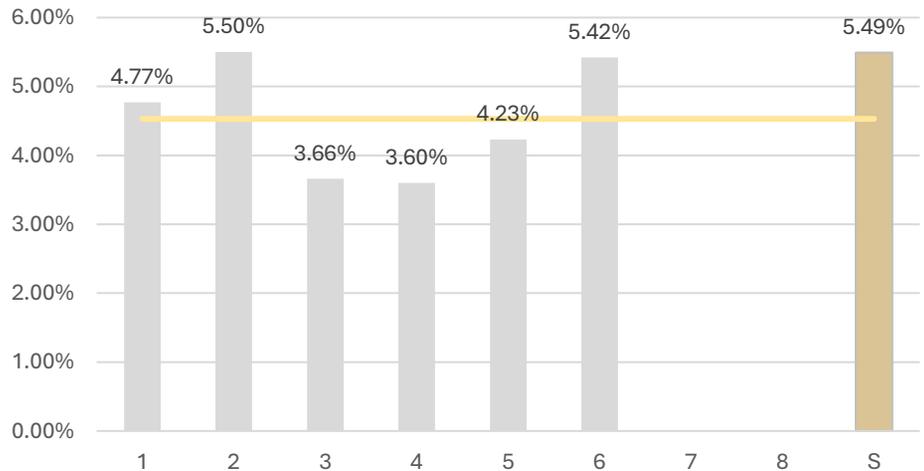
### PRICE/UNIT



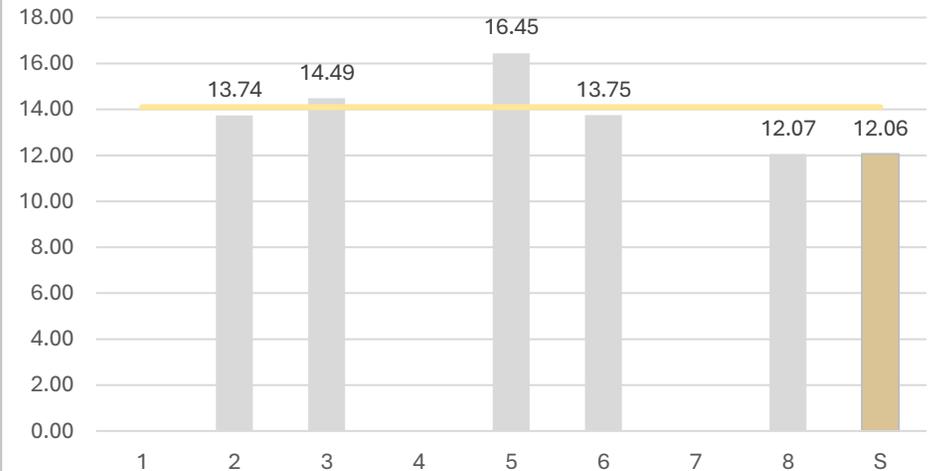
### PRICE/SF



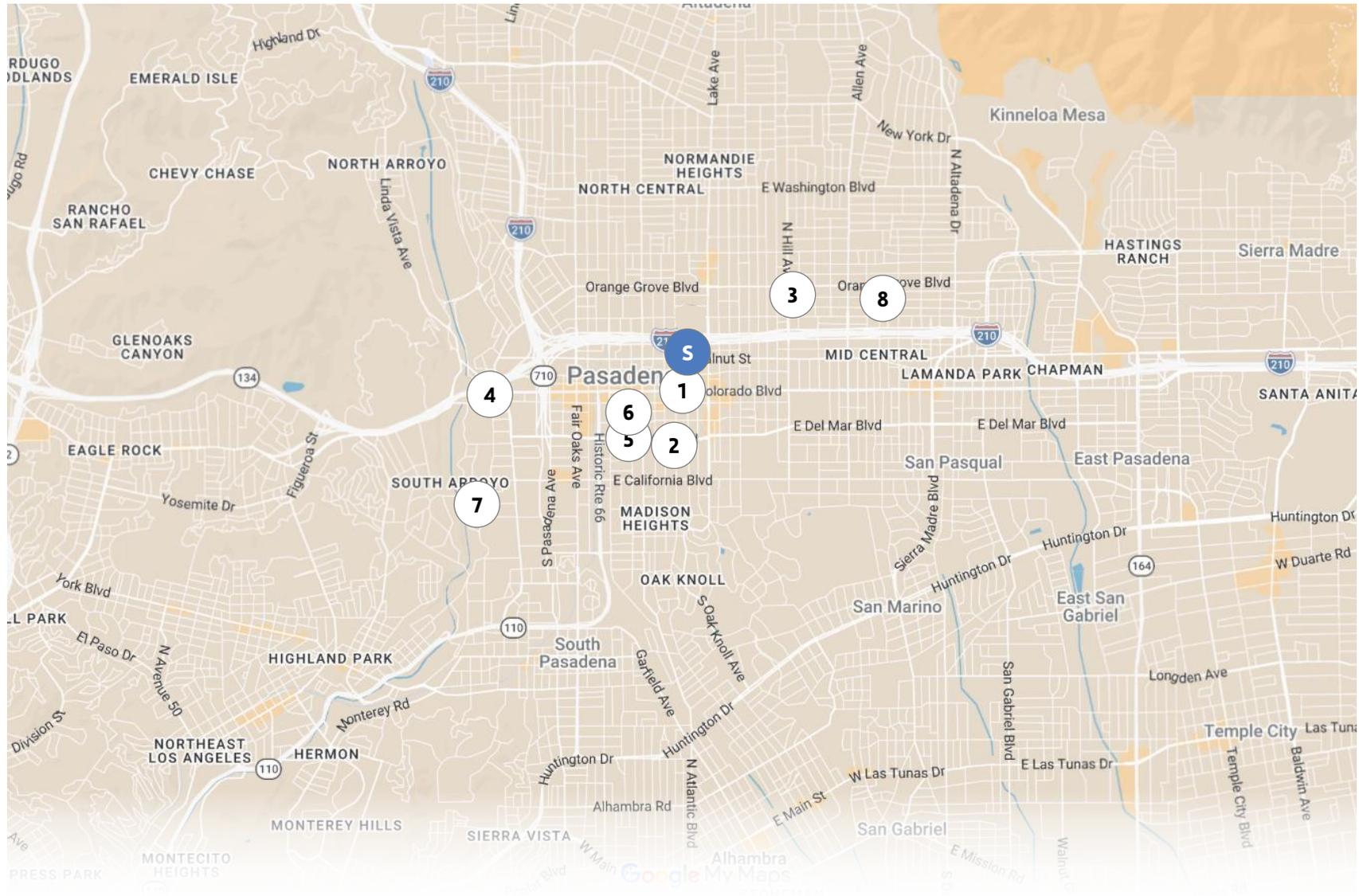
### CAP RATE



### GRM



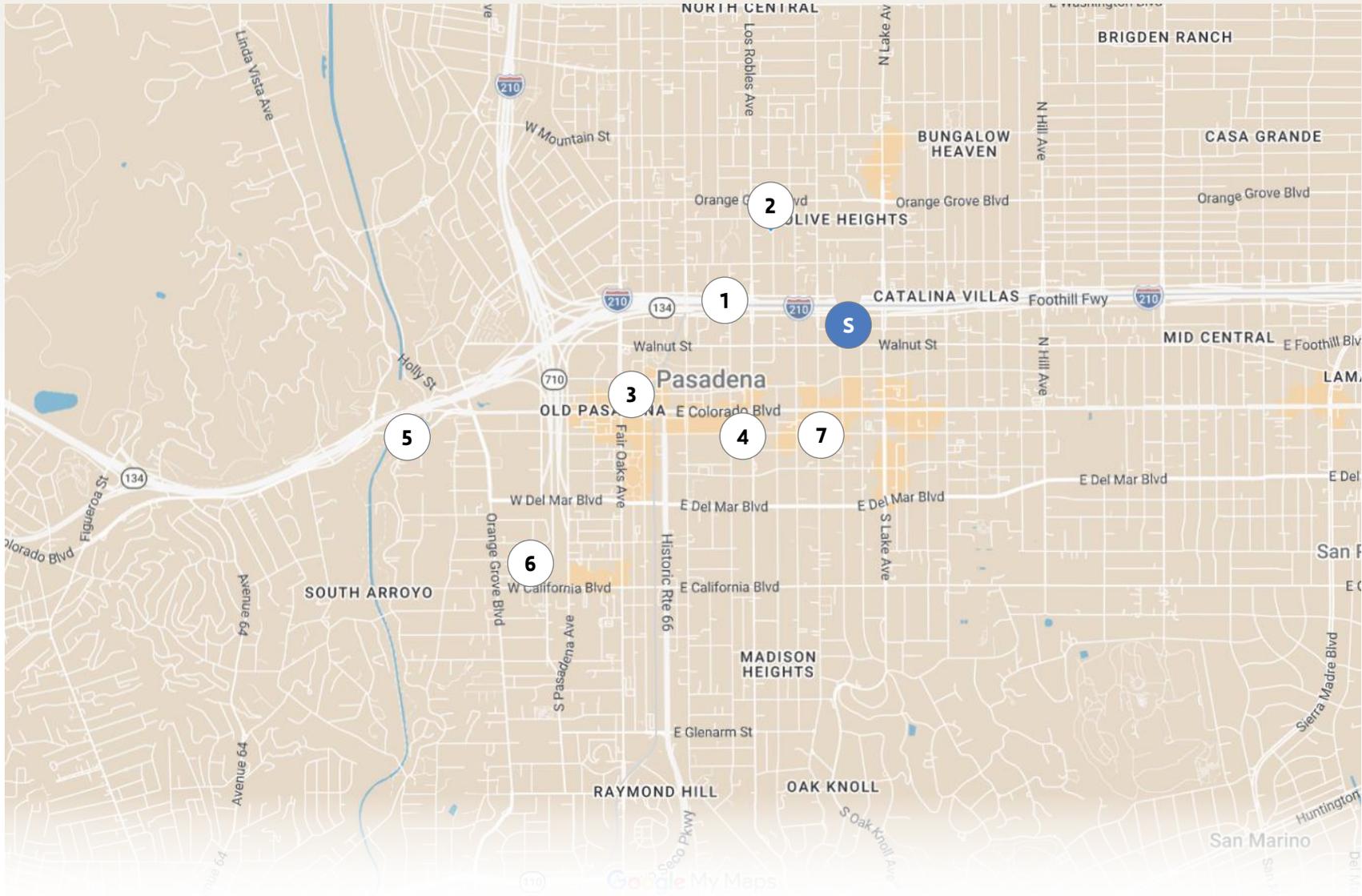
# SALES COMPARABLES



# RENT COMPARABLES

ADDRESS	BUILT	UNITS	TYPE	STUDIO				ONE BED				2 BED			
				UNIT SF	RENT	RENT/SF	TYPE	UNIT SF	RENT	RENT/SF	TYPE	UNIT SF	RENT	RENT/SF	
 <b>279 N Euclid Ave</b> Pasadena, CA	1927	30	S	490	\$1,745	\$3.56									
 <b>567 N Oakland Ave</b> Pasadena, CA	1913	18	S	-	\$1,800	-									
 <b>34 E Colorado Blvd</b> Pasadena, CA	-	-	S+L	700	\$2,700	\$3.86									
