

EXCLUSIVE LISTING

405 & 411-417 N Euclid Avenue, Pasadena CA 91101

Prime 15-units near Old Town Pasadena, High 5.35% In-Place CAP Rate, 2 Separate Lots, Large lot size, most units Fully Upgraded, Buyer Can Build Additional 5 units (by right & before bonus density)



Property Overview

Subject Property:	405 and 411-417 N Euclid Ave, Pasadena, CA
Price:	\$5,990,000
Price per Unit:	\$399,000
CAP Rate/Proforma CAP:	5.35% / 6.30%
Year Built:	2025, 1960, 1898
Building Area/Lot Size:	8,458 SF / 23,257 SF
APN:	5725-031-014 5725-031-016
Zoning/Parking:	R3/20
Unit Mix:	1 x 3B + 2B 1 x 2B + 1B 1 x 1B + 1B 2 x NEW ADU 1B + 1B 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
- 5.35% ACTUAL CAP Rate with 6.30% Proforma CAP Rate\
- Large high density RM-36 zone lot, can build additional 5 units (buyer to verify)
- Turnkey and upgraded apartment completed in 2022-2024, perfect for a 1031 exchange buyer, first time apartment buyer, or owner-user
- Great location with Walk Score 91, Bike Score 86
- SUPERB demographics with ±\$127,378 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

- 2 separate properties with excellent Curb appeals on a Large R3 zoned lot size of 23,257SF
- 411-417 N Euclid is a single-story mid-century modern apartment
- 405 N Euclid is a charming 2 story bungalow with American Craftsman building and a 2 brand-new ADU units
- 12 out of 15 units 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
- Significant renovations have been completed including exterior and interior upgrades
- Ample parking with No soft story retrofit required; No balcony – do not require SB721 balcony inspection (buyer to verify)

EXCLUSIVE LISTING

405 & 411-417 N Euclid Avenue, Pasadena CA 91101

Prime 15-units near Old Town Pasadena, High 5.35% In-Place CAP Rate, 2 Separate Lots, Large lot size, most units Fully Upgraded, Buyer Can Build Additional 5 units (by right & before bonus density)

GIG
GROWTH INVESTMENT GROUP
PASADENA

210 FREEWAY

GROWTH INVESTMENT GROUP

Lot Size and Zoning allows an additional 5-unit (by right - buyer to verify)

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.

EXCLUSIVE LISTING

405 & 411-417 N Euclid Avenue, Pasadena CA 91101

Prime 15-units near Old Town Pasadena, High 5.35% In-Place CAP Rate, 2 Separate Lots, Large lot size, most units Fully Upgraded, Buyer Can Build Additional 5 units (by right & before bonus density)



PASADENA CITY HALL



OLD TOWN PASADENA



DOWNTOWN LOS ANGELES

GROWTH INVESTMENT GROUP

210 FREEWAY



405 & 411-417 N EUCLID AVE

Walk Score
80

Very Walkable

Most errands can be accomplished on foot.

Bike Score
91

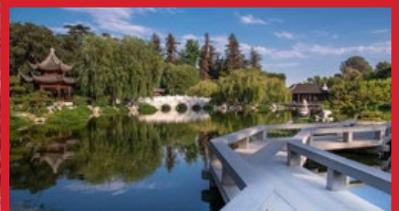
Biker's Paradise

Daily errands can be accomplished on a bike.

EXCLUSIVE LISTING

405 & 411-417 N Euclid Avenue, Pasadena CA 91101

Prime 15-units near Old Town Pasadena, High 5.35% In-Place CAP Rate, 2 Separate Lots, Large lot size, most units Fully Upgraded, Buyer Can Build Additional 5 units (by right & before bonus density)



HUNTINGTON LIBRARY



OLD TOWN PASADENA



PASADENA CITY HALL

GROWTH INVESTMENT GROUP

210 FREEWAY



405 & 411-417 N EUCLID AVE

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.

Exclusively Listed By: HAN WIDJAJA CHEN, CCIM

626.594.4900

han.chen@growthinvestmentgroup.com

EXCLUSIVE LISTING

405 & 411-417 N Euclid Avenue, Pasadena CA 91101

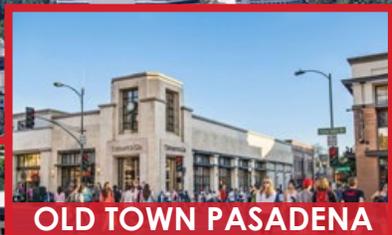
Prime 15-units near Old Town Pasadena, High 5.35% In-Place CAP Rate, 2 Separate Lots, Large lot size, most units Fully Upgraded, Buyer Can Build Additional 5 units (by right & before bonus density)



NORTON SIMON MUSEUM



ROSE BOWL STADIUM



OLD TOWN PASADENA

210 FREEWAY



405 & 411-417 N EUCLID AVE



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.

