

# EXCLUSIVE LISTING

308-310 Pasadena Ave, South Pasadena, CA 91030

20-unit Value-add in South Pasadena (NO LOCAL Rent Control), Walk to Arroyo Seco Golf Course and Mission Street Downtown District, Prime Large R3 Lot with ADU Potential, South Pasadena School District, Exceptional Demographics, 15 units Fully Upgraded



## SUMMARY

Subject Property:	308-310 Pasadena Ave South Pasadena, CA 91030
Price:	<del>\$6,800,000</del> \$6,580,000
Price Per Unit:	<del>\$340,000</del> \$329,000
Year Built/Renovated:	1953 / 2020-2025
Building Area:	9,990 SF
Lot Size:	21,008 SF
APN#:	5313-011-004, 005
Zoning/Parking:	R3 / 20
Unit Mix:	2 x 2B + 1B 18 x 1B + 1B

## Investment & Property Highlights

- Super Prime South Pasadena location, NO LOCAL Rent Control (AB1482 Statewide)
- High-Barrier-to-Entry Market: A rare multifamily offering in South Pasadena
- Unbeatable Walkability: Steps away from the Mission Street Downtown District and Arroyo Seco Golf Course, with premier shopping, dining, and daily amenities just minutes away.
- Award-Winning Schools: Zoned for the highly desirable, top-rated South Pasadena Unified School District.
- Adjacent to the City of San Marino and Pasadena, featuring seamless access to Downtown Los Angeles via the 110 Freeway or Huntington Drive.
- Proven Value-Add Strategy: 15 of the 20 units have been entirely upgraded with high-end, modern finishes
- Expansive Lot & ADU Potential: Situated on a massive 21,008 SF R3-zoned lot, providing an excellent opportunity for Accessory Dwelling Unit (ADU) development to maximize yield.
- Mid-Century Modern Charm: Built in 1953, this quiet, garden-style apartment community features distinctive architecture, a well-manicured courtyard, and excellent curb appeal.
- Secure & Convenient: Gated entrance, individually metered for gas and electricity, and ample parking with 20 on-site spaces (split between carport and tuck-under). A seller-owned on-site laundry facility provides additional income.

# EXCLUSIVE LISTING

308-310 Pasadena Ave, South Pasadena, CA 91030

20-unit Value-add in South Pasadena (NO LOCAL Rent Control), Walk to Arroyo Seco Golf Course and Mission Street Downtown District, Prime Large R3 Lot with ADU Potential, South Pasadena School District, Exceptional Demographics, 15 units Fully Upgraded



## GROWTH INVESTMENT GROUP

NEWER TOWNHOUSES



ARROYO SECO GOLF COURSE

NEWER TOWNHOUSES

NEWER TOWNHOUSES



308-310 PASADENA AVE

HAN WIDJAJA CHEN

626.594.4900

han.chen@growthinvestmentgroup.com

# EXCLUSIVE LISTING

308-310 Pasadena Ave, South Pasadena, CA 91030

20-unit Value-add in South Pasadena (NO LOCAL Rent Control), Walk to Arroyo Seco Golf Course and Mission Street Downtown District, Prime Large R3 Lot with ADU Potential, South Pasadena School District, Exceptional Demographics, 15 units Fully Upgraded



CITY OF PASADENA



ARROYO SECO GOLF COURSE

110 FWY

MISSION STREET



DOWNTOWN SO. PAS.

