

EXCLUSIVE LISTING!

261 & 263 N Oak Ave, Pasadena, CA 91107

2 TURNKEY MID-CENTURY-MODERN HOUSES (VACANT) on Large Lot –Brand New Back House completed in 2025, Front Houses Beautifully Upgraded - Allows Additional 2 ADUs. Perfect Blank Canvas for Owner User or Investors.



SUMMARY

Subject Property:	261 & 263 N Oak Ave Pasadena, CA 91107
Price:	\$1,425,000
Price per Unit:	\$713,000
Proforma CAP & Proforma GRM:	7.35% / 10.81x
Year Built:	Re-built in 2025 (back - buyer to verify) & 1913 (front - rehabbed in 2023)
APN:	5746-011-035
Building Area/Lot Size:	2,057 SF / 8,737 SF
Zoning/Parking:	RM-16
Unit Mix:	1 x 2B + 2B (back house #263)

Investment & Property Highlights

- Unbeatable Proforma CAP Rate – 2 TURNKEY HOUSES (VACANT) Investment on a Large Lot (RM-16)
- Prime value-add duplex near Caltech, Pasadena City College, and Hastings Ranch
- Located in the quiet Lamanda Park area with close proximity to many amenities in the Pasadena Area
- SUPERB demographics with \pm \$114,030 average household income within a 1-mile radius
- Walk Score of 81
- Excellent access to 210, 134, and 110 freeways; superb access to downtown Los Angeles via FWY 110
- Large Lot RM-16 zoned allow additional 2 ADUs
- Excellent curb-appeal with drought-tolerant landscaping, high-end

finishes in a quiet residential area

- Back House is a newly re-built house completed in March 2025
- Front house was completely upgraded in 2023
- Large lot of 8747 SF (RM-16) which allows additional 2 ADUs
- Highly desirable 2 separate single-story units on a large lot- easy to manage
- Each house is separately metered for all utilities except water
- Beautifully designed back house with high-end finishes,
- Tastefully upgraded front house with designer finishes
- Large lot size at \pm 8,737 SF zoned RM-16; Large driveway can fit up to 4 cars
- Each unit is separately metered for electricity and gas, and has indoor laundry

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SHOPS ON LAKE



HUNTINGTON LIBRARY



PASADENA CITY COLLEGE



CALTECH



OLD PASADENA



261 & 263 N OAK AVE

Walk Score **81** **Very Walkable**
Most errands can be accomplished on foot.

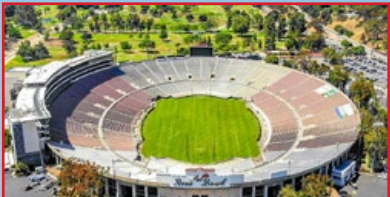
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CALTECH



ROSE BOWL STADIUM



OLD PASADENA



PASADENA CITY COLLEGE



261 & 263 N OAK AVE

210 FWY

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Walk Score **81** Very Walkable
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Front House #261



Back House #263

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