

EXCLUSIVE LISTING

1513-1517 Huntington Dr, South Pasadena, CA 91030

TROPHY ASSET - 14-unit Pride-of-Ownership, No Local Rent Control, Mid-Century Modern Architectural Gem, First Time For Sale
Since 1976 (49 yrs), Excellent Location, South Pasadena School, Brand New Roofs, Upgraded Electrical panels, Proforma CAP Rate over 6%



SUMMARY

Subject Property:	1513,1515,1517 Huntington Dr South Pasadena, CA 91030
Price:	\$4,988,000
Price Per Unit:	\$356,000
Year Built:	1948
Building Area:	10,463 SF
Lot Size:	18,423 SF
APN#:	5319-009-014
Zoning/Parking:	R3 / 8 garages
Unit Mix: (buyer to verify size)	2 x Large 2B + 1B (est. ±1088 SF) 6 x Large 1B + 1B (est. ±850 SF) 6 x Large STUDIO (est. ±530 SF)

Investment & Property Highlights

- First Time for Sale Since 1976; NO LOCAL Rent Control (AB1482 Statewide)
- Gem of an Asset! Multi-Generational Hold Property that will get better over time
- EXCEPTIONAL LOCATION in the heart of City of South Pasadena, Steps away from So Pas Middle School, several blocks south of Mission Street Downtown District, Within walking distance from Shopping, Dining, Schools, and other amenities on Fair Oaks Ave.
- Highly Desirable South Pasadena Unified School District
- EXCEPTIONAL Demographics: Average household income ±\$159,143 within a mile radius
- Easy to Manage and Rent with High Demand of rental units for this Class A Location
- Adjacent to City of San Marino, Minutes away to City of Pasadena
- Surrounded by high priced multi million dollars Single Family Houses in the south
- Excellent access to downtown Los Angeles via 110 Freeway or Huntington Dr.
- True Trophy Asset – Mid-Century Modern Architectural Gem
- Only 14 units, No On-site manager is required
- Excellent Location with Superb curb appeal, Super attractive setting with well-groomed landscaping
- 2 separate buildings: a single-story fourplex, and a 12-unit 2-story apartment
- Excellent unit mix with large and spacious units
- High Quality units, Each unit is bright with many windows, spacious units with park-like settings
- Four units have been upgraded with kitchen + bathroom + in-unit laundry + mini-split HVAC, 12 out of 14 units have upgraded windows (buyer to verify).
- Brand New Roofs (2025), Main Electrical panels have been fully upgraded (400 AMPS), electrical subpanels have been upgraded, Some windows have been upgraded
- Unit amenities: Original hardwood floor, smooth ceiling, ceiling fans, tiled kitchen and bathroom wall, some 2nd floor units have small semi-private balcony area.
- Gated entrance, separately metered for electricity and gas with laundry facility on site

EXCLUSIVE LISTING

1513-1517 Huntington Dr, South Pasadena, CA 91030

TROPHY ASSET - 14-unit Pride-of-Ownership, No Local Rent Control, Mid-Century Modern Architectural Gem, First Time For Sale
Since 1976 (49 yrs), Excellent Location, South Pasadena School, Brand New Roofs, Upgraded Electrical panels, Proforma CAP Rate over 6%

GIG
GROWTH INVESTMENT GROUP
CALIFORNIA



HAN WIDJAJA CHEN



626.594.4900



han.chen@growthinvestmentgroup.com

EXCLUSIVE LISTING

1513-1517 Huntington Dr, South Pasadena, CA 91030

TROPHY ASSET - 14-unit Pride-of-Ownership, No Local Rent Control, Mid-Century Modern Architectural Gem, First Time For Sale
Since 1976 (49 yrs), Excellent Location, South Pasadena School, Brand New Roofs, Upgraded Electrical panels, Proforma CAP Rate over 6%



HAN WIDJAJA CHEN

 626.594.4900

 han.chen@growthinvestmentgroup.com

EXCLUSIVE LISTING

1513-1517 Huntington Dr, South Pasadena, CA 91030

TROPHY ASSET - 14-unit Pride-of-Ownership, No Local Rent Control, Mid-Century Modern Architectural Gem, First Time For Sale
Since 1976 (49 yrs), Excellent Location, South Pasadena School, Brand New Roofs, Upgraded Electrical panels, Proforma CAP Rate over 6%



CITY OF SAN MARINO



1513 HUNTINGTON DR

HUNTINGTON DR

FAIR OAKS AVE

GROWTH INVESTMENT GROUP

EXCLUSIVE LISTING

1513-1517 Huntington Dr, South Pasadena, CA 91030

TROPHY ASSET - 14-unit Pride-of-Ownership, No Local Rent Control, Mid-Century Modern Architectural Gem, First Time For Sale
Since 1976 (49 yrs), Excellent Location, South Pasadena School, Brand New Roofs, Upgraded Electrical panels, Proforma CAP Rate over 6%



OLD PASADENA



SO PAS MIDDLE SCHOOL



DOWNTOWN SO. PAS.



