

OFFERING MEMORANDUM

112 N Mar Vista Ave
Pasadena, CA 91106

SELLER MOTIVATED - SIGNIFICANT PRICE REDUCTION

Prime 10-unit Value-add several blocks from CALTECH and PCC, 6.22% In-place CAP Rate, Class A Location, Corner lot on Union St, Walkscore 94, RM-48 Zone

Exclusively Listed by:
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GROWTH INVESTMENT GROUP
CALIFORNIA

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Growth Investment Group California

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DISCLAIMER AND CONFIDENTIALITY AGREEMENT:

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of 112 N Mar Vista Ave, Pasadena, CA 91106 ("Property").

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information that prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and Growth Investment Group. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor Growth Investment Group, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time, with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Growth Investment Group.



01. EXECUTIVE SUMMARY

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SUMMARY

Subject Property:	112 N Mar Vista Ave Pasadena, CA 91106
Price:	~~$3,850,000~~ $3,285,000
Price/Unit :	~~$385,000~~ $328,500
Number of Units:	10
CAP Rate/GRM:	6.22% / 11.86x
Year Built:	1959
Building Size / Lot Size:	±6,920 SF / ± 8,744 SF
APN / Zoning:	5738-013-030 / RM-48
Parking:	9
Unit Mix:	2 x 2B + 1B 8 x 1B + 1B

Notable Features: - 8 units updated
- Double pane windows throughout
- No known deferred maintenance
- 2 units vacant and can be delivered vacant

Financials on page 22, Rent Roll on page 23, Sales Comparable on page 24-25.

Investment Highlights

- **Highly Attractive Yield**: 6.22% in-place CAP rate with proven upside potential, offering a rare balance of strong current cash flow and future growth.
- **Premier Educational Hub**: Exceptionally located just blocks from the California Institute of Technology (Caltech) and Pasadena City College (PCC), ensuring a constant tenant pipeline.
- **Strong Demographics**: Situated in a highly affluent area with an average household income of ±$125,446 within a 1-mile radius.
- **World-Class Walkability**: Just minutes from the Pasadena Playhouse, Old Town Pasadena, Target, Amazon Fresh, Vroman's Bookstore, Urth Caffé, and a vibrant dining scene.
- **Strategic Transit Access**: Seamless connectivity to the 210, 134, and 110 freeways, providing an easy commute to Downtown Los Angeles, Burbank, and Glendale.

Property Highlights

- Well maintained two-story garden style apartment with excellent curb appeal, gated entrance and secured parking
- Corner lot location with a wide ±84' frontage on Union Street
- Eight out of 10 units have been updated: updated kitchen and flooring
- One unit may be delivered vacant
- Excellent roof condition, double pane windows throughout, minimum landscaping, low maintenance property and easy to manage, updated exterior paint
- Good unit mix with good distributions of 2-bedroom and 1-bedroom units
- Great location with Walk Score 94, Bike Score 85
- Separately metered for electricity and gas, carport parking (no soft story retrofit required), seller own laundry machines

EXECUTIVE SUMMARY

Growth Investment Group California is proud to offer 112 N Mar Vista, a well-maintained property in an excellent location only several blocks away from CALTECH and Pasadena City College. With a walk score of 94 and proximity to many amenities in the area including Lake Ave District and Old Town Pasadena and flurries of restaurants along Colorado Blvd, this community offers an ease of management and easy to rent investment. Offered at an attractive ±6.22% CAP Rate, this investment presents an excellent opportunity for savvy investors to buy a very well-located apartment with no known deferred maintenance and excellent in-place rents.



The property was built in 1959 and situated on southeast corner of Mar Vista Ave and Union St. It has a total of ±6,920SF building size and is situated on a large ±8,744SF R4 lot. It has small lawn in the front with side paver stone courtyard that provides easy access to units. The roof is in excellent condition, all the windows have been upgraded, and the property has updated exterior paint. It offers an excellent unit mix of two (2) 2-bedroom+1-bathroom, and eight (8) 1-bedroom+1-bathroom units. Approximately 8 out of 10 of the units have had upgrades with updated kitchen, updated flooring and updated bathroom (buyer to verify). The units are spacious and bright with updated dual pane windows throughout. One unit is vacant and can be delivered vacant

There are 9 parking spaces provided by carports in the back – there is no soft story retrofit required. Parking is secured by an automatic parking gate. There is a shared laundry room with seller's own machines. Each unit is separately metered for gas and electricity.

LOCATION AMENITIES AND ACCESS

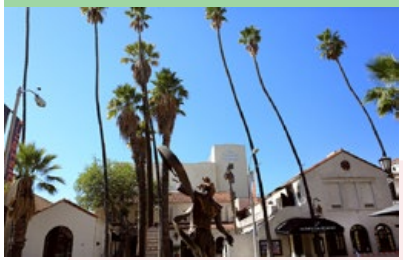
The property is located within the central Pasadena area (near Pasadena City College and California Institute of Technology), south of 210 Freeway and just within minutes to Old Town Pasadena area. Boasting a Walk Score of 94 with SUPERB demographics, it offers a superior location with easy access to FWY 210 and FWY 134. It is approximately a mile away from Pasadena Playhouse District, and around ±1.8miles from Old Town Pasadena. It is also just minutes from The Pasadena Convention Center, Norton Simon Museum, Pacific Asia Museum, shopping and dining in the area. The property has superb access to FWY 210 and offers an easy commute to additional employment centers of downtown Los Angeles and adjacent cities of Burbank and Glendale via 134 Freeway.