 <b>149 S Los Robles Ave</b> Pasadena, CA	1925	39					1+1	720	\$2,995	\$4.16					
 <b>141-145 California Terrace</b> Pasadena, CA	1938	6					1+1	-	\$2,795	-					
 <b>333 W. California Blvd</b> Pasadena, CA	1966	31										2+2	1,245	\$3,395	\$2.73
 <b>142 S El Molino Ave</b> Pasadena, CA	1963	6										2+2	1,015	\$3,495	\$3.44
<b>AVERAGES</b>	<b>1939</b>		<b>S</b>	<b>595</b>	<b>\$2,082</b>	<b>\$3.71</b>	<b>1 BED</b>	<b>720</b>	<b>\$2,895</b>	<b>\$4.16</b>	<b>2 BED</b>	<b>1,130</b>	<b>\$3,445</b>	<b>\$3.09</b>	
 <b>Subject</b> <b>301-303 N. Hudson Avenue</b> Pasadena, CA 91101	1920	6	<b>S+L</b> <b>S</b>	<b>-</b> <b>-</b>	<b>\$2,700</b> <b>\$1,750</b>	<b>-</b> <b>-</b>	<b>1+1</b>	<b>-</b>	<b>\$2,632</b>	<b>-</b>	<b>2+1</b>	<b>-</b>	<b>\$2,750</b>	<b>-</b>	

# RENT COMPARABLES





# 04 LOCATION OVERVIEW

301-303 N. HUDSON AVENUE | PASADENA, CA 91101

# PASADENA CALIFORNIA

As one of the premier markets in Los Angeles County, Pasadena, including South Pasadena, boasts one of the strongest demographic profiles providing historically low unemployment, a highly educated workforce and access to an abundance of recently constructed multi-family residential housing and affluent executive housing in the adjacent communities of San Marino, Arcadia, South Pasadena and La Canada.