GROWTH INVESTMENT GROUP

EXCLUSIVE LISTING

405 & 411-417 N Euclid Avenue, Pasadena CA 91101

Prime 15-units near Old Town Pasadena, High 5.35% In-Place CAP Rate, 2 Separate Lots, Large lot size, most units Fully Upgraded, Buyer Can Build Additional 5 units (by right & before bonus density)

GIG
GROWTH INVESTMENT GROUP
PASADENA

GROWTH INVESTMENT GROUP

Lot Size and Zoning allows an additional 5-unit (by right - buyer to verify)

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.

EXCLUSIVE LISTING

405 & 411-417 N Euclid Avenue, Pasadena CA 91101

Prime 15-units near Old Town Pasadena, High 5.35% In-Place CAP Rate, 2 Separate Lots, Large lot size, most units Fully Upgraded, Buyer Can Build Additional 5 units (by right & before bonus density)



**GROWTH INVESTMENT GROUP
PASADENA**

405 N Euclid Ave



GROWTH INVESTMENT GROUP



Exclusively Listed By: HAN WIDJAJA CHEN, CCIM

626.594.4900

han.chen@growthinvestmentgroup.com

EXCLUSIVE LISTING

405 & 411-417 N Euclid Avenue, Pasadena CA 91101

Prime 15-units near Old Town Pasadena, High 5.35% In-Place CAP Rate, 2 Separate Lots, Large lot size, most units Fully Upgraded, Buyer Can Build Additional 5 units (by right & before bonus density)



**GROWTH INVESTMENT GROUP
PASADENA**

405 N Euclid Ave



GROWTH INVESTMENT GROUP



Exclusively Listed By: HAN WIDJAJA CHEN, CCIM

626.594.4900

han.chen@growthinvestmentgroup.com

EXCLUSIVE LISTING

405 & 411-417 N Euclid Avenue, Pasadena CA 91101

Prime 15-units near Old Town Pasadena, High 5.35% In-Place CAP Rate, 2 Separate Lots, Large lot size, most units Fully Upgraded, Buyer Can Build Additional 5 units (by right & before bonus density)

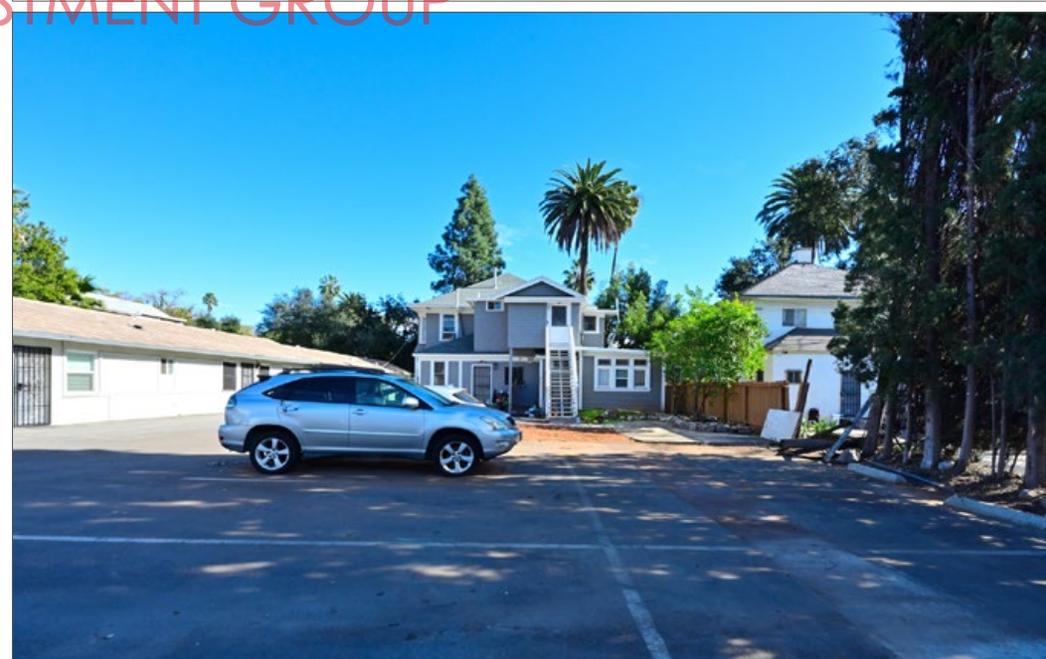
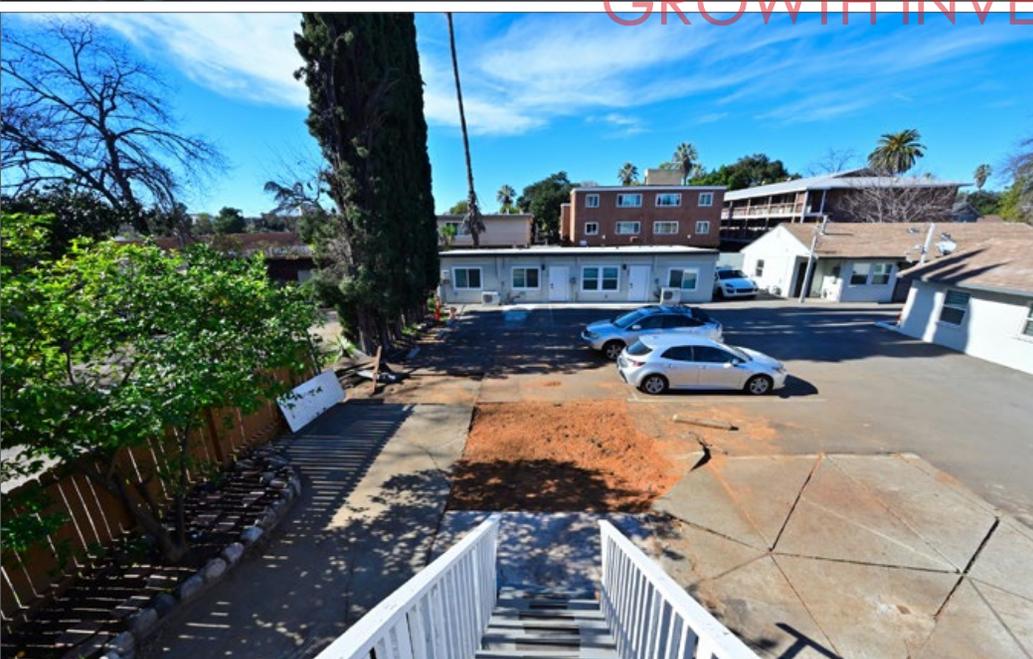