Benefit from Pasadena's thriving rental market, fueled by the steady influx of students, professors, and professionals drawn to the area. Demand for quality housing near CALTECH and PCC remains high, ensuring a consistent stream of potential tenants. Unlock the potential for attractive rental yields and long-term appreciation with this strategic investment in a sought-after location.

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AREA AMENITIES

State Theatre of CA Pasadena Playhouse



Distance from 112 N Mar Vista:
6 Minute Drive, 1 Mile

The Pasadena Playhouse was established in 1917 and is the official State Theatre of California. In recent years, The Playhouse has become instrumental in launching new works and landmark revivals for the American theatre. The Playhouse has displayed a commitment to cultural and theatrical diversity, which is reflected in seasons featuring Tony Award and Pulitzer Prize-winning plays.

NORTON SIMON MUSEUM



Distance from 112 N Mar Vista:
10 Minute Drive, 2.5 Miles

Known around the world as one of the most remarkable private art collections ever assembled, industrialist Norton Simon spent over 30 years amassing an astonishing collection of European art from the Renaissance to the 20th century, and a stellar collection of Indian and Southeast Asian art spanning 2,000 years. Modern and Contemporary Art from Europe and the United States, also occupies an important place in the Museum's collections. The Museum houses more than 12,000 objects, roughly 1,000 of which are on view in the galleries and gardens.

The GAMBLE HOUSE



Distance from 112 N Mar Vista:
10 Minute Drive, 2.5 Miles

The Gamble House, also known as the David B. Gamble House, is an iconic American Craftsman home in Pasadena, California, designed by the architectural firm Greene and Greene. Constructed in 1908–1909 as a home for David B. Gamble, son of the Procter & Gamble founder James Gamble, it is today a National Historic Landmark, a California Historical Landmark, and open to the public for tours and events.

Paseo Colorado



Distance from 112 N Mar Vista:
6 Minute Drive, 1.5 Miles

The Paseo is an upscale outdoor mall in Pasadena, covering three city blocks with office space, shops, restaurants, a movie theater, and 400 loft-style condominiums above. It is located in downtown Pasadena between Colorado Boulevard to the north and Green Street to the south.

It is the location of the Arclight theater. At the Paseo you will find BCBG, Macy's, Brighton, Coach, DSW, among other popular stores.

SHOPS on LAKE



Distance from 112 N Mar Vista:
5 Minute Drive, 1 Mile

The Urth Caffé is an organic coffee company that exclusively carries its own brand of premium, fresh roasted whole bean organic coffee, and hand selected fine teas sold under strict quality and ethical standards.

California Institute of Technology



Distance from 112 N Mar Vista:
4 Minute Drive, 0.7 Miles

Caltech is an independent, privately supported institution with a 124-acre campus located in Pasadena, California. The Institute manages JPL for NASA, sending probes to explore the planets of our solar system and quantify changes on our home planet.

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AREA AMENITIES

Old Town Pasadena













Distance from 112 N Mar Vista: 9 Minute Drive, 1.9 Miles

Old Pasadena, often referred to as Old Town Pasadena or just Old Town, is the original commercial center of Pasadena.

The area was also an artistic center, the home to Andy Warhol's west coast debut, the Pasadena Museum of Modern Art (one of the earliest modern art museums in the country, now the Norton Simon Museum), and before that a center of suffragist and pacifist movements, and other liberal causes.

Rose Bowl Stadium



Distance from 112 N Mar Vista: 12 Minute Drive, 3.4 Miles

The world-famous Rose Bowl Stadium in Pasadena has hosted five Super Bowls, gold medal matches for two Summer Olympics, two FIFA World Cup Finals, superstar concerts and the annual Rose Bowl Game for which it's named.

Sports Illustrated has named Rose Bowl Stadium the number one venue in college sports and one of the Top 20 Venues of the 20th Century.

Downtown Pasadena




Distance from 112 N Mar Vista: 6 Minute Drive, 1.5 Miles

Downtown Pasadena California is the central business district of Pasadena, California. It is centered on Fair Oaks Avenue and Colorado Boulevard and is divided into three distinct neighborhoods: Old Pasadena, the Civic Center, and Monk Hill.

Downtown Pasadena is known for its historical buildings that have been preserved throughout the years.

