

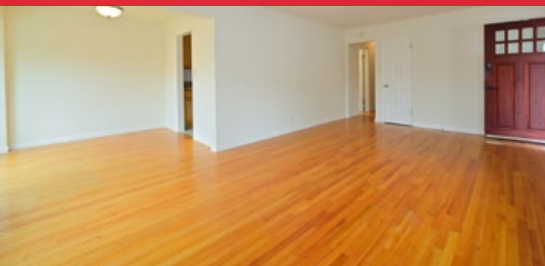


# OFFERING MEMORANDUM

## MONTANO VILLAS

### 517 E WASHINGTON BLVD. PASADENA, CA 91104

*Pride-of-Ownership 10-unit (4 Houses & 2 Triplexes) on a large Lot near Rose Bowl Area, Excellent Unit Mix, Gated, Garage Parking, 2 ADU upside (drawing included)*



Exclusively Listed By:  
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Han.Chen@GrowthInvestmentGroup.com  
Broker License No. 01749321

**GIG**  
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 517 E Washington Blvd., Pasadena, CA 91104 ("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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Growth Investment Group California. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Growth Investment Group California. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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





GROWTH INVESTMENT GROUP

# 01. EXECUTIVE SUMMARY



## Investment Highlights

- Pride-of-ownership 10-unit with 4 houses + 2 triplexes near Rose Bowl Area; Good rental upside
- Great layout with home ownership atmosphere making it easy to rent and manage
- Initial Drawing for 2 ADU units will be included
- Superb unit-mix only minutes away from Old Town Pasadena, Rose Bowl, and FWY 210
- Good demographics with  $\pm \$116,712$  average household income in a-mile radius
- Many Significant improvements have been completed and no known deferred maintenance (buyer to verify)
- Excellent access to 210, 134, and 110 freeways
- Superb access to downtown Los Angeles via FWY 110

## Property Highlights

- Extremely attractive garden style apartment with bungalow units and excellent curb appeal, beautifully landscaped
- 4 detached houses and 6 apartment buildings on a large R3 zone lot
- Excellent unit mix with mostly 2bed units, 4 units are single story bungalows/houses.
- Recently replaced roofs, central A/C and heating, and many more capital improvements completed in 2008-2009
- Bungalows have laundry hookups, each unit has a newer Central A/C & heating system (2009), semi-private porch and backyard.
- Double pane windows throughout, solid wood entry doors, original hardwood flooring, controlled entrance (gated), separately metered for electricity and gas, two shared laundry rooms, large storage room.
- Large lot size with ample parking (garage + open + tandem), storage cabinets in garage





## Summary

Subject Property:	517 E Washington Blvd, Pasadena, CA 91104
Price:	\$3,800,000
Price Per Unit:	\$380,000
Price Per SqFt:	\$456
Cap Rate/Proforma CAP:	4.25% / 6.61%
GRM / Proforma GRM:	15.46x / 11.27x
Year Built:	1949
Building Area:	8,340 SF
Lot Size:	20,911 SF
APN#:	5838-040-015
Number of Units:	10
Zoning:	R3
Unit Mix:	4 x House 2B+1B 2 x 2B+1B LARGE 2 x 2B+1B 2 x 1B+1B
Other:	Initial Drawing for 2 ADUs included

*Financials/Rent Roll on Pages 28-29,  
ADUs drawing on page 13-14.*





## EXECUTIVE SUMMARY

Growth Investment Group California is proud to present MONTANO VILLAS, a 10-unit garden style apartment investment opportunity located in the City of Pasadena, CA. This exceptional property comprises 4 bungalows/houses and 2 triplexes and is situated on a large  $\pm 20,911$  sf R3 lot. This value-add investment opportunity provides savvy investors with high-quality assets in a strong Pasadena submarket with significant rental upside potential and future expansion opportunities. The ownership had completed many significant capital improvements: Some of the major improvements are recently replaced roofs, new Central A/C and heating in each unit, new double pane windows throughout. An initial drawing for 2 ADU units would be included in the sale.

MONTANO VILLAS is a pride-of-ownership attractive two-story garden style gated community that was built in 1949. It has a total of 8,340 SF building size and is situated on a  $\pm 20,911$  SF R3 lot size. It offers excellent curb appeal with manicured landscaping. The property has 4 patio homes with a semi-private porch and side yard. The 4 patio homes are all 2 bedrooms+1 bathroom units complete with laundry hookups. Each patio home has a tiled shower + bathtub. 1 house is vacant and can be delivered vacant.

The remaining 6 units consist of four (4) 2bedroom+1bathroom, and two (2) 1bedroom+1bathroom units. Each unit has central A/C and heating (installed in 2009), double pane windows, original hardwood flooring,

stove, and refrigerator. Each of the 4 patio homes have a dishwasher. Each unit has an individual water heater and separately metered for electricity and gas.

The property has two shared laundry rooms (machines are seller owned) and a large storage room. Parking is provided by a



combination of 9 parking garages (with storage spaces) and several open space parking. Most tenants in this community are long time tenants that are on month to month and are due for rent increases. An additional significant rental upside can be realized when units turn in the future.

