

# EXCLUSIVE LISTING!

526 N Madison Ave, Pasadena, CA 91101

4 Single-story Bungalows several blocks north of Old Pasadena, Large  $\pm 13k$  SF Lot, Charming units, Highly Desirable Layout, 1 unit is vacant, Easy to Rent and Manage, clear ADUs Upside, 2 units upgraded



## SUMMARY

Subject Property:	526 N Madison Ave Pasadena, CA 91101
Price:	\$1,550,000
Price per Unit/SF:	\$388,000
Year Built:	1940
Building & Lot Area:	3,326 SF / 13,185 SF
APN / Zoning:	5731-006-013 / RM-16
Unit Mix:	1 x 2B + 1B 3 x 1B + 1B

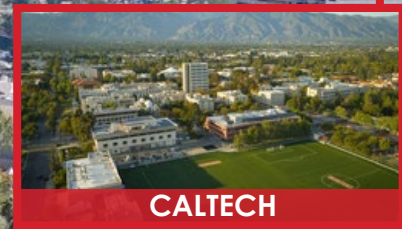
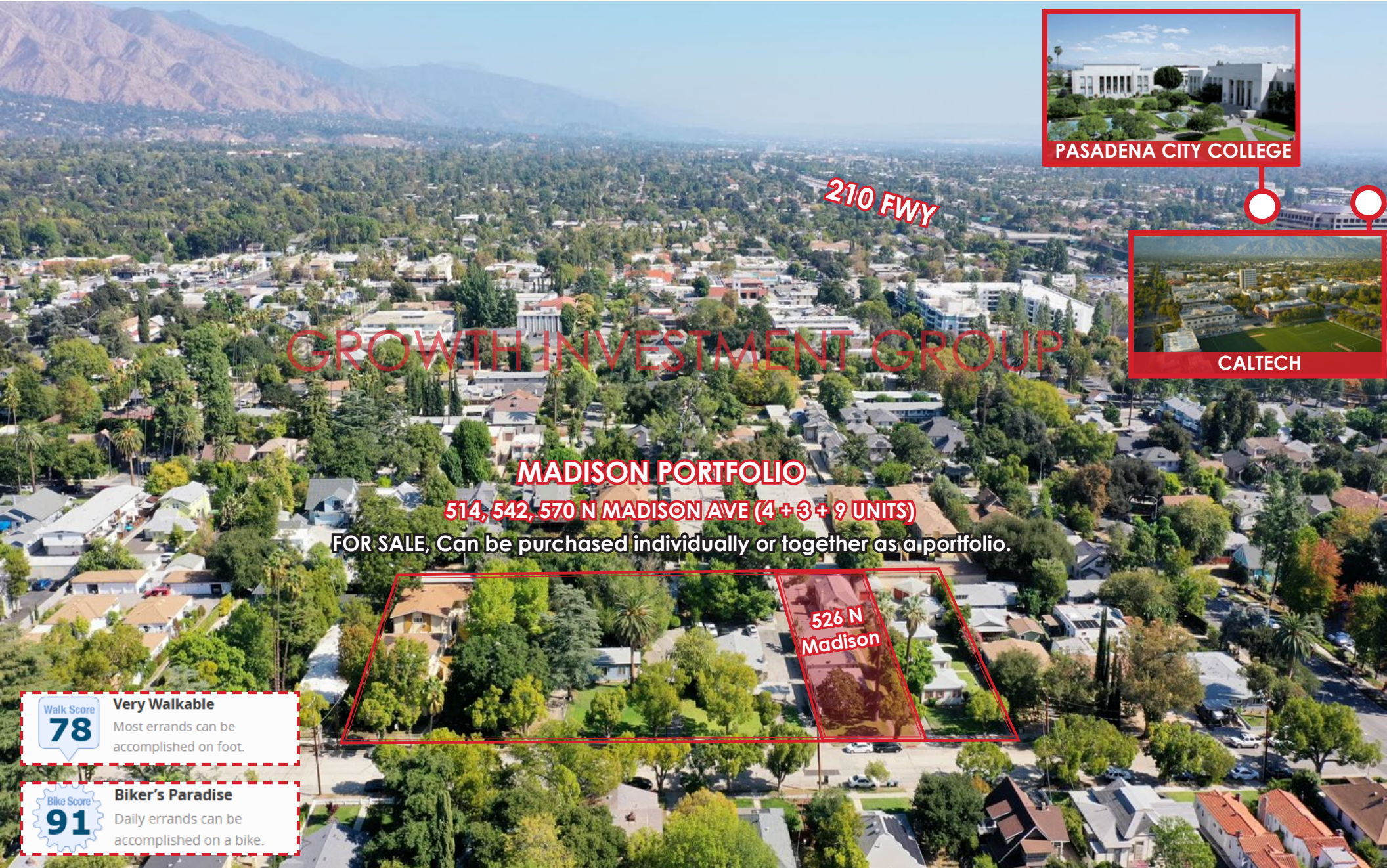
## Investment & Property Highlights