HASTINGS RANCH Neighborhood



Distance from 112 N Mar Vista: 11 Minute Drive, 3.9 Miles

Hastings Ranch is a neighborhood of Pasadena, California, which lies in northeast Pasadena. It is principally accessed by Sierra Madre Boulevard, Michillinda Avenue, Hastings Ranch Blvd., and Riviera Drive. Hastings Ranch is also identified by large shopping areas at its southernmost end and by a shopping center at the corner of Sierra Madre and Michillinda.

Hastings Ranch is divided by Sierra Madre Blvd, north of the blvd is Upper Hastings Ranch and south is Lower Hastings Ranch. To the north of the Ranch is the San Gabriel Mountains and Mount Wilson.

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Property Photos





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Aerial Photos



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Walk Score Map

112 Mar Vista Avenue

Add scores to your site

Catalina Villas, Pasadena, 91106

Commute to **Downtown Pasadena**

4 min 12 min 6 min 22 min View Routes

Favorite **Map** **Nearby Pasadena Apartments on Redfin**

More about 112 Mar Vista Avenue

Walk Score 94

Walker's Paradise

Daily errands do not require a car.

Transit Score 65

Good Transit

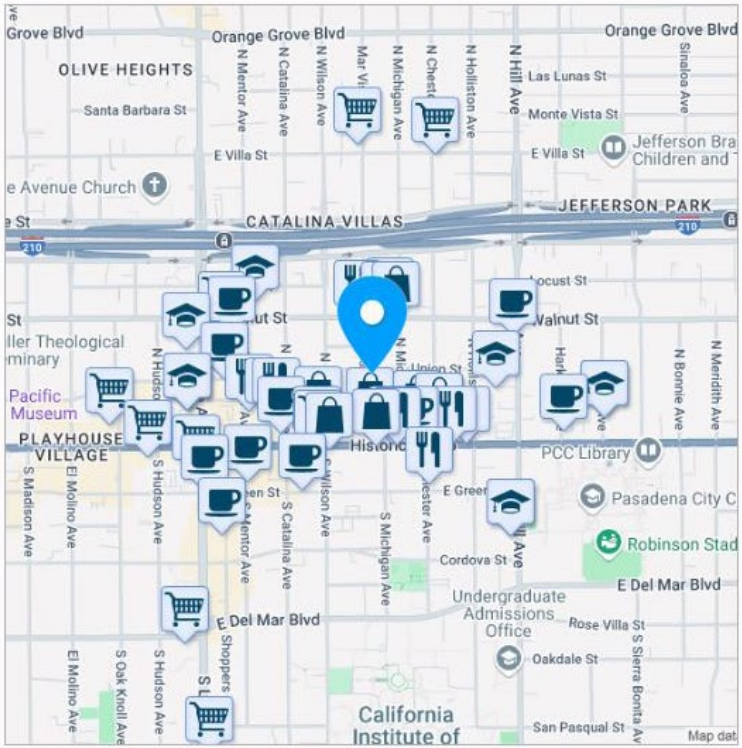
Many nearby public transportation options.

Bike Score 85

Very Bikeable

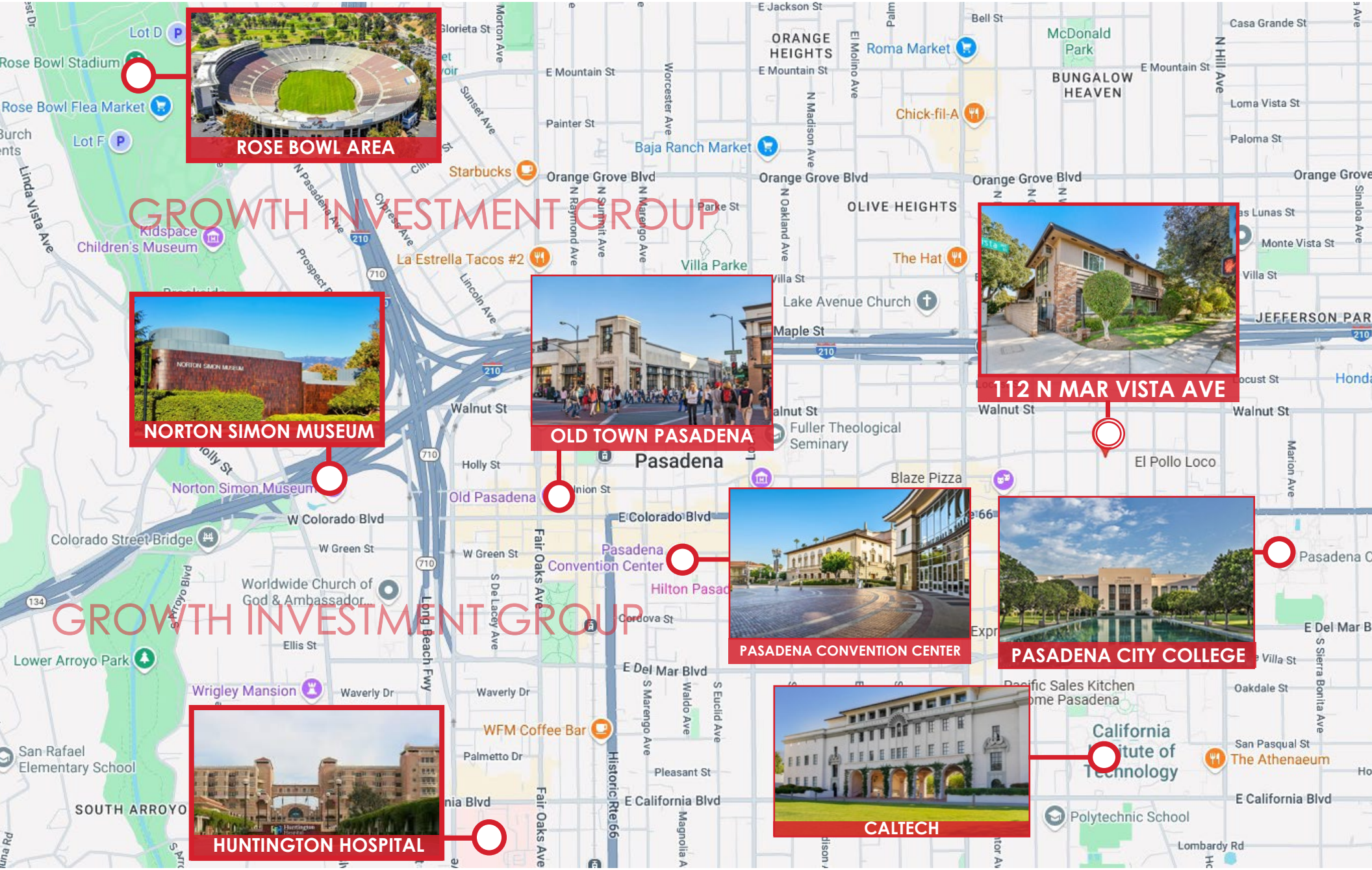
Biking is convenient for most trips.