### LOCATION AMENITIES AND ACCESS

The property is several blocks north of Old Town Pasadena. It is located east of Los Robles Ave and west of El Molino Ave. It is nearby Rose

Bowl area (Rose Bowl Stadium, Rose Bowl Aquatics Center, Kidspace Children Museum, and Brookside Golf Course), and just located across from a local Washington Park. It is within minutes from Old Town Pasadena, Playhouse District, The Paseo, and 210 freeway. It has a good demographics of \$94,047 average household income within a-mile radius. It offers convenient access to the best amenities the City of Pasadena has to offer. The property has superb access to FWY 210 and 110 and offers an easy commute to additional employment centers of downtown Los Angeles and adjacent cities of Burbank and Glendale via 134 Freeway.



Aerial Photos



ROSE BOWL STADIUM

ROSE BOWL AREA

BROOKSIDE GOLF COURSE



517 E WASHINGTON



Aerial Photos



ROSE BOWL STADIUM



ROSE BOWL AREA



BROOKSIDE GOLF COURSE



517 E WASHINGTON



Aerial Photos



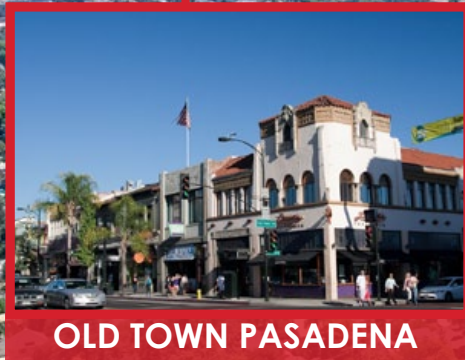


Aerial Photos



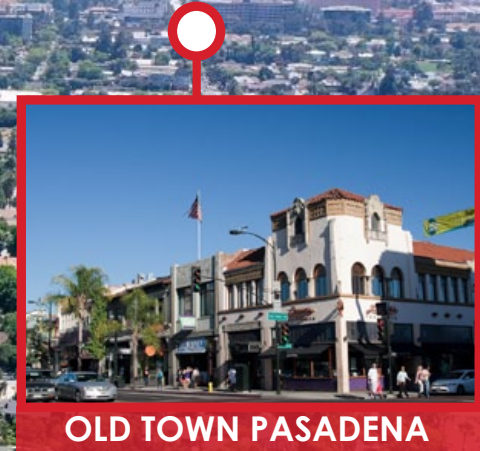


Aerial Photos





Aerial Photos

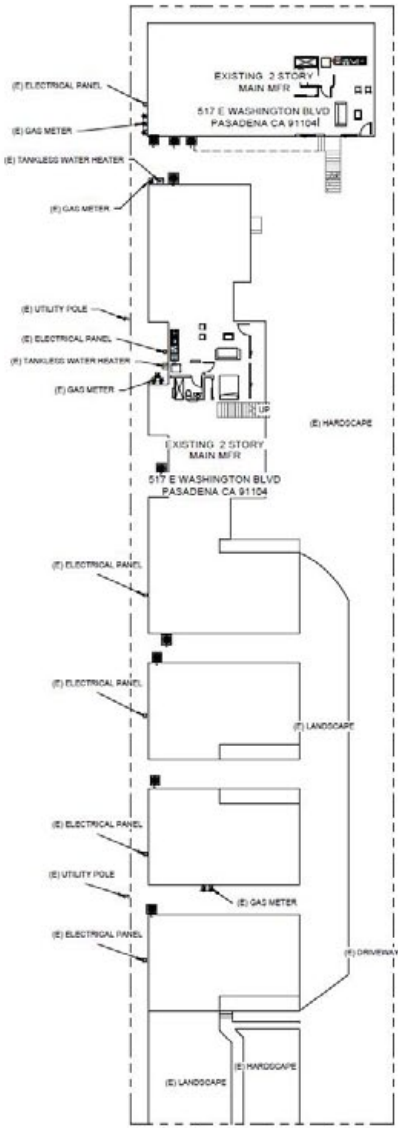


GROWTH INVESTMENT GROUP





517 E WASHINGTON BLVD PASADENA CA 91104



**SITE LEGEND**

[Symbol]	(E) DWELLING
[Symbol]	(N) ADU
[Symbol]	(N) ADDITION
[Symbol]	(N) 2ND STORY UNIT
[Symbol]	CONCRETE
[Symbol]	GRASS/TURF
[Symbol]	PLANTER AREA
[Symbol]	(E) PROPERTY LINE
[Symbol]	(E) ELECTRICAL PANEL
[Symbol]	(E) GAS METER
[Symbol]	(E) WATER HEATER
[Symbol]	(E) CONDENSER UNIT
[Symbol]	(E) WATER METER
[Symbol]	(E) UTILITY POLE
[Symbol]	(E) CLEANOUT