- Prime 4 Single Story bungalows near Old Town Pasadena and Rose Bowl
- Perfect for an owner user or a first-time home/apartment investor
- SUPERB demographics with  $\pm \$111,562$  average household income within a 1-mile radius
- Walk Score 78, Bike Score 91
- Excellent access to 210, 134, and 110 freeways; superb access to downtown Los Angeles via FWY 110
- Highly desirable 4 separate single-story bungalows on a large lot size ( $\pm 13k$  SF)
- Excellent mix with 2bed and 1bed units; Super easy to rent and manage, 1 unit is vacant and may be delivered vacant
- Charming property with lush landscaping, single family houses feel to it
- Charming units with original hardwood floor, plenty of built-in cabinets, and laundry hookups; end unit is a larger 2bed unit.
- 3 garage and 1 open space parking; no soft story retrofit is required
- Separately metered for electricity and gas , each unit has laundry hookups

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210 FWY

GROWTH INVESTMENT GROUP

## MADISON PORTFOLIO

514, 542, 570 N MADISON AVE (4 + 3 + 9 UNITS)

FOR SALE, Can be purchased individually or together as a portfolio.



Walk Score **78** 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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CALTECH



SHOPS ON LAKE



PASADENA PLAYHOUSE

210 FWY

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PASADENA PLAYHOUSE



USC PACIFIC ASIA MUSEUM

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526 N MADISON AVE

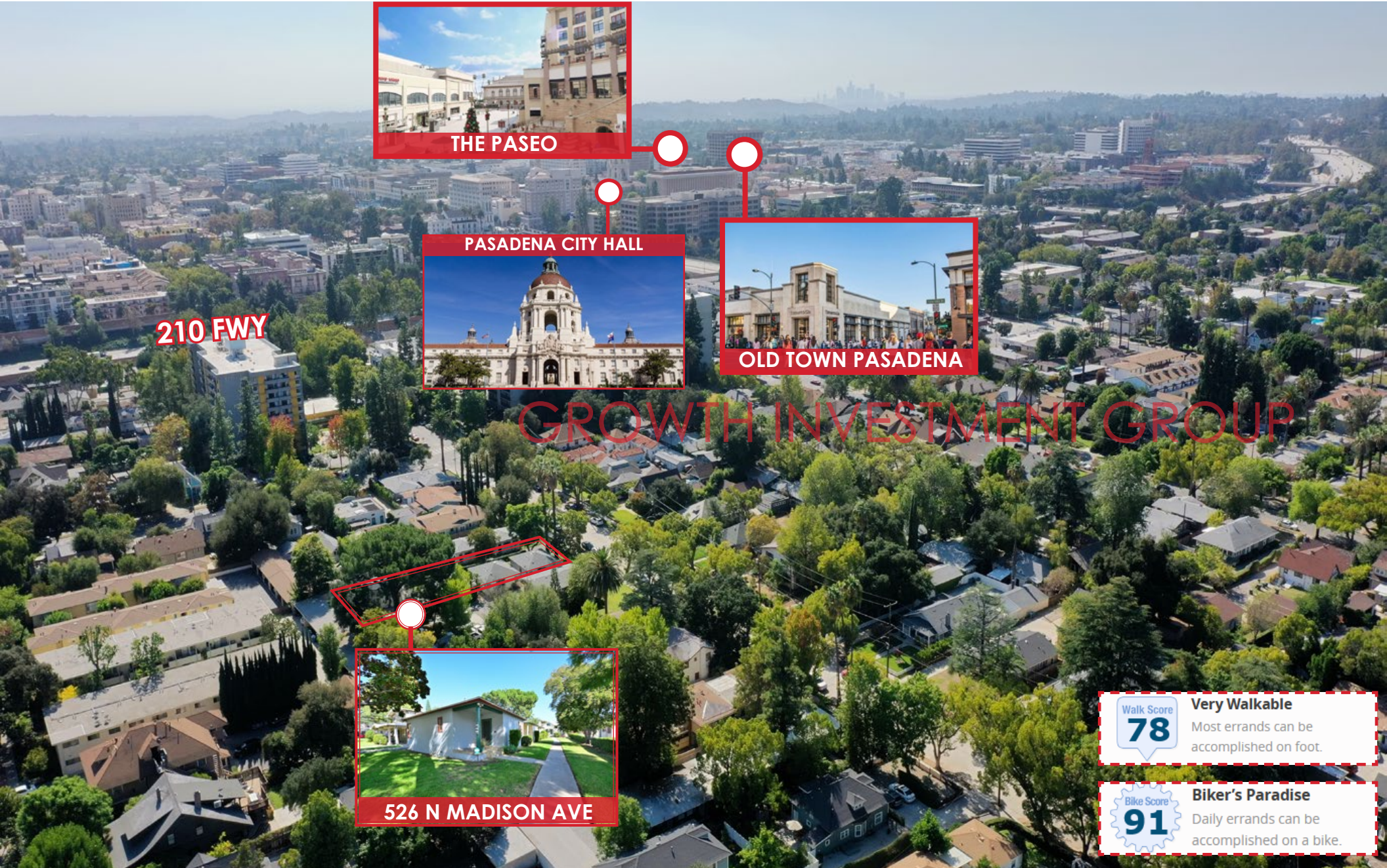
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THE PASEO



