

## EXCLUSIVE LISTING

# 405 N Euclid Avenue, Pasadena CA 91101

Prime 3-units + 2 NEW ADUs near Old Town Pasadena, Very Well Maintained, High 5.55% CAP & 6.94% Proforma CAP

One unit (3bed) can be delivered vacant in 2026-Being sold with 411-417 N Euclid (10-unit adjacent-can be purchased individually)



GROWTH INVESTMENT GROUP  
PASADENA



## Property Overview

Price:	\$1,850,000
Price per Unit:	\$370,000
CAP Rate/Proforma CAP:	5.55% / 6.94%
Year Built / Renovated:	1898 + 2025
Building Area:	3,684 SF
Lot Size:	11,630 SF
APN:	5725-031-014
Zoning/Parking:	R3/5
Unit Mix:	1 x 3B + 2B 1 x 2B + 1B 1 x 1B + 1B 2 x NEW ADU 1B + 1B

## Investment Highlights

- Excellent location near California Institute of Technology, Pasadena City College, and minutes away from Pasadena Playhouse and Old Town Pasadena
- Almost turnkey Triplex + 2 ADUs, perfect for an owner-user or first time apartment investor
- Very Attractive Return w/ 5.55% Current CAP Rate and 6.94% Proforma CAP Rate
- Great location with Walk Score 91, Bike Score 86
- SUPERB demographics with ±\$127,378 average household income within a 1-mile radius
- Superb amenities nearby: CALTECH, PCC, Pasadena Playhouse, Old Town Pasadena, Vroman Bookstore, Urth Café, and much more
- Excellent access to 210, 134, and 110 freeways; superb access to downtown Los Angeles via FWY 110

## Property Highlights

- Excellent Curb appeals on a Large R3 zoned lot size of 11630SF
- A charming 2 story bungalow with American Craftsman building and a 2 brand-new ADU units
- One unit (3bedroom) will be vacant by end of 2025 and can be delivered vacant in 2026
- Excellent amenities: gated parking, secured entrance, electronic RFI unit locks, fully upgraded unit
- Many recent capital improvements: brand new exterior paint, brand new landscaping, brand new parking gate, 2 brand new ADU units, and 1 upgraded unit.
- Ample parking with No soft story retrofit required, No balcony
- Separately metered for electricity and gas



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**PASADENA CITY HALL**



**OLD TOWN PASADENA**

**GROWTH INVESTMENT GROUP**

**210 FREEWAY**



**405 N EUCLID AVE**

Walk Score  
**80**

**Very Walkable**

Most errands can be accomplished on foot.

Bike Score  
**91**

**Biker's Paradise**

Daily errands can be accomplished on a bike.



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CALIFORNIA INSTITUTE  
OF TECHNOLOGY



PASADENA CITY COLLEGE



OLD TOWN PASADENA



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Exclusively Listed By: HAN WIDJAJA CHEN, CCIM