**PROJECT DESCRIPTION**

PROJECT DESCRIPTION	
PROJECT ADDRESS	517 E WASHINGTON BLVD PASADENA CA 91104
LEGAL DESCRIPTION	APN# 910012 0030 000 010 SUB OF LANDS RELYING TO J H PAINTER AND B F RALL AL SO KNOWN AS PAINTER AND RALL TRACT LOT COM N 0609 E 12.5 FT AND S 0901 E 400 FT FROM SW COR OF BLK M. SEE MAPBOOK FOR MISSING PORTION. LOT 24 (M)
ZONING INFORMATION	RA-1
OCCUPANCY TYPE	MULTI-FAMILY RESIDENTIAL
LOT AREA	35,911.45(SQ) FT
PROPOSED BLDG HEIGHT	
PROPOSED ADU SIZE	
CONSTRUCTION TYPE	TYPE VB
CODES	• 2022 CALIFORNIA MECHANICAL CODE (CMC) • 2022 CALIFORNIA PLUMBING CODE (CPC) • 2022 CALIFORNIA ELECTRICAL CODE (CEC) • 2022 CALIFORNIA BUILDING CODE (CBC) AND FIRE CODES • 2022 CALIFORNIA TITLE 24 ENERGY REQUIREMENTS (T24) • 2022 CALIFORNIA GREEN BUILDING
EXISTING HOUSE SIZE	
FIRE SPRINKLERED (HOUSE)	NA - MAIN HOUSE NOT SPRINKLERED

**CONTRACTOR'S RESPONSIBILITY NOTE**

BEFORE BEGINNING CONSTRUCTION, VERIFY ALL ASPECTS OF THE CONSTRUCTION DOCUMENTS, INCLUDING DIMENSIONS, SITE CONDITIONS, SETBACKS, SITE SLOPES AROUND THE PROPOSED BUILDING, MATERIALS, SPECIFICATIONS, COORDINATION WITH SUBCONTRACTORS, NECESSARY PERMITS AND APPROVALS, PROJECT SCHEDULE, AND SAFETY REQUIREMENTS. REPORT ANY DISCREPANCIES, CONFLICTS, OR ISSUES TO THE PROJECT MANAGER IMMEDIATELY FOR RESOLUTION.

**PROJECT DIRECTORY**

OWNER	ARCHITECTURAL DESIGNER
ADDRESS:	
CONTACT:	
STRUCTURAL	TITLE 24 ENGINEER
SPS ENGINEERING 15401 VENTURA BLVD. #63 SHERMAN OAKS, CA 91403 PHONE: (818) 747-7269 CONTACT: SHANT SHAHBAZ M. SC. P. E. EMAIL: SHANT.SPS@GMAIL.COM	NALDER ENGINEERING INC 50700 NALBANDIAN PHONE: (916) 913-7525 CONTACT: SEROP NALBANDIAN, CEA EMAIL: NALDERENGINEERING@GMAIL.COM

**PROJECT INFORMATION**

**ARCHITECTURAL**

Sheet Number	Sheet Name
A000	PROJECT INFORMATION
A100	EXISTING FLOOR PLAN
A110	PROPOSED 1ST FLOOR PLAN
A120	PROPOSED 2ND FLOOR PLAN
A130	ROOF PLAN
A200	PL PLANTINGS
A210	SECTIONS

**GENERAL**

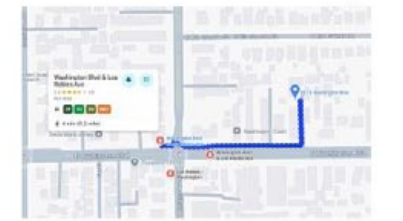
Sheet Number	Sheet Name
G001	GENERAL NOTES
G002	CAL GREEN 1
G003	CAL GREEN 2

**STRUCTURAL**

Sheet Number	Sheet Name
S001	GENERAL NOTES
S002	GENERAL DETAILS
S003	STRUCTURAL PLAN
S1	FOUNDATION PLAN
S2	ROOF FRAMING PLAN
S3	STRUCTURAL DETAILS
S4	STRUCTURAL DETAILS
S5	STRUCTURAL DETAILS
H0	HARDY FRAME DETAILS
H1	HARDY FRAME DETAILS
H2	HARDY FRAME DETAILS
H3	HARDY FRAME DETAILS

**VICINITY MAP**

Sheet Number	Sheet Name
T24.01	TITLE 24
T24.02	TITLE 24



4"X5" STAMP AREA

SIGNATURE:

CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH THE WORK AS INSTRUMENT OF SERVICE. ALL DESIGN, IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF MUSTUDIO. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF MJ STUDIO. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

