

# EXCLUSIVE LISTING!

536 N Madison Ave, Pasadena 91101

3 upgraded units – Two-story Bungalow several blocks north of Old Town Pasadena, Large  $\pm 13k$  SF Lot, Prime Upside for ADUs, Easy to Rent and Manage.



## SUMMARY

Subject Property:	536 N Madison Ave Pasadena, CA 91101
Price:	\$1,330,000
Price Per Unit / SF:	\$443,000 / \$543
Year Built:	1923
Building & Lot Area:	2,448 SF / 13,203 SF
APN / Zoning:	5731-006-012 / RM-16
Unit Mix:	1 x 2B + 2B 1 x 1B + 1B 1 x STUDIO

## Investment & Property Highlights

- Prime 3 units Two-story bungalow 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 Triplex on a large lot size ( $\pm 13k$  SF)
- Excellent curb appeal with large front lawn and expansive back yard; Prime potential to add ADUs
- Excellent mix with 2bed, 1bed and Studio unit; Super easy to rent and manage
- All units have been updated with high-end upgrades (Buyer to verify)
- Charming units with hardwood floors, plenty of built-in cabinets, and laundry hookups; ground floor front unit is a large 2bed unit.
- Overparked building – no soft story retrofit is required
- Separately metered for electricity and gas

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GROWTH INVESTMENT GROUP

210 FWY

PASADENA CITY COLLEGE

CALTECH

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.



Very Walkable

Most errands can be accomplished on foot.



Biker's Paradise

Daily errands can be accomplished on a bike.

536 N  
Madison

HAN WIDJAJA CHEN

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CALTECH



SHOPS ON LAKE

210 FWY



PASADENA PLAYHOUSE

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536 N MADISON AVE



Very Walkable  
Most errands can be accomplished on foot.

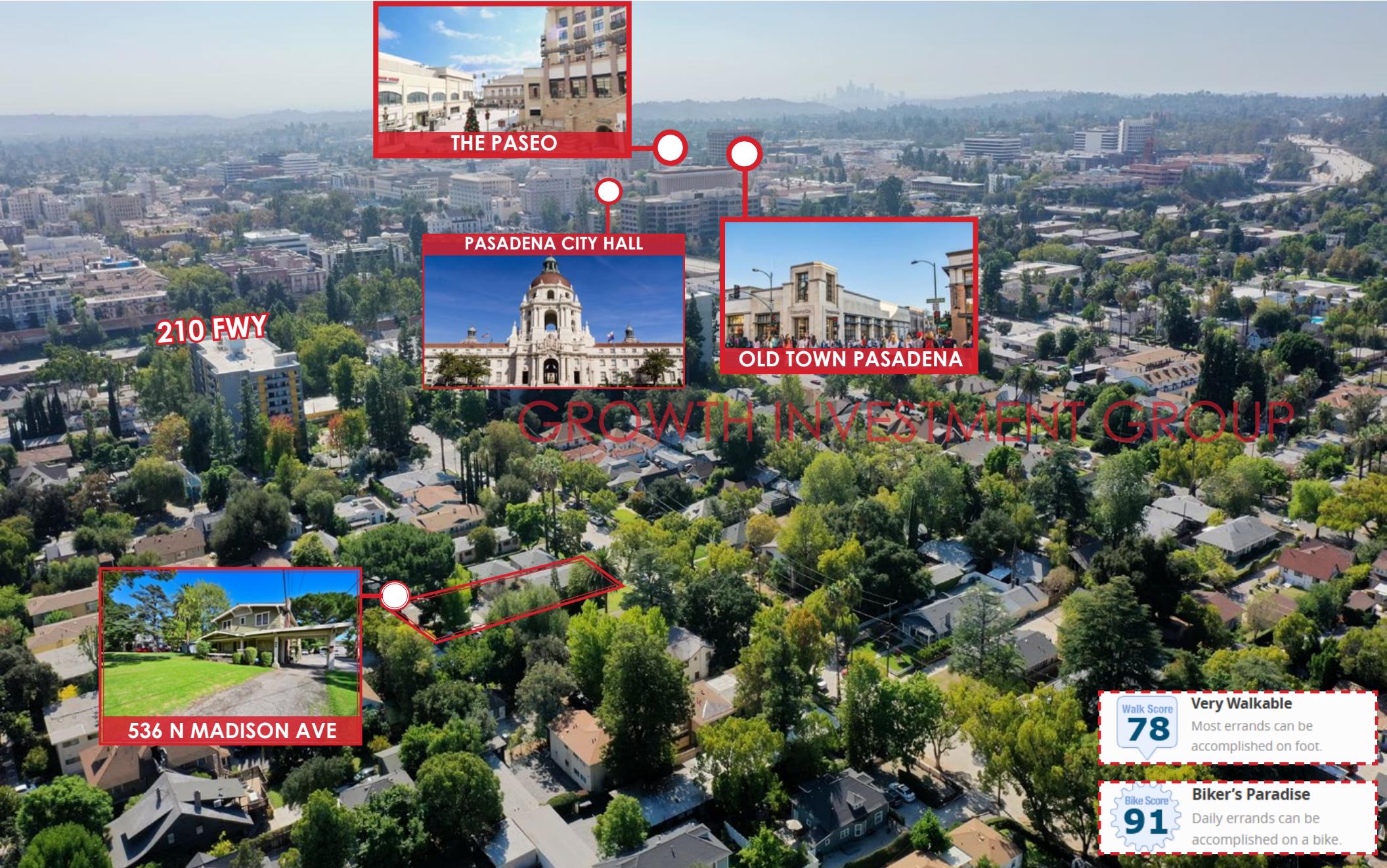


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PASADENA CITY HALL



NORTON SIMON MUSEUM



210 FWY

OLD TOWN PASADENA



BROOKSIDE PARK



ROSE BOWL STADIUM



GROWTH INVESTMENT GROUP

536 N MADISON AVE

Walk Score  
78

Very Walkable  
Most errands can be  
accomplished on foot.