About your score



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Local Map



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Regional Map













02. FINANCIALS

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Financial Analysis

Investment Overview

Price	**$**	**3,285,000**
Price Per Unit	**$**	**328,500**
Price Per SF	**$**	**475**
Cap Rate		**6.22%**
GRM		**11.86**
Market CAP Rate		**7.61%**
Market GRM		**10.15**

Property Information

Building Size	6,920
Lot Size	8,744
Number of Units	10
Year Built	1959
Parcel(s)	5738-013-030
Zoning	RM-48
Parking	9

Proposed Financing

Down Payment	$1,316,000
Approximate Loan Amount	$1,974,000
Interest Rate	6.000%
Loan To Value	60.0%
Annual Debt Service (IO)	$118,440
Debt Coverage Ratio	1.42
Year-1 Net Cash-Flow (IO)	**$85,797**
Year-1 Cash-On-Cash Return (IO)	**6.52%**
Loan Type	New Loan, 5-yr fixed, 5-yr IO, 30-yr amortization

Unit Mix and Rent Schedule

Units	Type	Avg. Current Rent	Total Rent	Proforma Rent	Total Proforma Rent
2	2B + 1B	$ 2,785	$ 5,570	$ 3,400	$ 6,800
8	1B + 1B	$ 2,168	$ 17,344	$ 2,500	$ 20,000
10			$ 22,914		$ 26,800

Income

				Current	Proforma	
Annual Gross Rent (Current/Potential)	$ 22,914	per month	$	274,968	$ 321,600	
Laundry Income	$ 175	per month	$	2,100	$ 2,100	seller own
Gross Scheduled Income			**$**	**277,068**	**$ 323,700**	
Vacancy Factor	2.00%		$	(5,541)	$ (6,474)	
Effective Gross Income			**$**	**271,527**	**$ 317,226**	

Expenses

				Current	Proforma	
Operating Expenses (Current/Potential)						
New Property Taxes	1.106083%		$	36,335	$ 36,335	per tax assessor
Direct Assessments			$	1,837	$ 1,837	per tax assessor
Insurance	$ 954.25	per month	$	11,451	$ 11,451	2026
DWP	$ 575.00	per month	$	6,900	$ 6,900	per owner
Trash	$ 260.00	per month	$	3,120	$ 3,120	per owner
Gardener	$ 125.00	per month	$	1,500	$ 1,500	per owner
Accounting	$ 63.00	per month	$	756	$ 756	per owner
License	$ 38.00	per month	$	456	$ 456	per owner
Rent Registration	$ 238.00	per unit	$	2,380	$ 2,380	2025-2026
Repairs	$ 208.33	per month	$	2,500	$ 2,500	per owner
Total Operating Expenses	24%	of GSI	**$**	**67,234**	**$ 67,234**	
Expenses Per Unit			$	6,723	$ 6,723	
Expenses Per SF			$	9.72	$ 9.72	

	Current	Proforma
Net Operating Income	**$ 204,292**	**$ 249,992**

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Any proforma numbers including Additional Dwelling Units potentials are proforma and estimate only! Buyer must verify the information and due their own due diligence and bears all risk for any inaccuracies.