GROWTH INVESTMENT GROUP
PASADENA

Property Photos - 405 & 411-417 N Euclid Ave (Parking Area)



GROWTH INVESTMENT GROUP



Exclusively Listed By: HAN WIDJAJA CHEN, CCIM

626.594.4900

han.chen@growthinvestmentgroup.com

EXCLUSIVE LISTING

405 & 411-417 N Euclid Avenue, Pasadena CA 91101

Prime 15-units near Old Town Pasadena, High 5.35% In-Place CAP Rate, 2 Separate Lots, Large lot size, most units Fully Upgraded, Buyer Can Build Additional 5 units (by right & before bonus density)



**GROWTH INVESTMENT GROUP
PASADENA**

411-417 N Euclid Ave



GROWTH INVESTMENT GROUP



Exclusively Listed By: HAN WIDJAJA CHEN, CCIM

626.594.4900

han.chen@growthinvestmentgroup.com

EXCLUSIVE LISTING

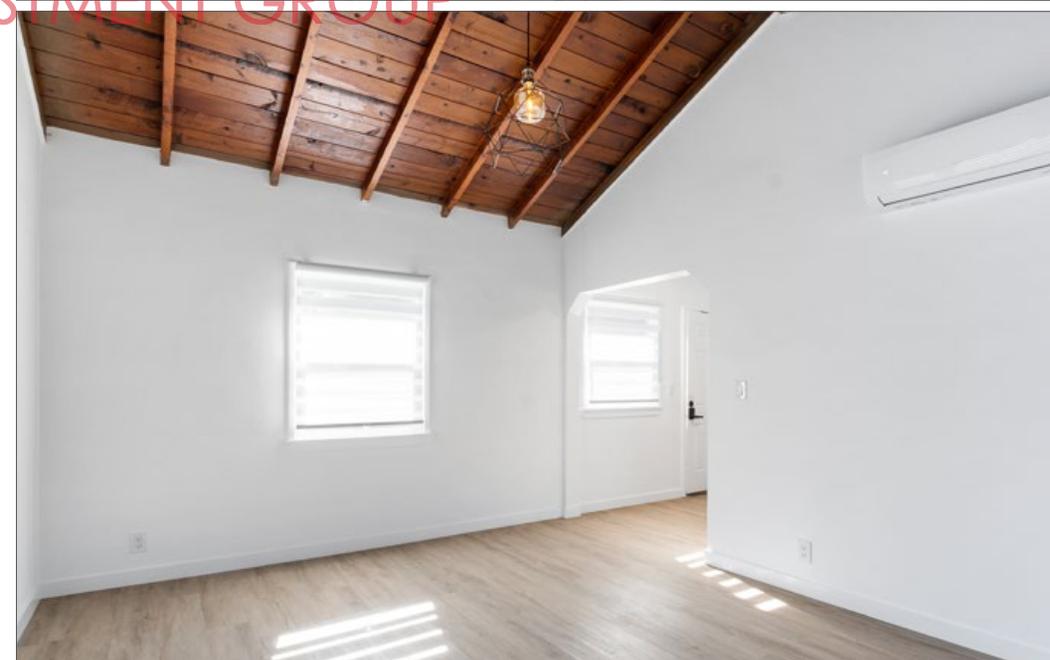
405 & 411-417 N Euclid Avenue, Pasadena CA 91101

Prime 15-units near Old Town Pasadena, High 5.35% In-Place CAP Rate, 2 Separate Lots, Large lot size, most units Fully Upgraded, Buyer Can Build Additional 5 units (by right & before bonus density)



**GROWTH INVESTMENT GROUP
PASADENA**

411-417 N Euclid Ave



GROWTH INVESTMENT GROUP

Exclusively Listed By: HAN WIDJAJA CHEN, CCIM

626.594.4900

han.chen@growthinvestmentgroup.com