NEWER TOWNHOUSES

NEWER TOWNHOUSES



308-310 PASADENA AVE

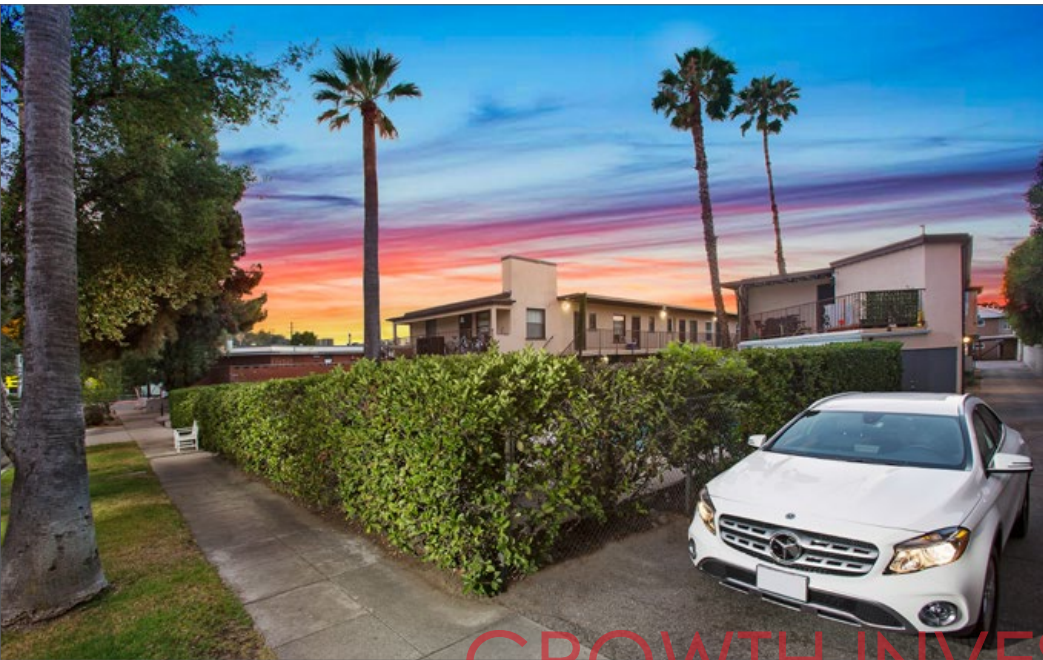
ARROYO DR

GROWTH INVESTMENT GROUP

# EXCLUSIVE LISTING

308-310 Pasadena Ave, South Pasadena, CA 91030

20-unit Value-add in South Pasadena (NO LOCAL Rent Control), Walk to Arroyo Seco Golf Course and Mission Street Downtown District, Prime Large R3 Lot with ADU Potential, South Pasadena School District, Exceptional Demographics, 15 units Fully Upgraded



GROWTH INVESTMENT GROUP

HAN WIDJAJA CHEN

626.594.4900

han.chen@growthinvestmentgroup.com

# EXCLUSIVE LISTING

308-310 Pasadena Ave, South Pasadena, CA 91030

20-unit Value-add in South Pasadena (NO LOCAL Rent Control), Walk to Arroyo Seco Golf Course and Mission Street Downtown District, Prime Large R3 Lot with ADU Potential, South Pasadena School District, Exceptional Demographics, 15 units Fully Upgraded