460 SF 2 ADUS  
517 E WASHINGTON BLVD  
PASADENA CA 91104

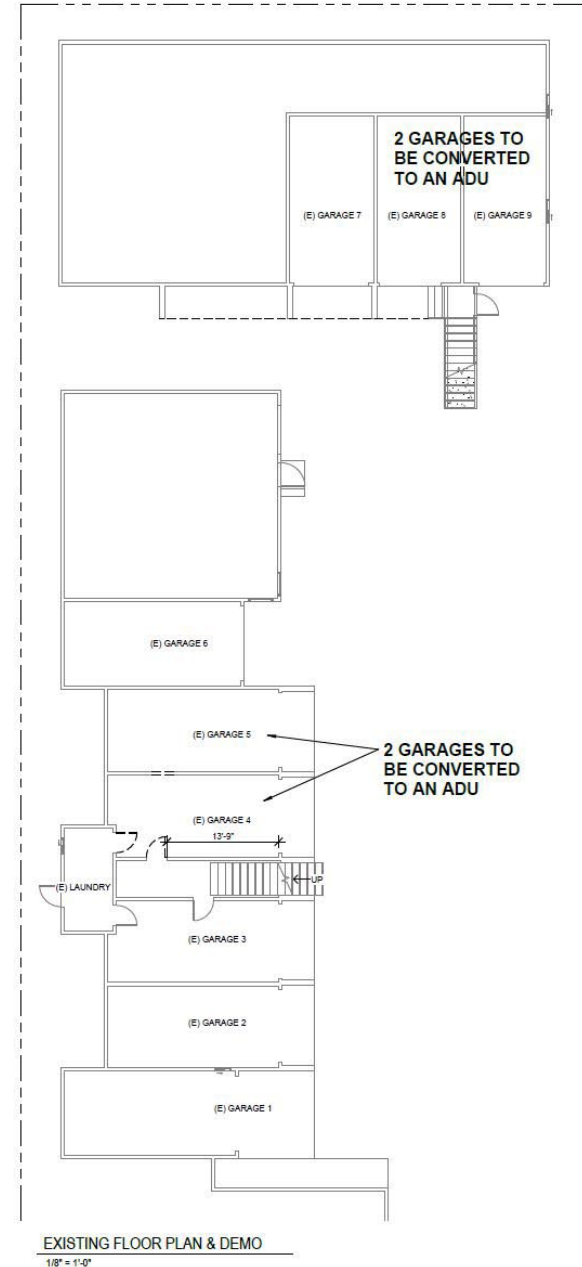
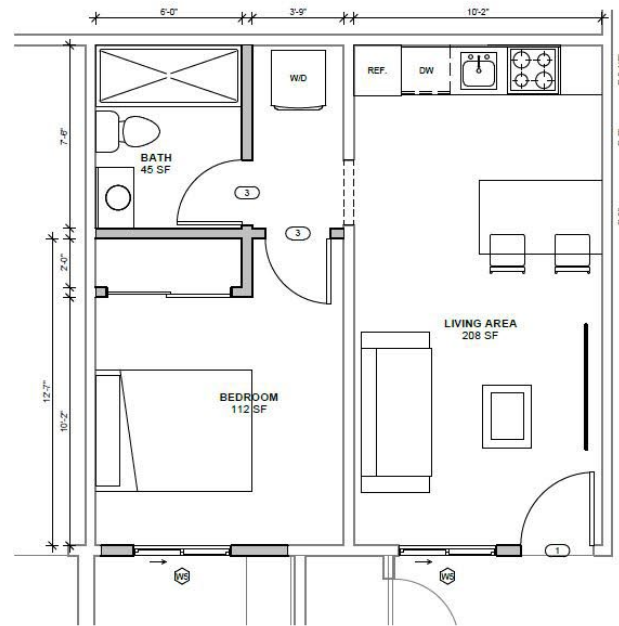
PROJECT INFORMATION



**PROPOSED 2ND ADU FLOOR PLAN**

3/8" = 1'-0"

N





Property Photos





Property Photos



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Property Photos



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Property Photos





Property Photos



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Regional Map





## Local Map



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## What Local Residents Say



**Trulia User**  
Resident • 1y ago



*"It is relatively close to Old Pasadena and it has a sense of small community. There's shops and salons within walking distance."*



**Trulia User**  
Resident • 2y ago



*"Very quite, relaxing, mesmerizing, walkable place to live. It is a peaceful neighborhood to live for you and your family."*



**Trulia User**  
Resident • 2y ago



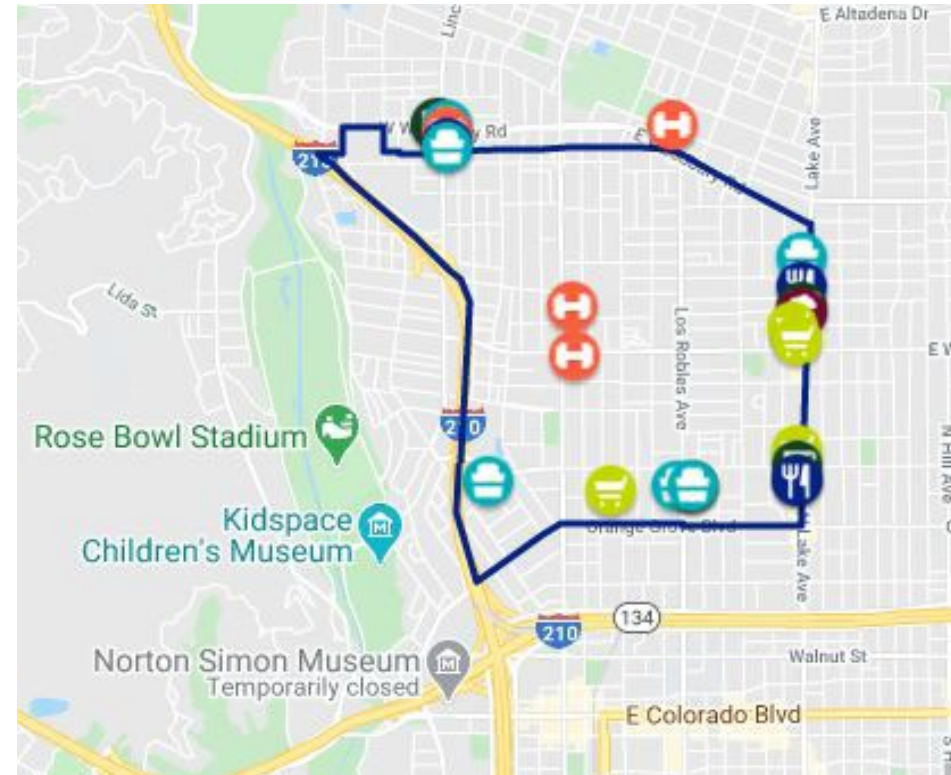
*"Very quite, relaxing, mesmerizing, walkable place to live. It is a peaceful neighborhood to live for you and your family."*