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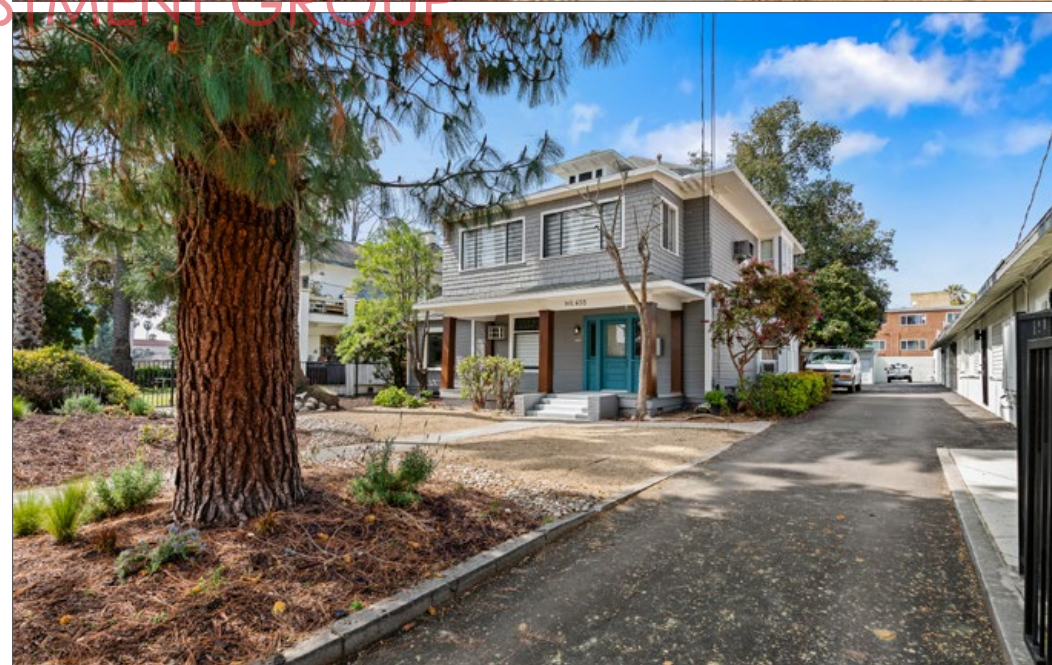
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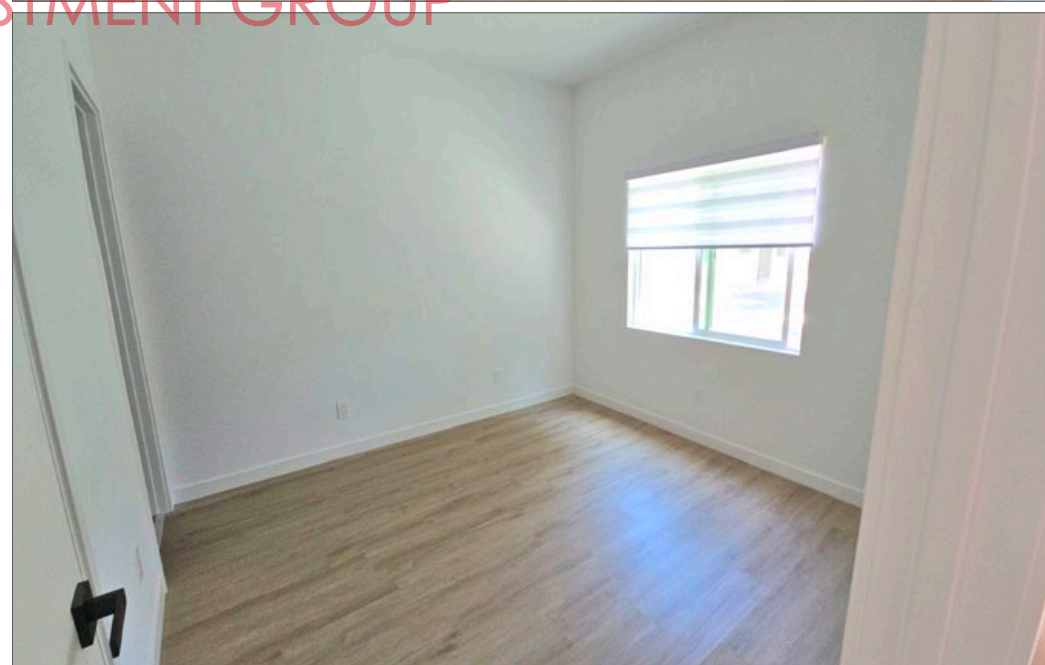