GROWTH INVESTMENT GROUP



HAN WIDJAJA CHEN

626.594.4900

han.chen@growthinvestmentgroup.com

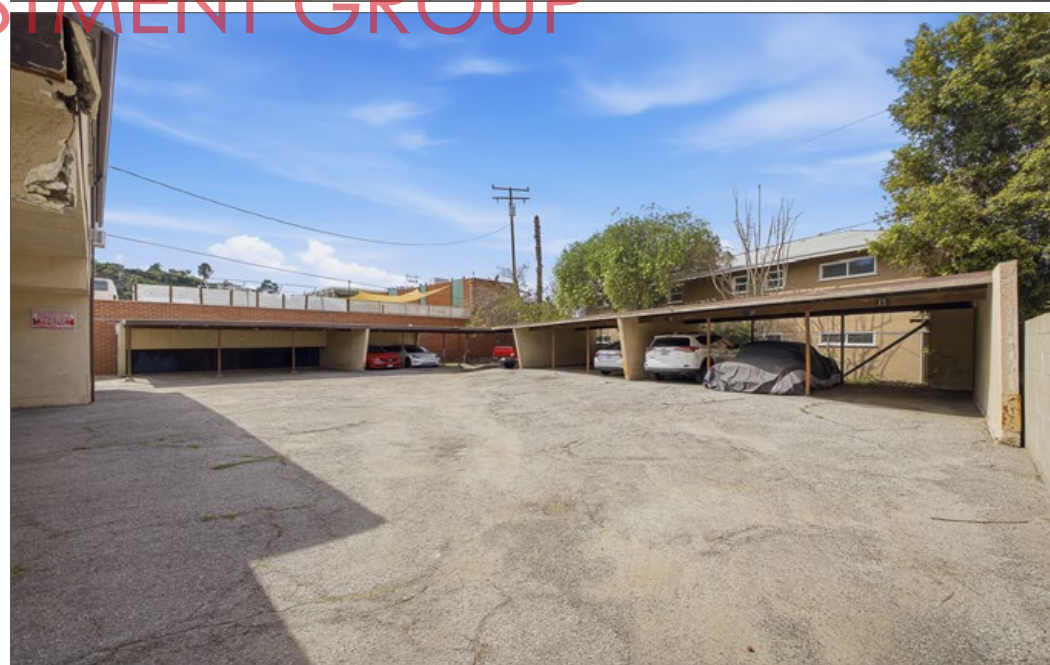
# EXCLUSIVE LISTING

308-310 Pasadena Ave, South Pasadena, CA 91030

20-unit Value-add in South Pasadena (NO LOCAL Rent Control), Walk to Arroyo Seco Golf Course and Mission Street Downtown District, Prime Large R3 Lot with ADU Potential, South Pasadena School District, Exceptional Demographics, 15 units Fully Upgraded



GROWTH INVESTMENT GROUP



# EXCLUSIVE LISTING

308-310 Pasadena Ave, South Pasadena, CA 91030

20-unit Value-add in South Pasadena (NO LOCAL Rent Control), Walk to Arroyo Seco Golf Course and Mission Street Downtown District, Prime Large R3 Lot with ADU Potential, South Pasadena School District, Exceptional Demographics, 15 units Fully Upgraded



GROWTH INVESTMENT GROUP



HAN WIDJAJA CHEN

626.594.4900

han.chen@growthinvestmentgroup.com

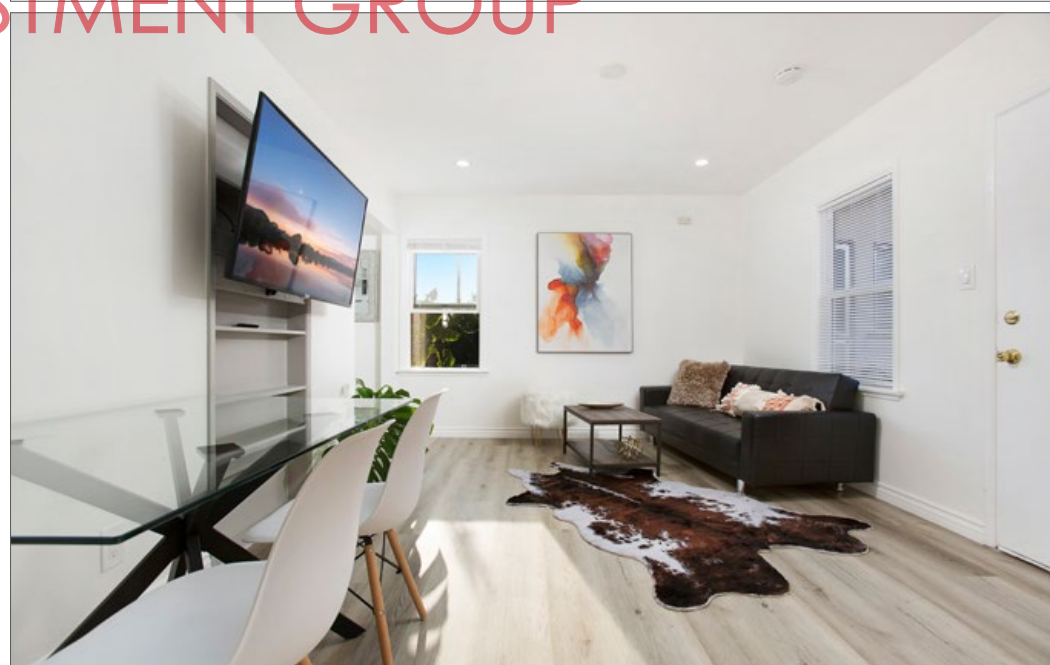
# EXCLUSIVE LISTING

308-310 Pasadena Ave, South Pasadena, CA 91030

20-unit Value-add in South Pasadena (NO LOCAL Rent Control), Walk to Arroyo Seco Golf Course and Mission Street Downtown District,  
Prime Large R3 Lot with ADU Potential, South Pasadena School District, Exceptional Demographics, 15 units Fully Upgraded