**Trulia User**  
Resident • 2y ago



*"My neighbors are great and always say hello. I love Pietros Italian place down the street and there's lots of local stuff to do"*

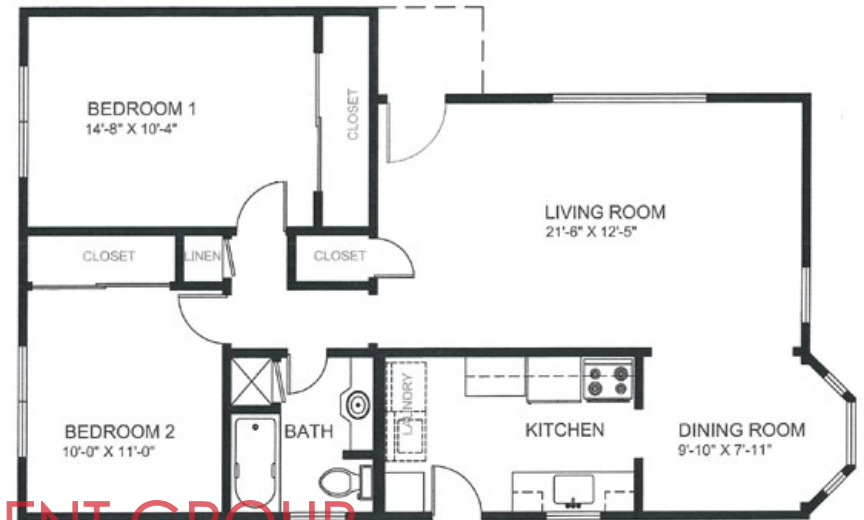




## Floorplans



Unit 'A' - 952 SF



Unit 'B' - 961 SF



Unit 'C' - 961 SF



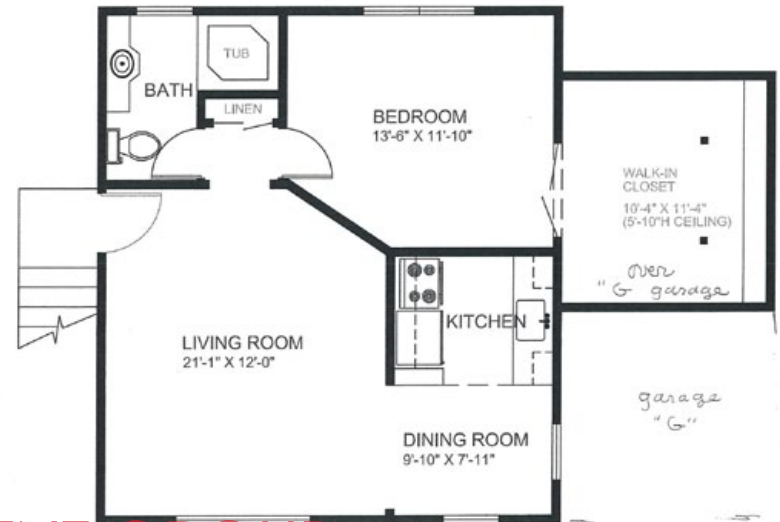
Unit 'D' - 961 SF



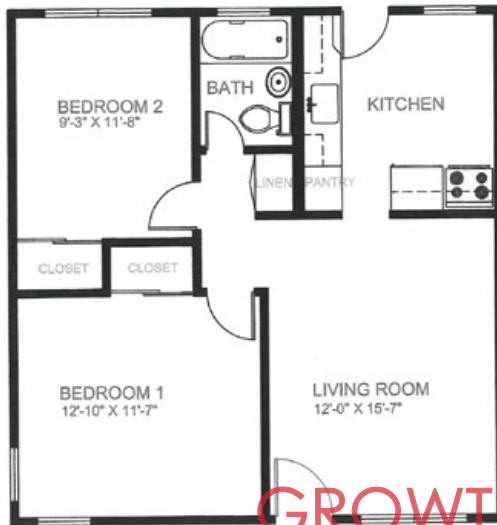
## Floorplans



Unit 'E' - 613 SF



Unit 'F' - 617 SF (+131 SF closet)



