

EXCLUSIVE LISTING

409 N Mar Vista Ave, Pasadena, CA 91106

Prime Triplex several blocks from Old Town Pasadena, Large R4 Lot, Desirable single-story bungalows with front SFR and back Duplex
ADU Upside, First-time for sale since 1998, Perfect for Owner-user/First-time apartment investor



SUMMARY

Subject Property:	409 N Mar Vista Ave Pasadena, CA 91106
Price:	\$1,350,000
Price/Unit :	\$450,000
Year Built:	1928
Building Size:	± 2,389 SF
Lot Size:	± 11,038 SF
APN / Zoning:	5732-020-035/R4
Parking:	6 (2 Garage + 4 Open Space)
Unit Mix:	1 x 2B + 1B FRONT HOUSE 2 x 1B + 1B

Investment Highlights

- Prime Value-add near Old Town Pasadena and Rose Bowl; Single story SFR and a duplex.
- Perfect for an owner user or a first-time home/apartment investor First Time offered for sale since 1998 (26 years)!
- SUPERB demographics with ±\$113,663 average household income within a 1-mile radius
- Walk Score 79, Bike Score 89
- Superb amenities nearby: Paseo Colorado, Old Town Pasadena, Apple store, 24-hour Fitness, Target, Vroman Bookstore, Urth Café, Norton Simon Museum, USC Pacific Asia Museum, Pasadena Museum of California Art, Pasadena Playhouse
- Excellent access to 210, 134, and 110 freeways; superb access to downtown Los Angeles via FWY 110

Property Highlights

- Highly desirable layout with 2 single story buildings, a SFR and a duplex
- Excellent mix with 2bed + 1bath house, and 2 x 1bed+1bath units (duplex).
- Large lot size of 11,038 SF R4 ZONED Lot!
- Each unit has an individual water heater, and laundry hookups, gated entrance for extra security
- Separately metered for electricity and gas, no soft story retrofit is required
- 6 parking spaces: 2 attached garages and 3-4 open parking spaces, no soft story retrofit is required
- 2 attached garages for clear ADU upside

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LAKE AVE



OLD TOWN PASADENA



PASADENA CITY HALL

GROWTH INVESTMENT GROUP



409 N MAR VISTA AVE

Bike Score
86
Very Bikeable
Flat as a pancake, excellent bike lanes.

Exclusively Listed By:

HAN WIDJAJA CHEN

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PASADENA CONVENTION CENTER



THE PASEO



OLD TOWN PASADENA



PASADENA CITY HALL

210 FWY

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PASADENA CITY HALL



ROSE BOWL AREA



OLD TOWN PASADENA

210 FWY

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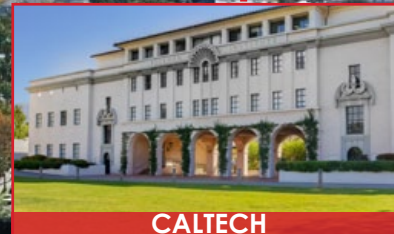
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PASADENA CITY COLLEGE