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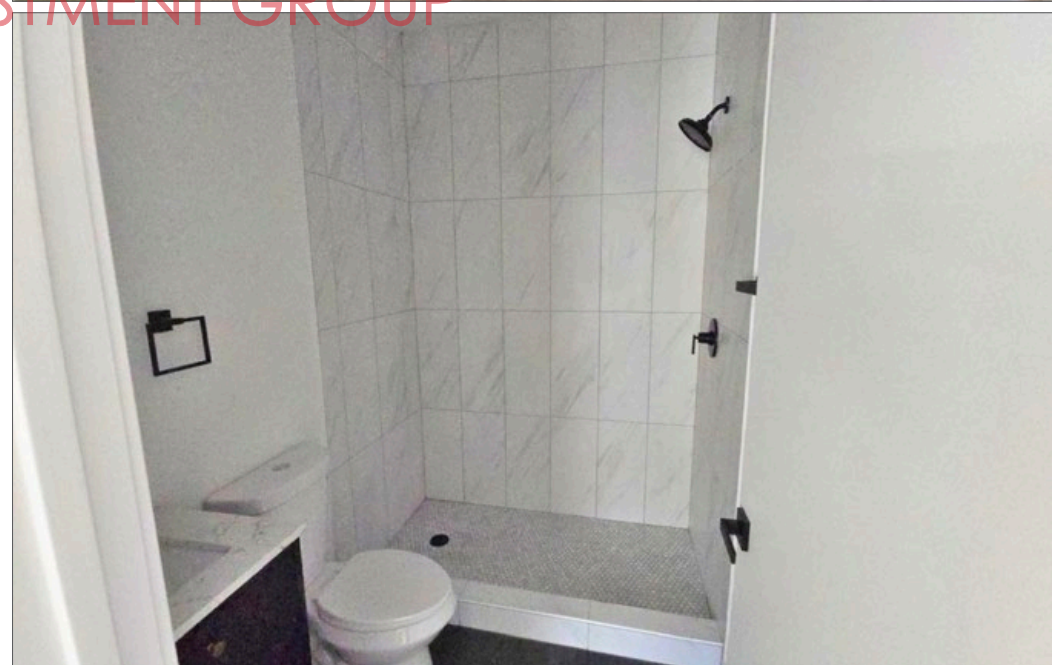
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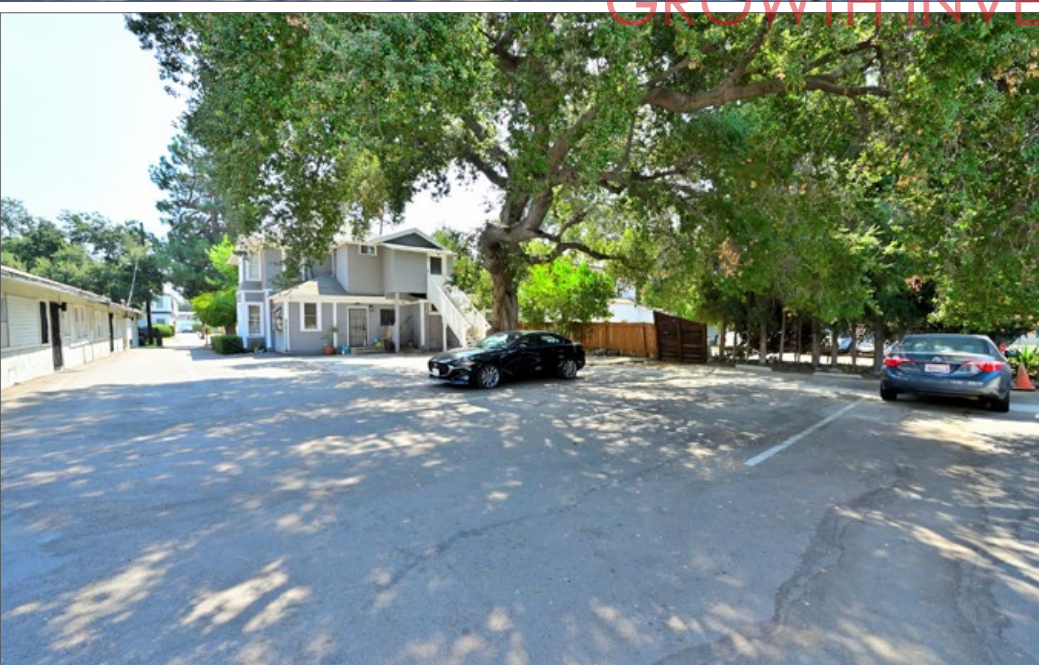
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