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RENT ROLL

Unit No.	Unit Type	Tenant Name	Monthly Rent	Proforma Rent	Deposit	Lease Start Date	Lease End Date
1	2B + 1B	Chase G.	$ 2,895	$ 3,400	$ 1,800.00	3/25/2025	3/1/2026
2	1B + 1B	Alex W.	$ 2,075	$ 2,500	$ 1,500.00	8/1/2020	7/31/2026
3	1B + 1B	Vacant	$ 2,000	$ 2,500	STATED RENT IS ASKING RENT		
4	1B + 1B	Horace J.	$ 1,995	$ 2,500	$ 1,195.00	5/1/2012	Month to month
5	1B + 1B	Nicole	$ 2,495	$ 2,500	$ 2,500.00	3/1/2023	8/31/2026
6	2B + 1B	Brianna	$ 2,675	$ 3,400	$ 1,500.00	4/1/2023	3/31/2026
7	1B + 1B	Alysa	$ 1,984	$ 2,500	$ 1,500.00	3/1/2019	3/31/2026
8	1B + 1B	Leo	$ 2,400	$ 2,500	$ 1,500.00	4/1/2023	8/31/2026
9	1B + 1B	Tenant	$ 2,100	$ 2,500			
10	1B + 1B	Everette	$ 2,295	$ 2,500	$ 1,500.00	3/1/2021	2/28/2026
		TOTAL	**$ 22,914**	**$ 26,800**			

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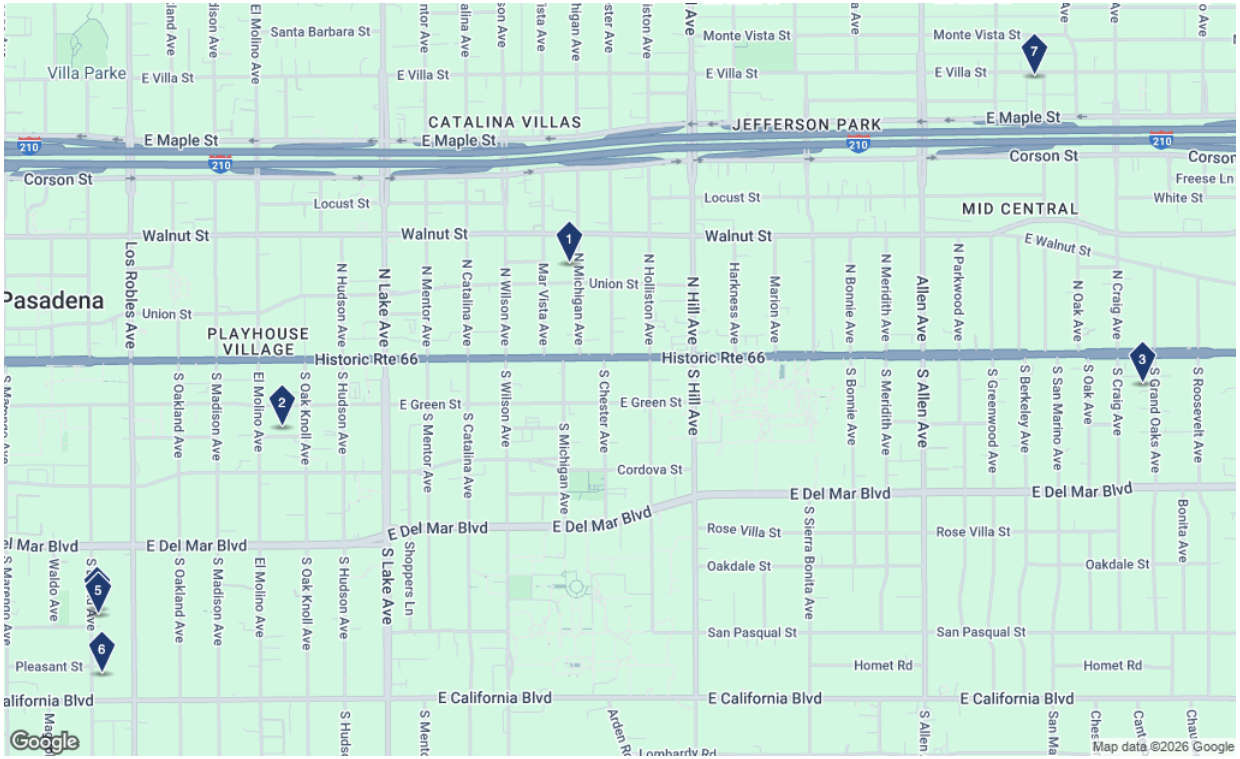
#Units	Unit Type	AVERAGE	MAX	MIN	Proforma
2	2B + 1B	$ 2,785	$ 2,895	$ 2,675	$ 3,400
8	1B + 1B	$ 2,168	$ 2,495	$ 1,984	$ 2,500

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Any proforma numbers including Additional Dwelling Units potentials are proforma and estimate only! Buyer must verify the information and due their own due diligence and bears all risk for any inaccuracies.