PASADENA CITY HALL



OLD TOWN PASADENA

210 FWY



526 N MADISON AVE

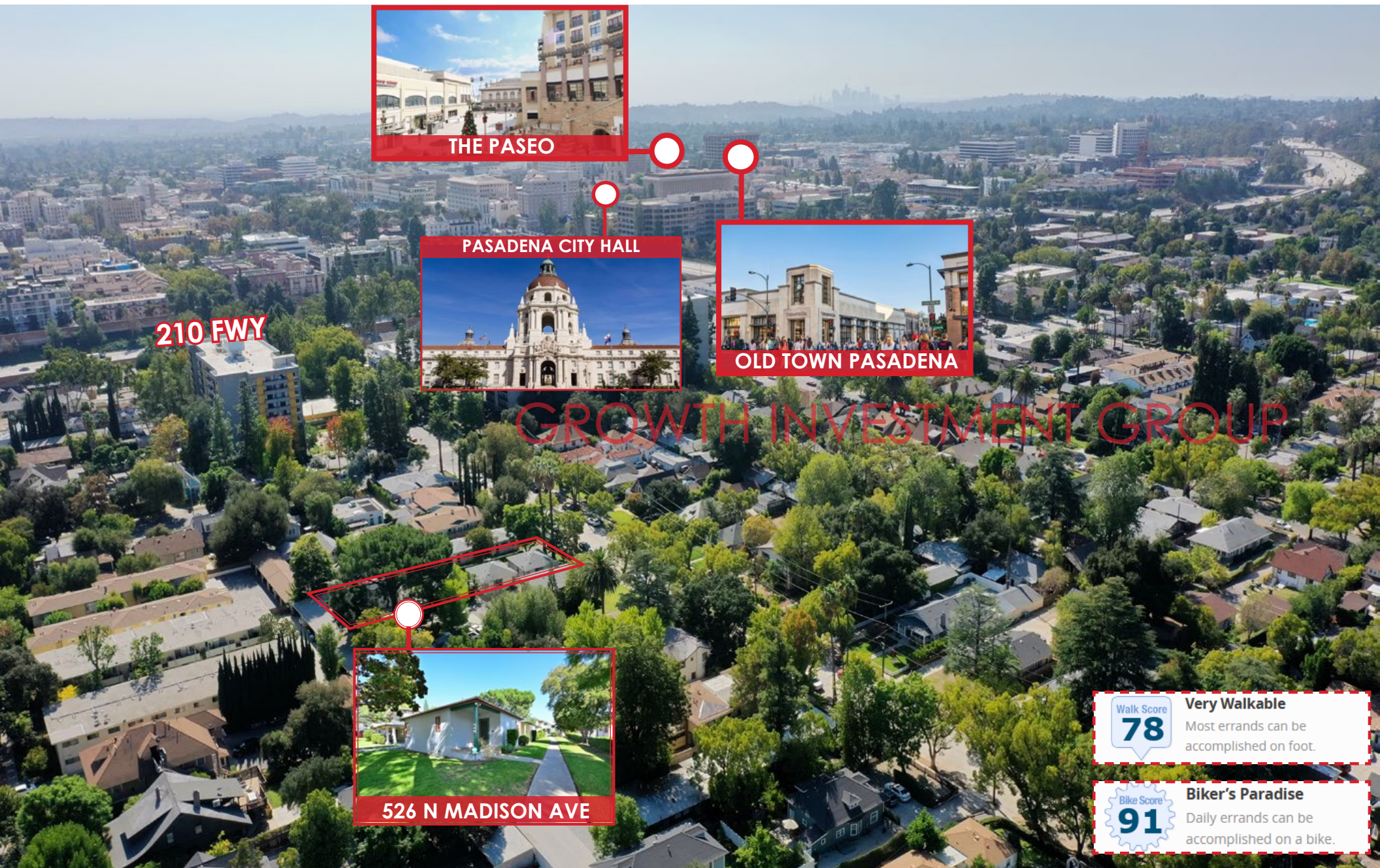
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PASADENA CITY HALL



NORTON SIMON MUSEUM



OLD TOWN PASADENA



BROOKSIDE PARK



ROSE BOWL STADIUM

210 FWY

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## MADISON PORTFOLIO

514, 526, 536, 542, 562, 570 N MADISON AVE (TOTAL 25 UNITS, 77,460 SF LOT)

FOR SALE, Can be purchased individually or together as a portfolio.

570 N Madison  
9-unit  
Lot 12,685 SF

562 N Madison  
2-unit  
Lot 13,181 SF

542 N Madison  
3-unit  
Lot 13,208 SF

536 N Madison  
3-unit  
Lot 13,203 SF

526 N Madison  
4-unit  
Lot 13,185 SF

514 N Madison  
4-unit  
Lot 11,998 SF

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HAN WIDJAJA CHEN

626.594.4900

han.chen@growthinvestmentgroup.com

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