

EXCLUSIVE LISTING! - THE SAN RAFAEL

1818 Ramona Ave, South Pasadena, CA

First Time EVER ON MARKET! Original Builder Owned | Generational 16-Unit Value-Add Opportunity in a Premium South Pasadena Neighborhood NO LOCAL RENT CONTROL, South Pasadena School, Overparked, 12 units have been updated



SUMMARY

Subject Property:	The SAN RAFAEL 1818 Ramona Ave South Pasadena, CA 91030
Asking Price:	\$6,900,000
Price/Unit and Price/SF:	\$431,000 / \$345
Number of Units:	16 units
Year Built:	1968
Building Area:	19,997 SF
Lot Size:	16,436 SF
Zoning/Parking:	R3 / 24
APN:	5319-020-056
Unit Mix:	2 x 2B + 2.5B + DEN (±1400SF) 10 x 2B + 2B (±1200SF) 4 x 1B + 1.5B (±850-900SF)

Investment & Property Highlights

- **Generational Legacy Asset:** First time ever offered for sale. A multi-generational hold property poised for continued appreciation and value-add upside.
- **Prime South Pasadena Location:** Situated in the heart of the city, steps from South Pasadena Middle School and a short walk to the dining, shopping, and amenities of the Mission Street Downtown District and Fair Oaks Ave.
- **Top-Tier Demographics & Schools:** Located within the highly coveted South Pasadena Unified School District, surrounded by multi-million dollar single-family homes, with an impressive average household income of ±\$170,017 within a one-mile radius.
- **High-Demand, Low-Inventory Market:** South Pasadena is renowned for its high barriers to entry and limited multifamily inventory. This Class-A location ensures robust rental demand and easy management.
- **NO LOCAL CITY RENT CONTROL**
- **Strategic Regional Access:** Adjacent to San Marino and Pasadena, offering immediate access to Downtown Los Angeles via the 110 Freeway or Huntington Drive.
- **Extremely Well-Maintained:** A meticulously cared-for building with superb curb appeal, attractive landscaping, and a welcoming seating foyer.
- **Exceptional Unit Mix:** 76% of the building consists of highly desirable, oversized 2-bedroom layouts.
 - o (2) 2-Bed / 2.5-Bath + Den (±1,400 SF)
 - o (10) 2-Bed / 2-Bath (±1,200 SF)
 - o (4) 1-Bed / 1.25-Bath (±850-900 SF)
- **12 units have been updated**
- **Premium Unit Amenities:** Private balconies/patios, central HVAC, individual electric water heaters, and separate meters for gas and electricity. Select units feature upgraded kitchens and bathrooms.
- **Building Amenities:** Secured entrance, elevator service, trash chutes, and a shared on-site laundry facility.

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DOWNTOWN SOUTH PASADENA



THE LANGHAM PASADENA



CITY OF SAN MARINO



SO PAS MIDDLE SCHOOL

NEWER TOWNHOUSES



1818 RAMONA AVE

NEWER TOWNHOUSES

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OLD PASADENA



ARLINGTON GARDEN



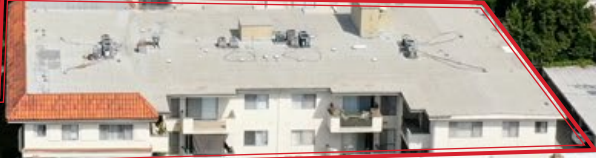
DOWNTOWN SOUTH PASADENA



SOUTH PASADENA HIGH SCHOOL



1818 RAMONA AVE



NEWER TOWNHOUSES

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CITY OF SAN MARINO

HUNTINGTON DR

GROWTH INVESTMENT GROUP

NEWER TOWNHOUSES

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DEN AREA



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