HUNTINGTON LIBRARY



THE LANGHAM PASADENA



1513 HUNTINGTON DR

GROWTH INVESTMENT GROUP

EXCLUSIVE LISTING

1513-1517 Huntington Dr, South Pasadena, CA 91030

TROPHY ASSET - 14-unit Pride-of-Ownership, No Local Rent Control, Mid-Century Modern Architectural Gem, First Time For Sale

Since 1976 (49 yrs), Excellent Location, South Pasadena School, Brand New Roofs, Upgraded Electrical panels, Proforma CAP Rate over 6%



HAN WIDJAJA CHEN

 626.594.4900

 han.chen@growthinvestmentgroup.com

EXCLUSIVE LISTING

1513-1517 Huntington Dr, South Pasadena, CA 91030

TROPHY ASSET - 14-unit Pride-of-Ownership, No Local Rent Control, Mid-Century Modern Architectural Gem, First Time For Sale
Since 1976 (49 yrs), Excellent Location, South Pasadena School, Brand New Roofs, Upgraded Electrical panels, Proforma CAP Rate over 6%



GROWTH INVESTMENT GROUP



HAN WIDJAJA CHEN

626.594.4900

han.chen@growthinvestmentgroup.com

EXCLUSIVE LISTING

1513-1517 Huntington Dr, South Pasadena, CA 91030

TROPHY ASSET - 14-unit Pride-of-Ownership, No Local Rent Control, Mid-Century Modern Architectural Gem, First Time For Sale
Since 1976 (49 yrs), Excellent Location, South Pasadena School, Brand New Roofs, Upgraded Electrical panels, Proforma CAP Rate over 6%



GROWTH INVESTMENT GROUP

EXCLUSIVE LISTING

1513-1517 Huntington Dr, South Pasadena, CA 91030

TROPHY ASSET - 14-unit Pride-of-Ownership, No Local Rent Control, Mid-Century Modern Architectural Gem, First Time For Sale

Since 1976 (49 yrs), Excellent Location, South Pasadena School, Brand New Roofs, Upgraded Electrical panels, Proforma CAP Rate over 6%



GROWTH INVESTMENT GROUP



HAN WIDJAJA CHEN

626.594.4900

han.chen@growthinvestmentgroup.com

EXCLUSIVE LISTING

1513-1517 Huntington Dr, South Pasadena, CA 91030

TROPHY ASSET - 14-unit Pride-of-Ownership, No Local Rent Control, Mid-Century Modern Architectural Gem, First Time For Sale

Since 1976 (49 yrs), Excellent Location, South Pasadena School, Brand New Roofs, Upgraded Electrical panels, Proforma CAP Rate over 6%



GROWTH INVESTMENT GROUP

HAN WIDJAJA CHEN

626.594.4900

han.chen@growthinvestmentgroup.com

EXCLUSIVE LISTING

1513-1517 Huntington Dr, South Pasadena, CA 91030

TROPHY ASSET - 14-unit Pride-of-Ownership, No Local Rent Control, Mid-Century Modern Architectural Gem, First Time For Sale

Since 1976 (49 yrs), Excellent Location, South Pasadena School, Brand New Roofs, Upgraded Electrical panels, Proforma CAP Rate over 6%



GROWTH INVESTMENT GROUP



HAN WIDJAJA CHEN

626.594.4900

han.chen@growthinvestmentgroup.com

EXCLUSIVE LISTING

1513-1517 Huntington Dr, South Pasadena, CA 91030

TROPHY ASSET - 14-unit Pride-of-Ownership, No Local Rent Control, Mid-Century Modern Architectural Gem, First Time For Sale
Since 1976 (49 yrs), Excellent Location, South Pasadena School, Brand New Roofs, Upgraded Electrical panels, Proforma CAP Rate over 6%



GROWTH INVESTMENT GROUP



EXCLUSIVE LISTING

1513-1517 Huntington Dr, South Pasadena, CA 91030

TROPHY ASSET - 14-unit Pride-of-Ownership, No Local Rent Control, Mid-Century Modern Architectural Gem, First Time For Sale
Since 1976 (49 yrs), Excellent Location, South Pasadena School, Brand New Roofs, Upgraded Electrical panels, Proforma CAP Rate over 6%



GROWTH INVESTMENT GROUP

