

EXCLUSIVE LISTING!

262 N Los Robles, Pasadena

Turnkey, Design Centric Mid-Century Modern 93-unit Apartment in Playhouse Village, Class A Location, Completely Renovated All Units fully upgraded, Overparked w/ 173 parking, Building SF does not include parking, Below replacement cost for an Asset of this quality and location



SUMMARY

Subject Property:	262 N Los Robles Ave Pasadena, CA
Price:	\$37,100,000
Price per Unit/SF:	\$399,000
Year Built / Renovated:	1949 / 2018-2019
Parking Structure Year Built:	1984
Building & Lot Area:	55,435 SF (does not include parking structure - buyer to verify) / 41,712 SF
APN:	5723-005-042
Zoning / Parking:	CD-3 / 173 Spaces
Unit Mix:	7 x 2B + 1B 55 x 1B + 1B LARGE 7 x 1B + 1B 16 x STUDIO 8 x STUDIO (Micro)

Investment & Property Highlights

- Design Centric Mid-Century Modern apartment in the heart of Pasadena (Turn-key and fully upgraded luxury apartment community)
- Below replacement costs for Class-A Asset of this quality and location
- Top-down renovations have been completed in 2018-2019!
- In the heart of Pasadena where most of the actions and new developments are taking place - Walk Score 89, Bike Score 87!
- Multi-generational property for hold and cash-flow strategy; Excellent Upside potential through more efficient management
- Class A Location with nearby amenities within walking distance
- 40 parking spaces are leased out to neighboring building providing extra income
- Completely upgraded from top to bottom apartment community
- All systems were replaced/upgraded in 2018-2019: brand new roof, mechanical, electrical, plumbing, elevator, landscaping, and others (buyer to verify)
- Excellent unit mix with good distribution of 2 bedrooms, large 1 bedroom, and Studio units
- Overparked building with total of 173 parking spaces (two levels of subterranean parking, overparked by 73 spaces - only 100 spaces are required)
- Parking structure was completed in 1984 – no soft story retrofit is required (buyer to verify); Two levels of subterranean parking
- Large lot size ±41,712SF with high density zoning CD-3; Total building size ±55,435 SF does not include parking structure square footage (parking structure size is estimated around ±60,000-±70,000 SF – buyer to verify)

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GIG
GROWTH INVESTMENT GROUP
CALIFORNIA

GROWTH INVESTMENT GROUP



Bike Score
87
Very Bikeable
Biking is convenient for trips.

Walk Score
89
Very Walkable
Most errands can be accomplished on foot.