## LIVE-WORK-PLAY MARKET

Initially one of Los Angeles' first suburbs, Pasadena has become a thriving 24/7 urban center where residents can live, work and play in one of the most dynamic markets in Southern California. Since 2010 Pasadena has made significant employment gains, primarily in the medical engineering, technology and financial fields.



## PASADENA



\$115,646

Median Household Income



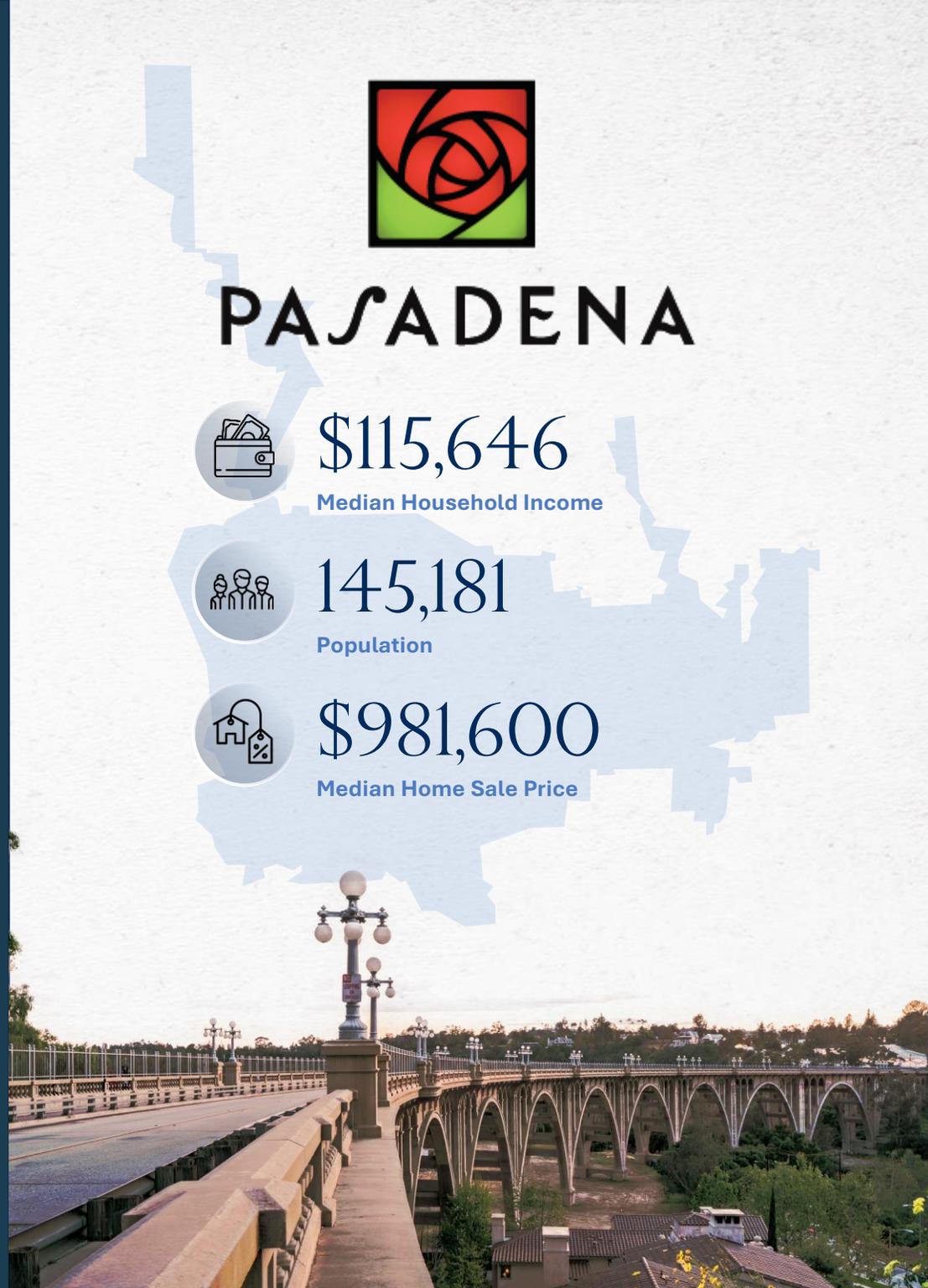
145,181

Population



\$981,600

Median Home Sale Price



# PRIME PASADENA NEIGHBORHOOD





# BUSINESS PROFILE

**70%**

**Bachelor Degree+**

**187,045**

**Households within  
5-mile radius**

**81,302**

**Labor Force**

Pasadena has a population of nearly 140,000 people and benefits from a unique combination of sophisticated charm, culture, and historical ambiance. Pasadena’s pro-business tax benefits, no city business taxes, parking taxes or utility taxes, coupled with its central location and excellent freeway and public transportation access offers local businesses the ability to draw from an enormous and diverse labor base while providing local residents easy access to amenities in Downtown Los Angeles and the surrounding markets.