Bike Score  
91

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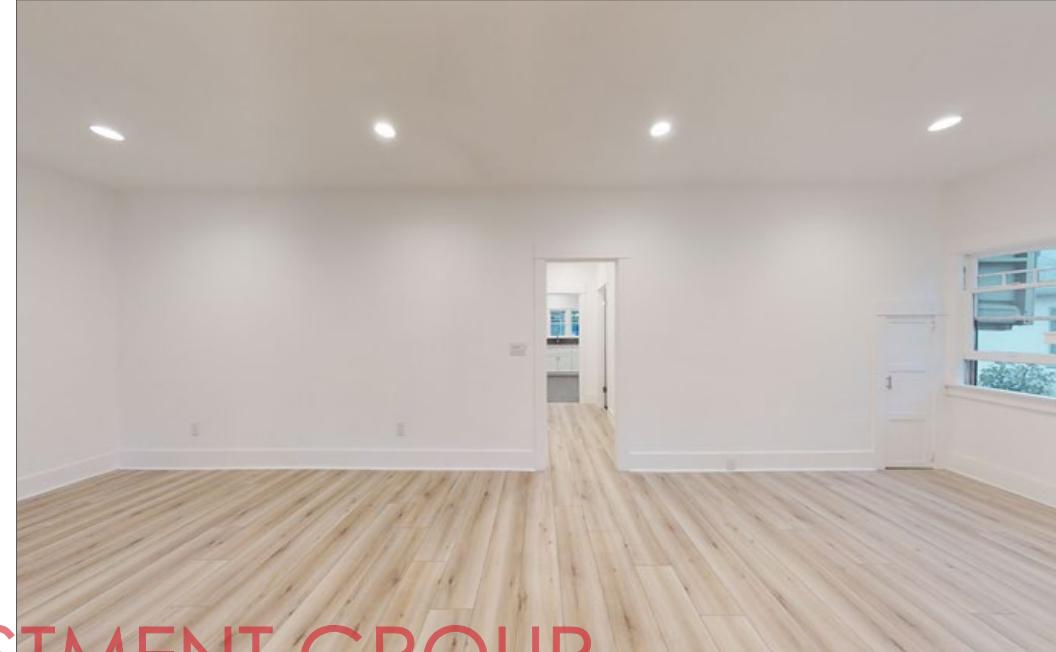
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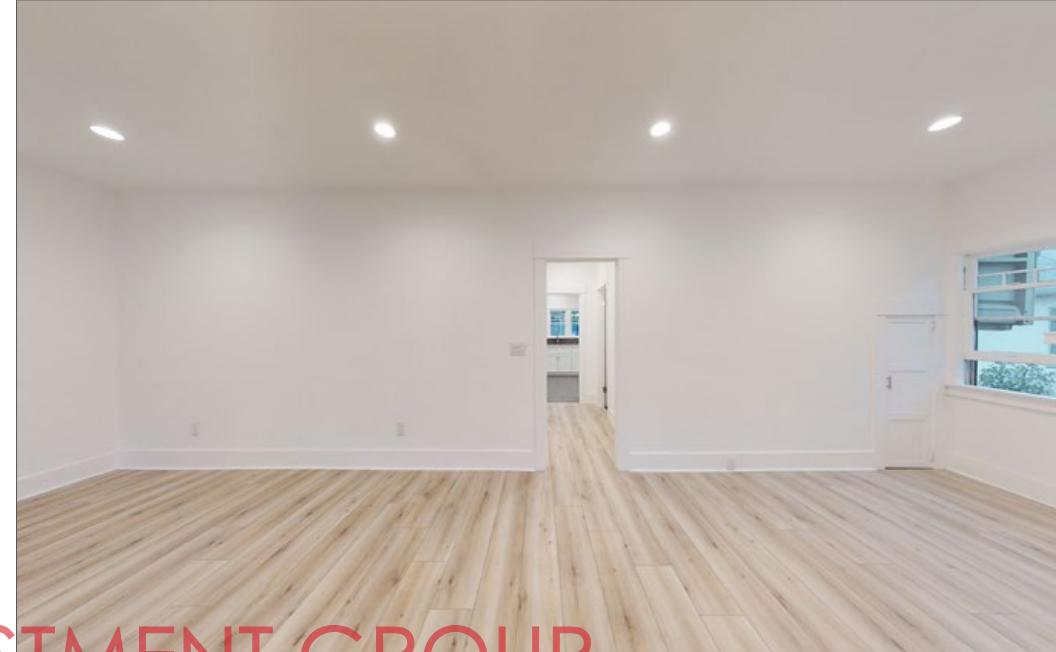
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