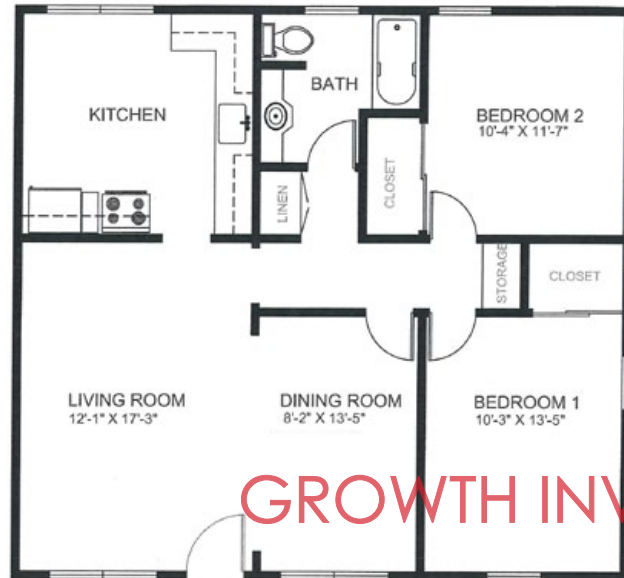
Unit 'G' - 708 SF



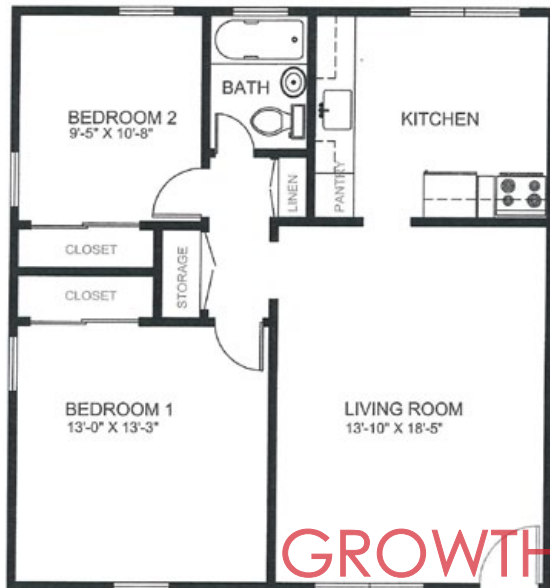
Unit 'H' - 851 SF



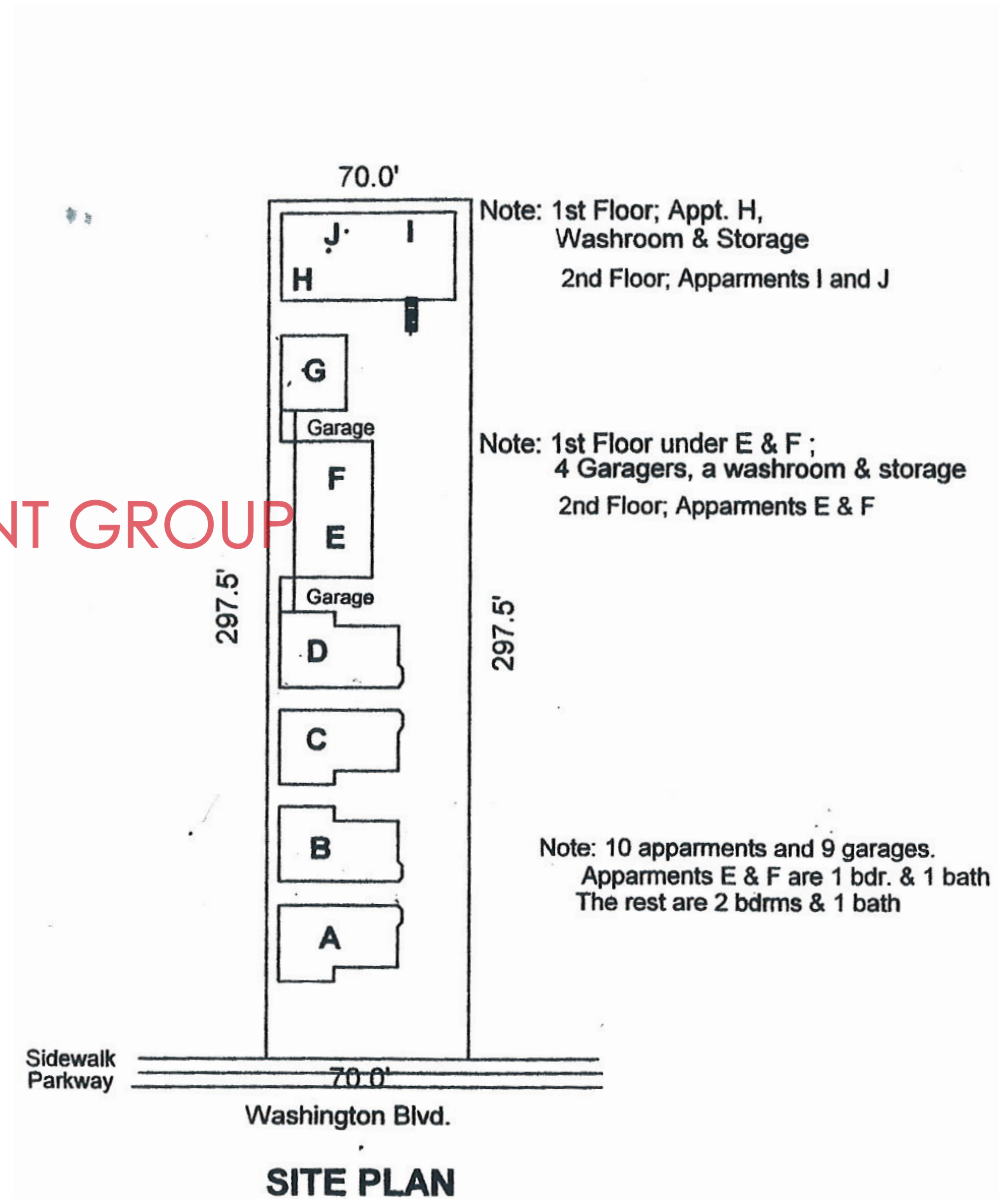
## Floorplans



Unit 'I' - 975 SF



Unit 'J' - 845 SF







## 02. FINANCIALS



## Investment Overview

Price	\$	3,800,000
Price Per Unit	\$	380,000
Price Per SF	\$	456
Cap Rate		4.25%
GRM		15.46
Proforma CAP Rate		6.61%
Proforma GRM		11.27

