

## EXCLUSIVE LISTING

# 411 - 417 N Euclid Avenue, Pasadena CA 91101

Highly Desirable Single Story 10-units near Old Town Pasadena, Very Attractive Return w/ 5.25% Current CAP Rate,  
Excellent Location, Large Lot, Secured Entrance - Being sold with 405 N Euclid (5-unit adjacent - can be purchased individually)



## Property Overview

Price:	\$4,150,000
Price per Unit:	\$415,000
CAP Rate/Proforma CAP:	5.25% / 5.96%
Building Area:	4,774 SF
Lot Size:	11,630 SF
Year Built / Renovated:	1960
APN:	5790-030-016
Zoning/Parking:	R3/10
Unit Mix:	9 x 1B + 1B 1 x STUDIO

## Investment Highlights

- Excellent location near California Institute of Technology, Pasadena City College, and minutes away from Pasadena Playhouse and Old Town Pasadena
- Rare single-story apartments with very attractive CAP Rate
- Very Attractive Return w/ 5.25% Current CAP Rate
- Turnkey apartment (All except 1 unit upgraded) – Upgrades completed in 2022-2024, perfect for a 1031 exchange buyer, or a savvy investor
- Great location with Walk Score 91, Bike Score 86
- SUPERB demographics with ±\$112,926 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

- Very attractive single-story mid-century modern apartment with an excellent Curb appeals
- Single Story units!
- Large lot size with R3 zoning, Open space parking (no parking retrofit required)
- Most units have private patio
- Almost all units except 1 have been fully upgraded with high end upgrades
- Excellent amenities: gated parking, secured entrance, electronic RFI unit locks, fully upgraded unit, private patio in some unit
- Luxury upgrades in each unit complete with in-unit laundry, new kitchen, new bathroom
- No balcony – does not require SB721 balcony inspection
- Separately metered for electricity and gas



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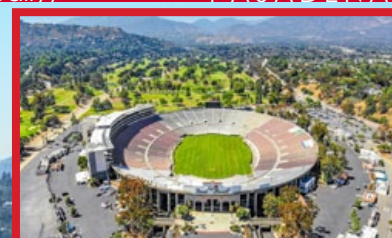
GROWTH INVESTMENT GROUP  
PASADENA



DOWNTOWN LOS ANGELES



NORTON SIMON MUSEUM



ROSE BOWL STADIUM



OLD TOWN PASADENA

# GROWTH INVESTMENT GROUP



411-417 N EUCLID AVE

## 210 FREEWAY

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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**PASADENA CITY HALL**



**OLD TOWN PASADENA**

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**210 FREEWAY**



**411-417 N EUCLID AVE**

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PASADENA



**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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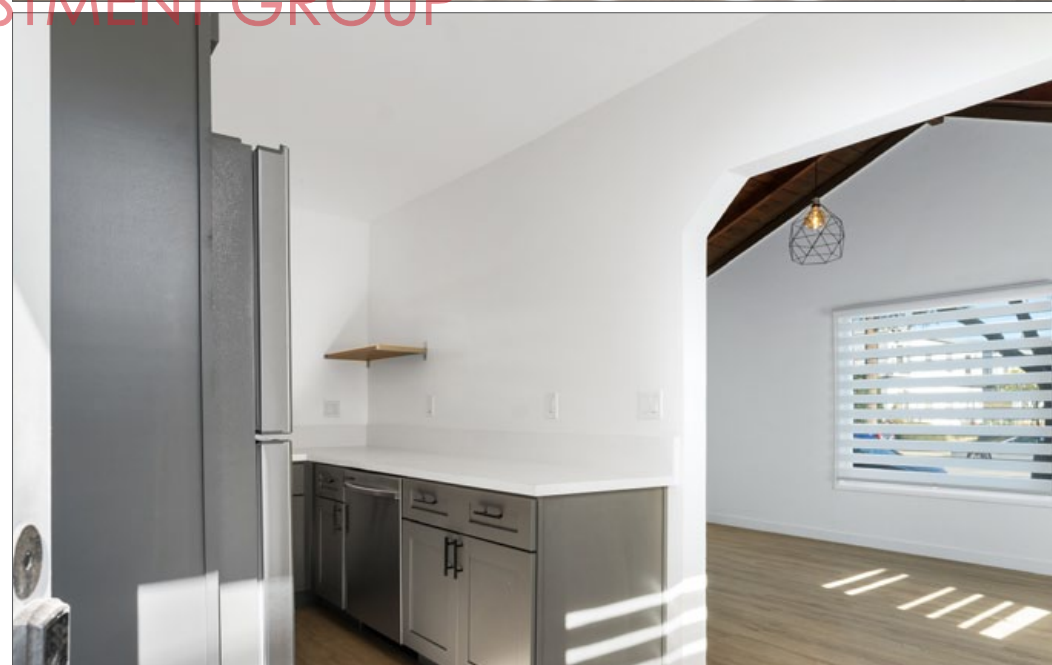
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