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Sales Comparable

Sale Comps Map & List



Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	$1,900,000	$2,520,857	$2,510,000	$2,995,000
Sale Price Per Unit	$237,500	$346,000	$350,428	$427,857
Cap Rate	4.1%	4.8%	4.8%	5.7%
Land Price Per SF	$148	$234	$256	$317

Property Attributes	Low	Average	Median	High
Units	6	7	7	9
Year Built	1913	1938	1935	1960
Stories	1	2	2	2
Vacancy At Sale	2.4%	5.7%	2.4%	28.6%
Star Rating	★★☆☆☆ 2	★★☆☆☆ 2	★★☆☆☆ 2	★★☆☆☆ 2

Summary Statistics exclude For Sale and Under Contract listings

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Sales Comparable

Sale Comps List

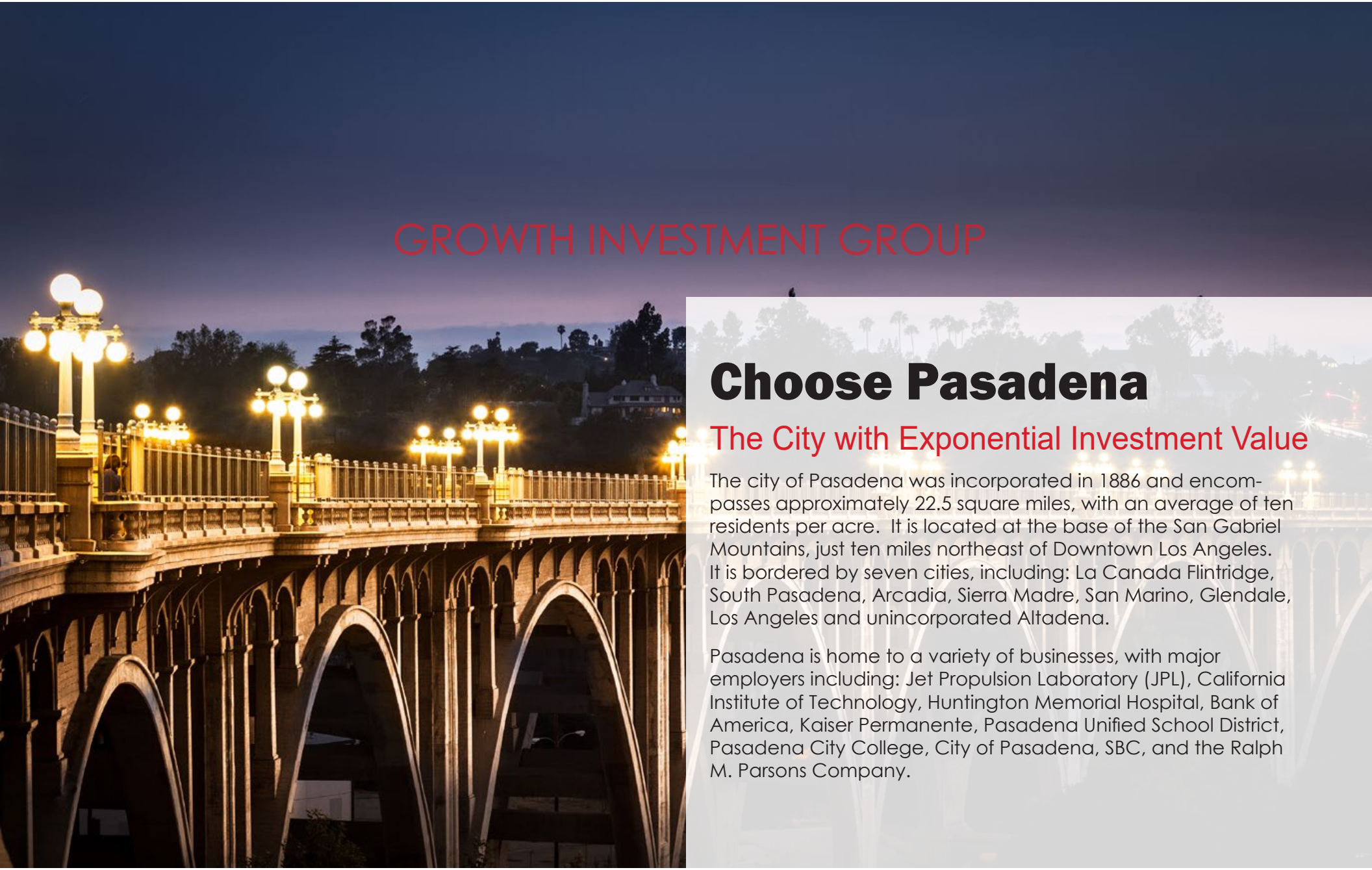
	Property Name Address	Type	Built/Renovated	Size (% Vacant)	Sale Date	Price	Cap Rate
1	147 N Michigan Ave Pasadena, CA 91106	Apartments ★★☆☆☆	1956	7 Units	5/30/2025	$2,510,000 ($358,571.00/Unit)	-
2	697-701 Mira Monte Pl Pasadena, CA 91101	Apartments ★★☆☆☆	1928	7 Units	12/26/2025	$2,995,000 ($427,857.00/Unit)	4.77% Actual
3	49 S Grand Oaks Ave Pasadena, CA 91107	Apartments ★★☆☆☆	1953	8 Units	9/30/2025	$1,900,000 ($237,500.00/Unit)	-
4	Euclid Manor 420 S Euclid Ave Pasadena, CA 91101	Multifamily ★★☆☆☆ Part of a Portfolio	1921/2017	7 Units	7/30/2025	$2,877,964 ($411,138.00/Unit)	4.43% Actual
5	Euclid Manor 434 S Euclid Ave Pasadena, CA 91106	Multifamily ★★☆☆☆ Part of a Portfolio	1913	6 Units	7/30/2025	$2,022,036 ($337,006.00/Unit)	4.89% Actual
6	540 Euclid Ave Pasadena, CA 91101	Apartments ★★☆☆☆	1960	7 Units	2/12/2025	$2,453,000 ($350,429.00/- Unit)	4.11% Actual
7	1998 E Villa St Pasadena, CA 91107	Apartments ★★☆☆☆	1935	9 Units	2/7/2025	$2,888,000 ($320,889.00/Unit)	5.72% Actual