## BY THE NUMBERS

**16.3M**

**OFFICE  
SQUARE FEET**

**3.2M**

**ANNUAL  
VISITORS**

**9**

**COWORKING  
BUSINESS HUBS**

**PASADENA, CA**

## MAJOR INDUSTRIES

**LUXURY  
RETAIL**



**FINANCIAL  
SERVICES**



**HEALTHCARE**



**HOSPITALITY &  
TOURISM**



**INTERNATIONAL  
TRADE**



**ENTERTAINMENT  
MEDIA**



**REAL ESTATE**

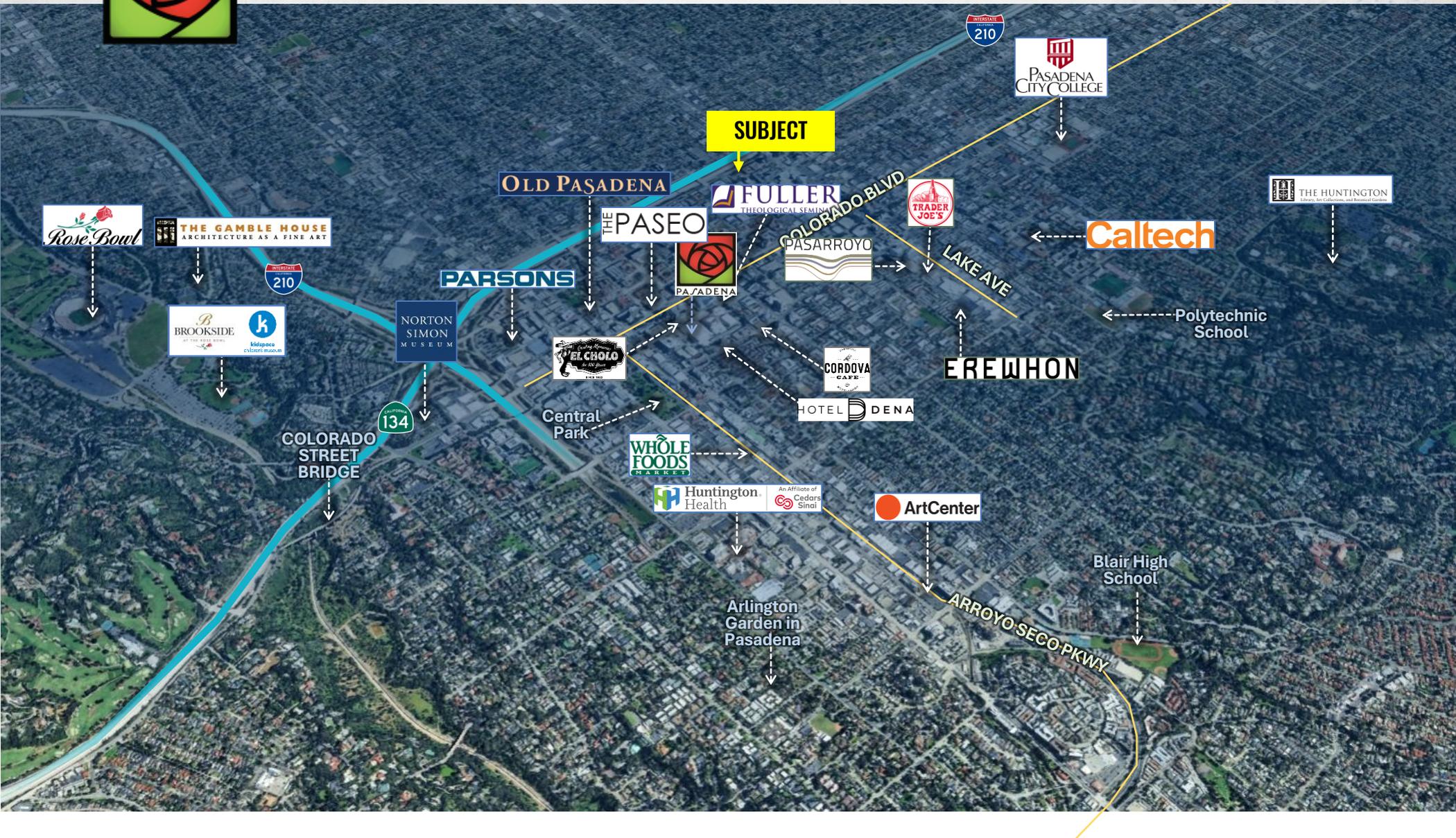


**TECHNOLOGY**





# PRIME PASADENA LOCATION



# HIGH BARRIER-TO-ENTRY -MARKET

## PASADENA HOUSING MARKET

Demand for single-family homes in the Pasadena submarket is consistently high due to several factors. The city's desirable location, proximity to major employment hubs, and lifestyle amenities attract a high number of families and individuals seeking a suburban setting with access to urban amenities

In terms of supply, Pasadena has a limited amount of new development land. This, coupled strict zoning regulations, contribute to a relatively limited supply of single-family homes. As a result, the market for single-family homes in Pasadena tends to be competitive, with properties often selling quickly at or above asking prices.



**\$115,646**

Median Household Income



**55 DAYS**

Median Days On Market



**\$1,258,000**

Median Home Sale Price