## Unit Mix and Rent Schedule

	Units	Type	Current Rent	Total Rent	Proforma Rent	Total Proforma
	4	House 2B+1B	\$ 2,350	\$ 9,401	\$ 3,000	\$ 12,000
	2	2B + 1B LARGE	\$ 1,862	\$ 3,723	\$ 2,900	\$ 5,800
	2	2B + 1B	\$ 1,921	\$ 3,842	\$ 2,700	\$ 5,400
	2	1B + 1B	\$ 1,601	\$ 3,202	\$ 2,300	\$ 4,600
	10			\$ 20,168		\$ 27,800

## Income

Property Information		Annual Gross Rent	Current	Proforma
Building Size	8,340	\$ 20,168 per month	\$ 242,013	\$ 333,600
Lot Size	20,911	\$ 310 per month	\$ 3,720	\$ 3,720 per owner
Number of Units	10			
Year Built	1949			
Parcel(s)	5838-040-015			
Zoning	R3			
Parking	10			
		<b>Gross Scheduled Income</b>	<b>\$ 245,733</b>	<b>\$ 337,320</b>
		Vacancy Factor 2.00%	\$ (4,915)	\$ (6,746)
		<b>Effective Gross Income</b>	<b>\$ 240,818</b>	<b>\$ 330,574</b>

## Expenses

Proposed Financing		Operating Expenses (Current/Potential)	Current	Proforma
Down Payment	\$1,976,000	New Property Taxes 1.031971%	\$ 39,215	\$ 39,215 per assessor
Approximate Loan Amount	\$1,824,000	Direct Assessment	\$ 2,551	\$ 2,551 per assessor
Interest Rate	5.875%	Insurance	\$ 4,585	\$ 4,585 2024
Loan To Value	48.0%	Pasadena DWP	\$ 9,416	\$ 9,416 2024
Annual Debt Service	\$130,744	Gas	\$ 224	\$ 224 2024
Debt Coverage Ratio	1.23	Trash & Recycling	\$ 6,085	\$ 6,085 2024
Year-1 Net Cash-Flow	\$30,633	Pest Control	\$ 2,036	\$ 2,036 2024
Year-1 Principal Reduction	\$22,927	Landscaping	\$ 2,400	\$ 2,400 2024
Year-1 Cash-On-Cash Return	\$53,559	Cleaning	\$ 1,200	\$ 1,200 new estimate
Year-1 Cash-On-Cash Return	2.71%	Repairs & Maintenance	\$ 5,000	\$ 5,000 new estimate
Loan Type	New loan, 5-year fixed, 30-year amortization	Off-Site management	\$ 6,730	\$ 6,730 2024
		<b>Total Operating Expenses</b>	<b>\$ 79,441</b>	<b>\$ 79,441</b>
		Expenses Per Unit	\$ 7,944	\$ 7,944
		Expenses Per SF	\$ 9.53	\$ 9.53

## Net Operating Income

Current	Proforma
\$ 161,377	\$ 251,132



## Rent Roll

Unit	Unit Type	Current Rent	Lease Start	Proforma Rent	Lease End	Remark	Tenant Name	Deposit
A	House 2B+1B	\$ 2,194	09/01/2017	\$ 3,000	month to month	Central A/C, laundry hookups	Nathan D.	\$ 1,850
B	House 2B+1B	\$ 2,069	05/01/2010	\$ 3,000	month to month	Central A/C, laundry hookups	Penny N	\$ 1,595
C	House 2B+1B	\$ 2,238	06/08/2020	\$ 3,000	month to month	Central A/C, laundry hookups	Nancy U	\$ 1,995
D	House 2B+1B	\$ 2,900	Proforma	\$ 3,000	month to month	Central A/C, laundry hookups, Upgraded	VACANT	Vacant
E	1B + 1B	\$ 1,601	09/08/2014	\$ 2,300	month to month	Central A/C	Mindy K	\$ 1,225
F	1B + 1B	\$ 1,601	09/19/2015	\$ 2,300	month to month	Central A/C	Paul L	\$ 1,350
G	2B + 1B	\$ 1,713	02/01/2010	\$ 2,700	month to month	Central A/C	Henry B	\$ 1,295
H	2B + 1B	\$ 2,128	04/01/2019	\$ 2,700	month to month	Central A/C	Benjamin Z	\$ 1,795
I	2B + 1B LARGE	\$ 1,980	04/01/2010	\$ 2,900	month to month	Central A/C	Edward G	\$ 1,495
J	2B + 1B LARGE	\$ 1,743	08/01/2010	\$ 2,900	month to month	Central A/C	Dino P	\$ 1,295
<b>TOTAL</b>		<b>\$ 20,168</b>		<b>\$ 27,800</b>				<b>\$ 13,895</b>