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03. MARKET OVERVIEW

Market Overview



Choose Pasadena

The City with Exponential Investment Value

The city of Pasadena was incorporated in 1886 and encompasses approximately 22.5 square miles, with an average of ten residents per acre. It is located at the base of the San Gabriel Mountains, just ten miles northeast of Downtown Los Angeles. It is bordered by seven cities, including: La Canada Flintridge, South Pasadena, Arcadia, Sierra Madre, San Marino, Glendale, Los Angeles and unincorporated Altadena.

Pasadena is home to a variety of businesses, with major employers including: Jet Propulsion Laboratory (JPL), California Institute of Technology, Huntington Memorial Hospital, Bank of America, Kaiser Permanente, Pasadena Unified School District, Pasadena City College, City of Pasadena, SBC, and the Ralph M. Parsons Company.

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Market Overview

CONVENIENT TRANSPORTATION AND ACCESS

Regional access to the city is primarily from the Foothill (210) Freeway, which runs in an east-west direction approximately one-third mile south of the subject property, the Ventura (134) Freeway, which runs in an east-west direction approximately one and one-half miles west of the subject property, and the Pasadena (110) Freeway, which runs in a north-south direction approximately two and one-half miles southwest of the subject property. These freeways provide direct access to other major interstates serving the Southern California region, including the Golden State (5) Freeway and the Glendale (2) Freeway to the west, the San Bernardino (10) Freeway and the Long Beach (710) Freeway to the south, and the San Gabriel River (605) Freeway to the east.

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The city of Pasadena is centrally located to major forms of transportation, including the Burbank/Bob Hope Airport which is 15 miles northwest, the Los Angeles International Airport which is 30 miles southwest, and the Ontario International Airport which is 35 miles east.







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Market Overview

PASADENA POPULATION AND HOUSING TRENDS

Pasadena's urban renaissance is drawing a younger more dynamic population to its core. The largest age bracket in the city of Pasadena is now millennials age 25-34 (17.1%) with the second largest age group consisting of adults ages 35-44 (15.1%). Increasing numbers of people in these age brackets are seeking the "no car" urban lifestyle where they can walk to the office, gym, supermarket, local restaurants, entertainment venues, have access to mass transit, and convenient apartment living. Accordingly, city officials are dedicated to improving the City's "walkability" by using the city's transportation improvement fee to make pedestrian and bike-friendly upgrades to downtown streets and using residential impact fees to create parks in the central district.



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Pasadena multifamily rents have risen approximately 27% since 2010.

Since 2000, over 4,000 new residential units have been completed and absorbed in Pasadena.

Since 2000, over 4,000 new residential units have been completed and absorbed in Pasadena.

The Pasadena multifamily market occupancy averaged more than 95% over the last 10 years.

The population of Pasadena in 2015 was 141,641, almost a 3.3% increase from 2010, and is expected to grow by over 3.7% for the next 5 years.

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Market Overview

EXCELLENT BUSINESS ENVIRONMENT

Located in the foothills of the picturesque San Gabriel Mountains, Pasadena has a population of nearly 140,000 people and benefits from a unique combination of sophisticated charm, culture, and historical ambiance. Pasadena's pro-business tax benefits, no city business taxes, parking taxes or utility taxes, coupled with its central location and excellent freeway and public transportation access offers local businesses the ability to draw from an enormous and diverse labor base while providing local residents easy access to amenities in Downtown Los Angeles and the surrounding markets. Initially one of Los Angeles' first suburbs, Pasadena has become a thriving 24/7 urban center where residents can live, work and play in one of the most dynamic markets in Southern California.





