

EXCLUSIVE LISTING

530-540 N Catalina Ave, Pasadena, CA 91106

12-unit Value-add near Old Town Pasadena, Very Well Maintained, First Time for Sale Since 1984, Significant Rental Upside, Easy to Manage and Rent, Upgraded Electrical Panels, Carport Parking, 1 unit Vacant



SUMMARY

Subject Property:	530-540 N Catalina Ave Pasadena, CA
Price:	\$3,600,000 / \$3,300,000
Price per Unit:	\$300,000 / \$275,000
Price per SF	\$457 / \$419
Year Built:	1953, 1954
Building & Lot Area:	7,882 SF / 18,863 SF
APNs & Zoning:	5732-012-045, 044 / R3
Parking:	12 carport spaces
Unit Mix:	12 x 1B + 1B

Investment & Property Highlights

- Prime 12-units Value-add apartment (1 unit vacant)
- Priced attractively at low price per unit and 7.14% Proforma CAP Rate
- First Time for Sale since 1984
- Excellent location minutes away from Old Town Pasadena, Rose Bowl, and FWY 210
- Walk Score 84, Bike Score 87
- Excellent demographics with ±\$120,347 average household income in a 1-mile radius
- Superb location just two blocks from Lake Ave and within walking distance to many amenities in the City of Pasadena
- Excellent access to 210, 134, and 110 freeways; superb access to downtown Los Angeles via FWY 110
- Excellent Curb Appeal - Very well maintained with well-manicured landscaping with center courtyard
- Fully upgraded electrical main panels (2 areas – total ±\$100,000 in value)
- Two separate properties – each is 6 units, buyer will have flexibility of individual resale in the future
- Easy to Manage unit mix (All 1 bedroom); Spacious and bright units
- Separately metered for electricity and gas, laundry room, and carport parking (no soft story retrofit required)
- Large lot size with carport parking suitable for ADUs additions
- Roofs are in excellent condition (±10 yr old)
- Large units averaging ±788 SF/unit (buyer to verify)
- Four (4) units are single-story layout (no unit above) and 2 units have semi-private patio



EXCLUSIVE LISTING

530-540 N Catalina Ave, Pasadena, CA 91106

12-unit Value-add near Old Town Pasadena, Very Well Maintained, First Time for Sale Since 1984, Significant Rental Upside, Easy to Manage and Rent, Upgraded Electrical Panels, Carport Parking, 1 unit Vacant



PASADENA CITY COLLEGE



CALTECH

210 FWY



SHOPS ON LAKE

GROWTH INVESTMENT GROUP

Walk Score
84

Very Walkable

Most errands can be accomplished on foot.



530-540 N CATALINA

EXCLUSIVE LISTING

530-540 N Catalina Ave, Pasadena, CA 91106

12-unit Value-add near Old Town Pasadena, Very Well Maintained, First Time for Sale Since 1984, Significant Rental Upside, Easy to Manage and Rent, Upgraded Electrical Panels, Carport Parking, 1 unit Vacant

GIG
GROWTH INVESTMENT GROUP
CALIFORNIA

SHOPS ON LAKE



PASADENA CITY HALL



210 FWY

OLD TOWN PASADENA



THE PASEO

GROWTH INVESTMENT GROUP

530-540 N CATALINA



Walk Score
84

Very Walkable

Most errands can be accomplished on foot.

Bike Score
87

Very Bikeable

Biking is convenient for trips.

HAN WIDJAJA CHEN

626.594.4900

han.chen@growthinvestmentgroup.com

EXCLUSIVE LISTING

530-540 N Catalina Ave, Pasadena, CA 91106

12-unit Value-add near Old Town Pasadena, Very Well Maintained, First Time for Sale Since 1984, Significant Rental Upside, Easy to Manage and Rent, Upgraded Electrical Panels, Carport Parking, 1 unit Vacant

GIG
GROWTH INVESTMENT GROUP
CALIFORNIA



CALTECH



SHOPS ON LAKE

210 FWY

GROWTH INVESTMENT GROUP

Walk Score
84

Very Walkable

Most errands can be accomplished on foot.

Bike Score
87

Very Bikeable

Biking is convenient for trips.



530-540 N CATALINA

HAN WIDJAJA CHEN

626.594.4900

han.chen@growthinvestmentgroup.com

EXCLUSIVE LISTING

530-540 N Catalina Ave, Pasadena, CA 91106

12-unit Value-add near Old Town Pasadena, Very Well Maintained, First Time for Sale Since 1984, Significant Rental Upside, Easy to Manage and Rent, Upgraded Electrical Panels, Carport Parking, 1 unit Vacant



Walk Score
84

Very Walkable

Most errands can be accomplished on foot.

Bike Score
87

Very Bikeable

Biking is convenient for trips.

HAN WIDJAJA CHEN

626.594.4900

han.chen@growthinvestmentgroup.com

EXCLUSIVE LISTING

530-540 N Catalina Ave, Pasadena, CA 91106

12-unit Value-add near Old Town Pasadena, Very Well Maintained, First Time for Sale Since 1984, Significant Rental Upside, Easy to Manage and Rent, Upgraded Electrical Panels, Carport Parking, 1 unit Vacant



GROWTH INVESTMENT GROUP



HAN WIDJAJA CHEN

626.594.4900

han.chen@growthinvestmentgroup.com

EXCLUSIVE LISTING

530-540 N Catalina Ave, Pasadena, CA 91106

12-unit Value-add near Old Town Pasadena, Very Well Maintained, First Time for Sale Since 1984, Significant Rental Upside, Easy to Manage and Rent, Upgraded Electrical Panels, Carport Parking, 1 unit Vacant



GROWTH INVESTMENT GROUP



HAN WIDJAJA CHEN

626.594.4900

han.chen@growthinvestmentgroup.com

EXCLUSIVE LISTING

530-540 N Catalina Ave, Pasadena, CA 91106

12-unit Value-add near Old Town Pasadena, Very Well Maintained, First Time for Sale Since 1984, Significant Rental Upside, Easy to Manage and Rent, Upgraded Electrical Panels, Carport Parking, 1 unit Vacant



GROWTH INVESTMENT GROUP