HUNTINGTON LIBRARY



CALTECH

210 FWY

GROWTH INVESTMENT GROUP



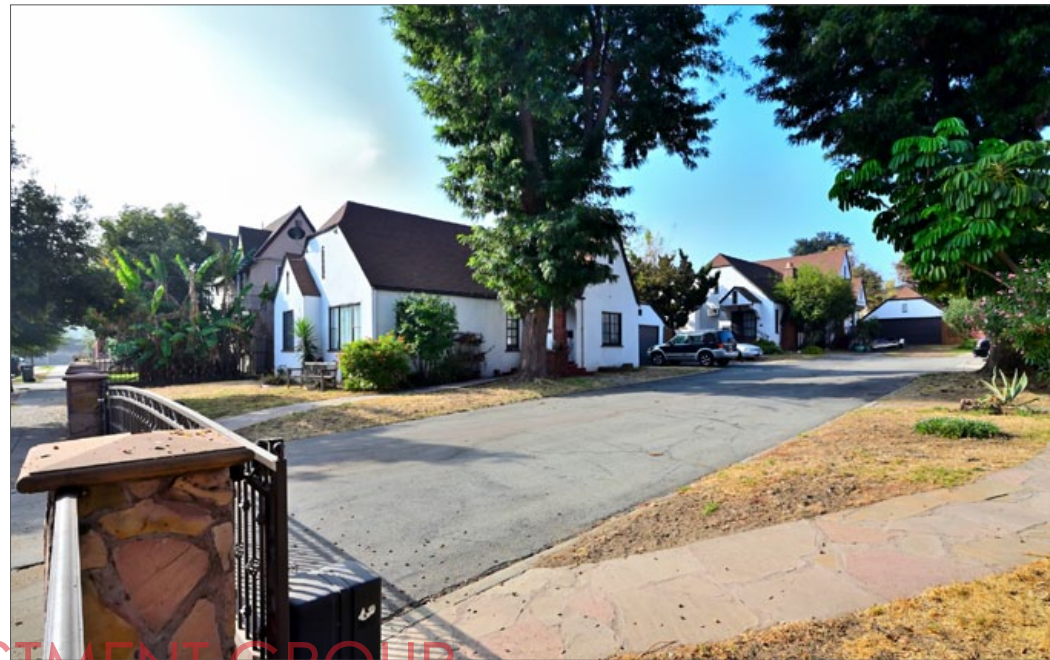
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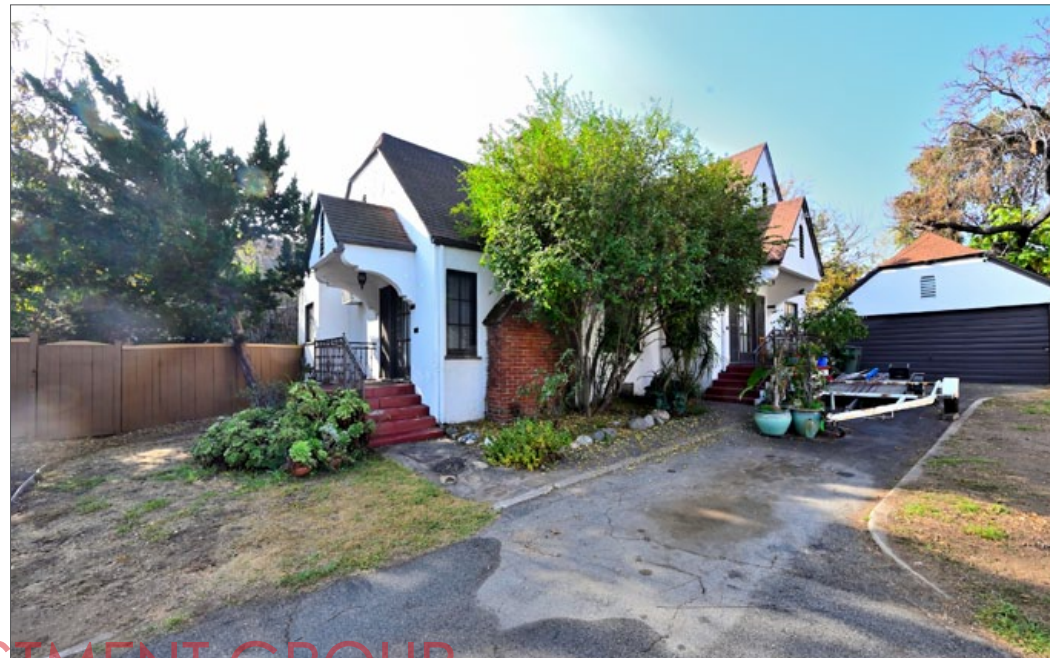
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