GROWTH INVESTMENT GROUP

UNITS	TYPE	Average Rent	Min Rent	Max Rent	Proforma Rent
4	House 2B+1B	\$ 2,350	\$ 2,069	\$ 2,900	\$ 3,000
2	2B + 1B LARGE	\$ 1,862	\$ 1,743	\$ 1,980	\$ 2,900
2	2B + 1B	\$ 1,921	\$ 1,713	\$ 2,128	\$ 2,700
2	1B + 1B	\$ 1,601	\$ 1,601	\$ 1,601	\$ 2,300





## 03. MARKET OVERVIEW



## Market Overview | Pasadena

Pasadena is flourishing. Our downtown is exciting, energetic and inviting. Our other commercial areas are prospering. Our neighborhoods are welcoming and thriving. You can enjoy the elegance of the 1940s era while shopping on South Lake Avenue. In Old Pasadena, you can enjoy delicious food and drink from dozens of Chamber member restaurants and lounges and you can find the latest fashions at Therapy and Fresh Produce. Located in the Playhouse District, Vroman's Bookstore is an icon among independent booksellers.

A walk through any of our historic residential neighborhoods makes you feel like you are strolling through a bygone era. Though compact, Pasadena has everything a big city can provide. The business community is vibrant, downtown is exciting, and neighborhoods are safe and scenic. And then there's the Rose Parade® and Rose Bowl® Game.

The Crown City has something for everyone. Visitors can find world class museums, galleries and performances. Pasadena offers top notch professional performances including the Pasadena Playhouse and A Noise Within. Those seeking musical entertainment can find the Pasadena Symphony at the Civic Auditorium and the Pasadena POPS, as well as nightclubs specializing in jazz, rock and hip hop. A range of fine arts is available at museums as diverse as the Pacific Asia Museum, the Williamson Gallery at Art Center College of Design, The Pasadena Museum of History and the Huntington Library, Art Museums and Botanical Gardens.

Our architecture represents the best of the 19th, 20th and 21st centuries, from the recently restored City Hall, the Rose Bowl and the Central Library to the famed Greene and Greene designed ultimate bungalows and homes designed by Frank Lloyd Wright, Conrad Buff, Paul Williams and Myron Hunt. Craftsman-era neighborhoods are scattered throughout Pasadena, along with newer buildings by internationally known designers and architects, all comprising the unique environment that is Pasadena.

Shoppers can choose from trendy boutiques, internationally renowned retailers, traditional stores, national chains, uniquely Pasadena stores and two of the best swap meets in the country. Dining opportunities are available to satisfy every palate and meet every budget. Pasadena also offers a comprehensive range of recreational facilities for those seeking outdoor and indoor opportunities.

A short drive will take you to world class museums, gardens and theaters where you can see masterworks, hear great music or see world premiere performances – all in Pasadena. In a single day, a visitor to Pasadena can see Thomas Gainsborough's Blue Boy at the Huntington Library, Art Collections and Botanical Gardens, visit the Wrigley Mansion, home of Pasadena's Tournament of Roses Association, hear our world renowned Pasadena Symphony perform Beethoven's Eroica and finish the evening off with a late dinner at Bistro 45. Regardless of your budget, you can find terrific entertainment, cultural and dining experiences in Pasadena.

The Gold Line light rail makes it easy for anyone to travel within Pasadena quickly and conveniently for less than it costs to park a car for two hours. It is also only a twenty-five minute trip on the light rail to downtown Los Angeles.





## Market Overview | Pasadena - Nearby Attractions

**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.

**ROSE BOWL** | The Rose Bowl was constructed in 1922 on the site of a dump in the Arroyo Seco. It originally had a seating capacity of 57,000 and currently seats 100,184 people. The rim circumference is 2,430 feet (741 meters); 880 feet (268 meters) from the north to the south rim and 79,156 square feet (7,354 sq. meters) with a circumference of 1,350 feet (411 meters). The Rose Bowl is home for the UCLA Bruins Football team.





## Demographic &amp; Income Profile (1 mile radius)

Summary	Census 2010	Census 2020	2024	2029
Population	39,401	36,808	35,077	33,822
Households	11,898	12,256	12,124	12,068
Families	8,008	7,930	7,639	7,627
Average Household Size	3.19	2.91	2.80	2.71
Owner Occupied Housing Units	4,680	4,884	4,835	4,930
Renter Occupied Housing Units	7,217	7,372	7,289	7,138
Median Age	33.6	38.0	38.9	40.4
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	-0.73%	0.09%	0.38%	
Households	-0.09%	0.38%	0.64%	
Families	-0.03%	0.37%	0.56%	
Owner HHs	0.39%	0.58%	0.97%	
Median Household Income	3.43%	2.70%	2.95%	
Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	1,400	11.5%	1,218	10.1%
\$15,000 - \$24,999	791	6.5%	615	5.1%
\$25,000 - \$34,999	700	5.8%	583	4.8%
\$35,000 - \$49,999	902	7.4%	742	6.1%
\$50,000 - \$74,999	1,604	13.2%	1,397	11.6%
\$75,000 - \$99,999	1,551	12.8%	1,502	12.4%
\$100,000 - \$149,999	2,137	17.6%	2,278	18.9%
\$150,000 - \$199,999	1,275	10.5%	1,509	12.5%
\$200,000+	1,764	14.5%	2,223	18.4%
Median Household Income	\$84,077		\$99,498	
Average Household Income	\$116,712		\$137,310	
Per Capita Income	\$40,894		\$49,674	