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Market Overview



LOCAL AMENITIES

- Apple
- Paseo Colorado
- Macy's
- Target
- Urth Cafe
- Vroman's Bookstore
- Pasadena Playhouse
- Whole Foods Market
- Vons
- CVS
- Americana at Brand
- Beyond the Olive
- Farm Fresh to You
- Grist & Toll
- Katie's Bakery
- Pasadena Sandwich Company
- Pavilions Place
- Creamistry Pasadena
- Ice Cream Lab
- Juice Lab 360
- Menchies Frozen Yogurt
- A&M Import
- 24 hour fitness
- Basecamp Fitness
- Miracle Spa
- Style Lounge
- Art + Science Café
- Blaze Pizza
- Coffee By the Books
- El Metate Café
- Foodie Cube
- Lee's Sandwiches
- Lovebirds Café & Bakery
- Rounds Burgers
- Roy's Hawaiian Fusion
- Ralph's Groceries
- Men's Suit Outlet
- Go China
- Freshii
- California Bank & Trust
- Bank of the West
- U.S. Bank
- University Club of Pasadena
- Braise & Crumble
- etc.

Market Overview

OLD TOWN PASADENA Old Town Pasadena is nationally recognized for its vibrant main street revitalization and preserved historic charm. The historic streets and alleyways, rustic brick façades and architectural accents of Pasadena's original business district have come to create a unique and lively entertainment focal point for residents and tourists alike. Physically bound by Walnut Street to the north, Pasadena Avenue to the west, Del Mar Boulevard to the south and Arroyo Parkway to the east, Old Town Pasadena encompasses twenty-two blocks providing access to over 120 restaurants, shops, and entertainment venues, 35 specialty retail stores, a Courtyard by Marriott Hotel and several other leading attractions. Old Town Pasadena offers an extraordinary opportunity to live, work and play in an exciting, urban setting featuring an authentic downtown experience

THE PLAYHOUSE DISTRICT The Playhouse District is an eclectic, cosmopolitan community rich in history and architecture in the neighborhood of Pasadena, California. The District combines tradition and class with cool modernity. It is Pasadena's premier entertainment and financial district; the headquarters of Community Bank are headquartered there. The Playhouse District is bordered by Interstate 210 to the north, California Boulevard to the south, Los Robles Avenue to the west, and Hudson Avenue to the east, with a panhandle-like extension to Wilson Avenue. The district is also notable for its manhattanization, the legacy of extensive urbanization from the 1960s to the 1980s.

THE HUNTINGTON Consisting of the Huntington Library, Art Collections, and Botanical Gardens, The Huntington, established by Henry Huntington in 1850, is a unique cultural, research, and educational center located on a picturesque 120 acres in San Marino. The Huntington attracts over 500,000 visitors each year. Along with a world-class Art Collection, the Library's extraordinary collection of over 6 million pieces includes rare books and manuscripts which attract scholars and visitors year round. Perhaps the most stunning and celebrated attraction is the Botanical Gardens that covers the grounds with more than a dozen specialized gardens, including The Garden of Flowing Fragrance, which is amongst the largest Chinese-style garden outside China. The Garden recently underwent a comprehensive renovation in 2012

NORTON SIMON MUSEUM This world famous museum and garden features seven centuries of European art from the Renaissance to the 20th Century, including works by Van Gogh, Picasso, Rembrandt and Fragonard. The Museum's collection encompasses more than 11,000 objects.





GROWTH INVESTMENT GROUP CALIFORNIA

Demographic & Income Profile (1 mile radius)

Summary	Census 2010	Census 2020	2024	2029
Population	35,108	35,961	34,848	34,656
Households	16,414	16,967	16,858	17,284
Families	7,405	7,815	7,450	7,630
Average Household Size	2.08	2.05	2.00	1.94
Owner Occupied Housing Units	4,578	4,315	4,314	4,421
Renter Occupied Housing Units	11,836	12,652	12,544	12,863
Median Age	34.0	36.7	37.0	39.0

Trends: 2024-2029 Annual Rate	Area	State	National
Population	-0.11%	0.09%	0.38%
Households	0.50%	0.38%	0.64%
Families	0.48%	0.37%	0.56%
Owner HHs	0.49%	0.58%	0.97%
Median Household Income	3.20%	2.70%	2.95%

	2024		2029	
Households by Income	Number	Percent	Number	Percent
<$15,000	2,009	11.9%	1,909	11.0%
$15,000 - $24,999	917	5.4%	725	4.2%
$25,000 - $34,999	977	5.8%	830	4.8%
$35,000 - $49,999	1,147	6.8%	997	5.8%
$50,000 - $74,999	2,280	13.5%	2,013	11.6%
$75,000 - $99,999	2,074	12.3%	2,046	11.8%
$100,000 - $149,999	2,871	17.0%	3,063	17.7%
$150,000 - $199,999	2,001	11.9%	2,428	14.0%
$200,000+	2,582	15.3%	3,273	18.9%
Median Household Income	$86,584		$101,331	
Average Household Income	$125,446		$146,516	
Per Capita Income	$60,259		$72,545	