Los Robles Ave

HAN WIDJAJA CHEN

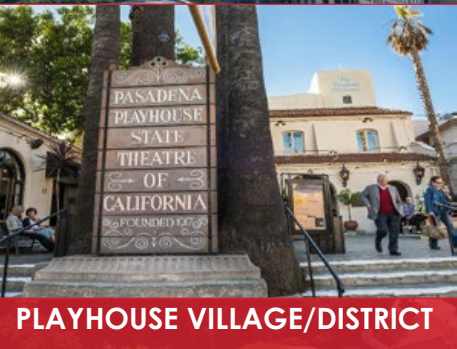
626.594.4900

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PLAYHOUSE VILLAGE/DISTRICT



The WESTIN Pasadena



OLD TOWN PASADENA



PASADENA CITY HALL



THISTLE APARTMENT

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PASADENA CITY HALL



The WESTIN Pasadena



NORTON SIMON MUSEUM



ROSE BOWL STADIUM



FWY 210 & 134

Walnut St

GROWTH INVESTMENT GROUP
Los Robles Ave

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THISTLE APARTMENT



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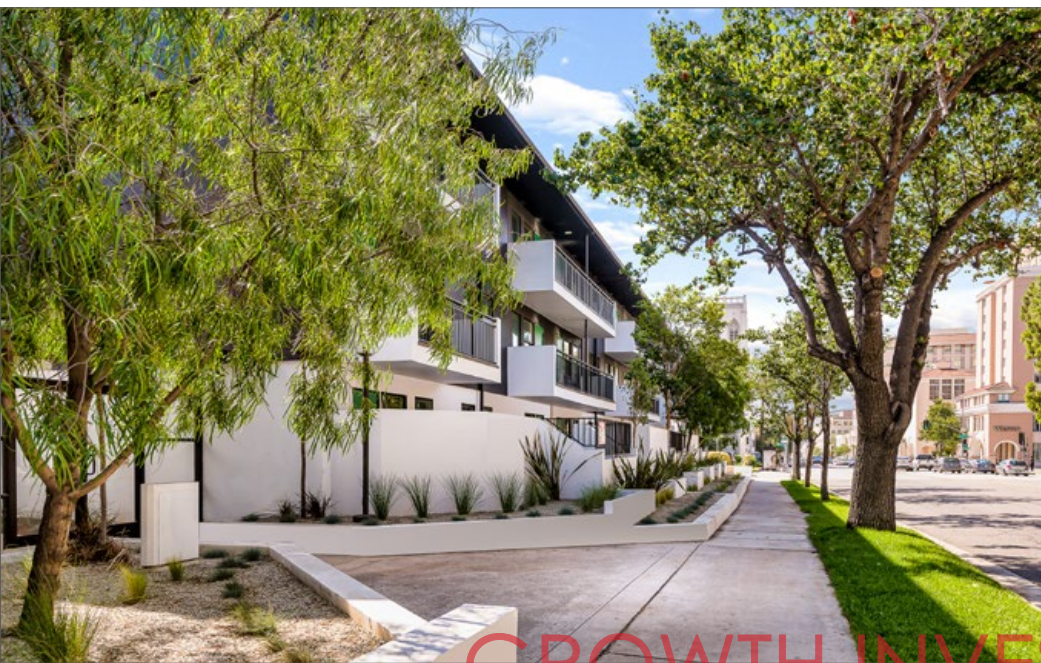


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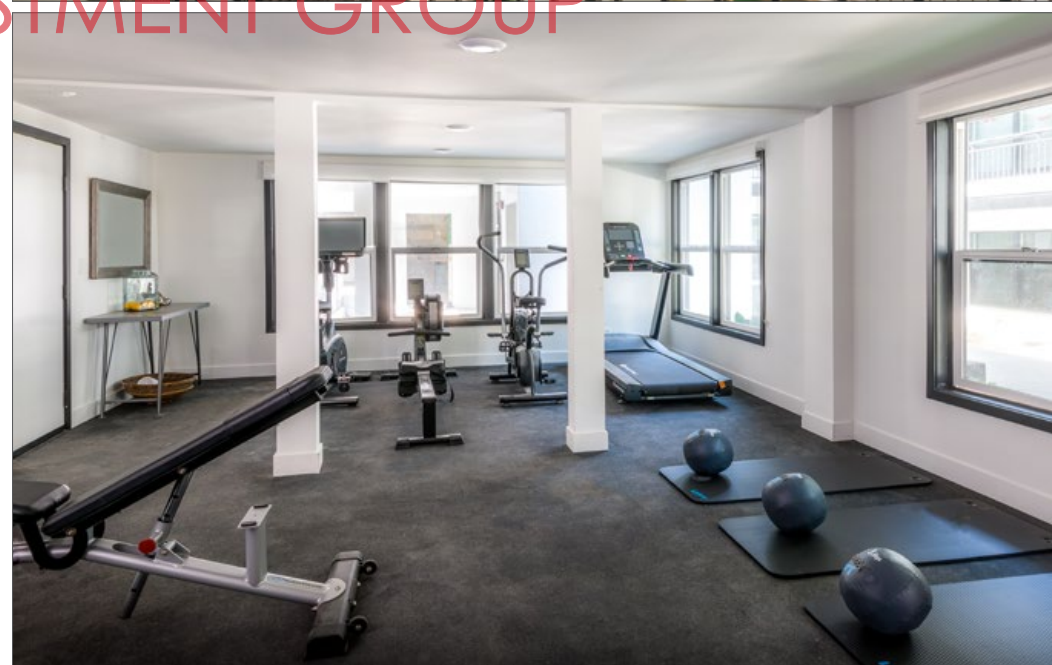
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