GROWTH INVESTMENT GROUP



# EXCLUSIVE LISTING

308-310 Pasadena Ave, South Pasadena, CA 91030

20-unit Value-add in South Pasadena (NO LOCAL Rent Control), Walk to Arroyo Seco Golf Course and Mission Street Downtown District, Prime Large R3 Lot with ADU Potential, South Pasadena School District, Exceptional Demographics, 15 units Fully Upgraded



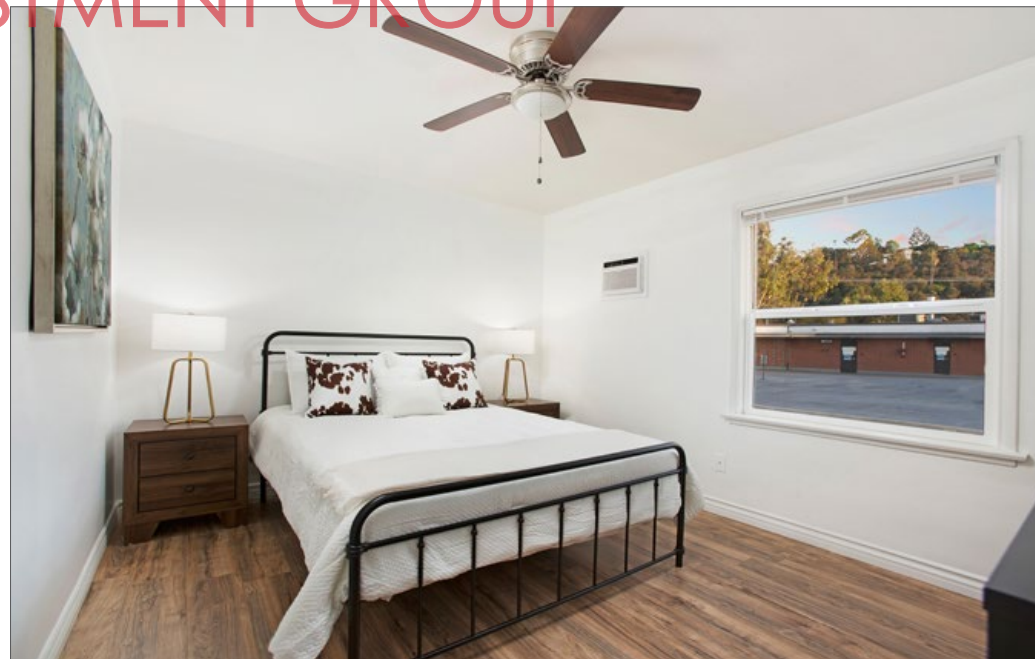
GROWTH INVESTMENT GROUP



# EXCLUSIVE LISTING

308-310 Pasadena Ave, South Pasadena, CA 91030

20-unit Value-add in South Pasadena (NO LOCAL Rent Control), Walk to Arroyo Seco Golf Course and Mission Street Downtown District, Prime Large R3 Lot with ADU Potential, South Pasadena School District, Exceptional Demographics, 15 units Fully Upgraded



GROWTH INVESTMENT GROUP

# EXCLUSIVE LISTING

308-310 Pasadena Ave, South Pasadena, CA 91030

20-unit Value-add in South Pasadena (NO LOCAL Rent Control), Walk to Arroyo Seco Golf Course and Mission Street Downtown District, Prime Large R3 Lot with ADU Potential, South Pasadena School District, Exceptional Demographics, 15 units Fully Upgraded



GROWTH INVESTMENT GROUP