# PASADENA *In Focus*

With 145,000 residents in the city and over 500,000 within a 5-mile radius, Pasadena is a premiere location in the heart of Los Angeles County & the San Gabriel Valley. A city full of creatives, entrepreneurs, CEO's and actual rocket scientists.

Pasadena is a vibrant city located at the foot of the San Gabriel Mountains and central to the Los Angeles metropolitan area. With a nationally recognized quality of life, it's no wonder that Pasadena is home to some of the most successful companies in the world, as well as best-in-class education institutions like the ArtCenter College of Design and Caltech, to name a few.

Pasadena attracts \$1.9 billion in federal R&D funds annually, \$25 billion since 2001. That's over \$14,000 per capita more than any other innovation hub in the U.S. Nearly 1 in 6 jobs in Pasadena are in professional or creative fields, beating out Seattle, San Jose, Austin, and Portland. Between Caltech/JPL and IdeaLab, more than 311 new companies have been created, leading to 40 successful IPOs and acquisitions.

## MAJOR LANDMARKS



## *Pasadena Academic Profile*

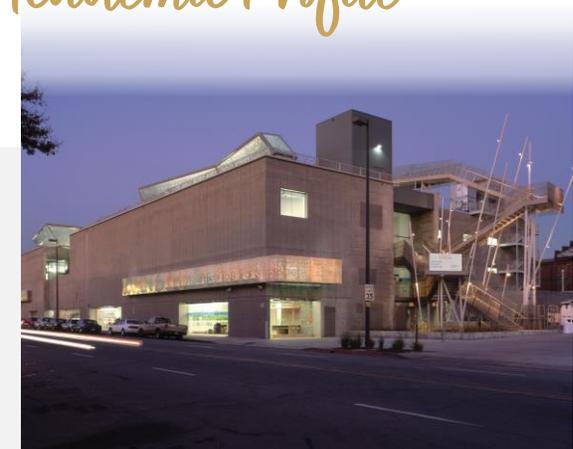


Caltech

301-303 N. HUDSON AVENUE



Pasadena City College



Art Center College of Design

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