

EXCLUSIVE LISTING

259 N Euclid Ave, Pasadena, CA 91101

Prime 23-unit Value-add in heart of Pasadena Civic Center, Walk to Old-Town, High 5.5% ACTUAL CAP Rate w/ Close to 7% Proforma CAP in a Class-A Location, Efficient Unit Mix, High Density Commercial Zoned Lot, Irreplaceable Location with Over 5% Cash-on-Cash Return.



SUMMARY

Subject Property:	259 N Euclid Ave Pasadena, CA 91101
Price:	\$6,500,000
Price per Unit:	\$283,000
Year Built:	1955
Building & Lot Area:	12,780 SF / 11,811 SF
CAP Rate/Proforma CAP:	5.51% / 6.89%
APN / Zoning / Parking:	5723-004-016 / PSC / 9 spaces
Unit Mix:	8 x 1B + 1B 7 x STUDIO 5 x JR STUDIO 3 x BACHELOR

Investment Highlights

- One of the best locations in Pasadena - Superb placement right in the heart of the CIVIC CENTER District in Pasadena
- Offered below replacement costs with High CAP Rate and Low Price per Unit for a high-quality location!
- Steps away from: The Paseo on Colorado, USC Pacific Asia Museum, City Hall, Ruth's Chris Steak House, The Westin Pasadena, Pasadena Convention Center, and many other attractions in Pasadena!
- Excellent demographics with ±\$122,408 average household income in a one-mile radius
- Nearby many major employers in Pasadena such as the City of Pasadena, Kaiser Permanente, retail centers in Old Town Pasadena, The Paseo, and other employers
- Excellent access to 210, 134, and 110 freeways; superb access to downtown Los Angeles via FWY 110

Property Highlights

- EXCELLENT Location right in the heart of core Pasadena – Walk and Bike Score 88
- Excellent unit mix for young professionals in a high-density Downtown area of Pasadena
- High Density Zoning (PSC) and surrounded by much higher density commercial and residential buildings
- Not a historical building for future redevelopment potential
- Large lot for this quality location, parking provided
- Large units with some units having some upgrades, and some units have dual pane windows
- Separately metered for electricity and gas, shared laundry room, and a master water heater

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JONATHAN TAKSA
424.672.8220 | CALBRE #: 01366169

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GROWTH INVESTMENT GROUP

Walk Score
88

Very Walkable

Most errands can be accomplished on foot.

Bike Score
88

Very Bikeable

Biking is convenient for most trips.

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CIVIC CENTER & City Hall



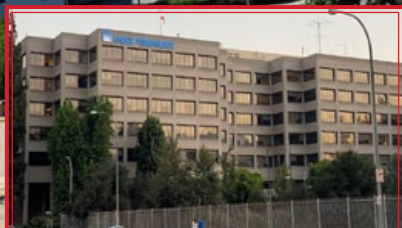
The PASADENA PASEO



OLD TOWN PASADENA



Pasadena Public Library



KAISER PERMANENTE



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GIG
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CALIFORNIA



CIVIC CENTER & City Hall



OLD TOWN PASADENA



Pasadena Public Library

GROWTH INVESTMENT GROUP

LucasHorsfall
Accountants and Advisors

Lucas Horsfall Corporate HQ



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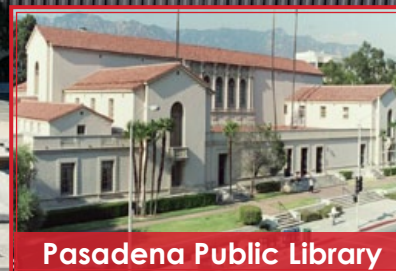
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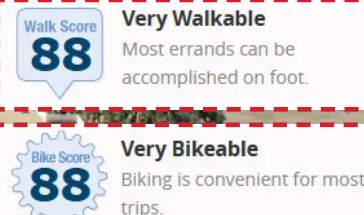
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The WESTIN Pasadena



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Lucas Horsfall Corporate HQ



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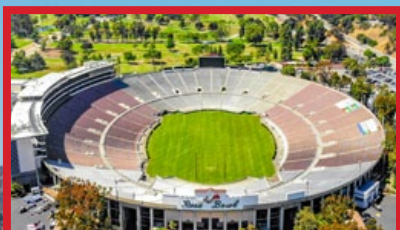
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ROSE BOWL AREA

GROWTH INVESTMENT GROUP

210 FWY



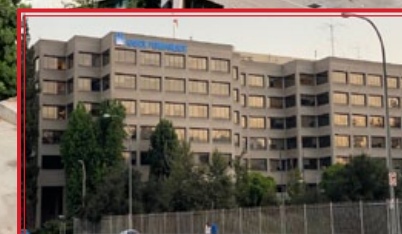
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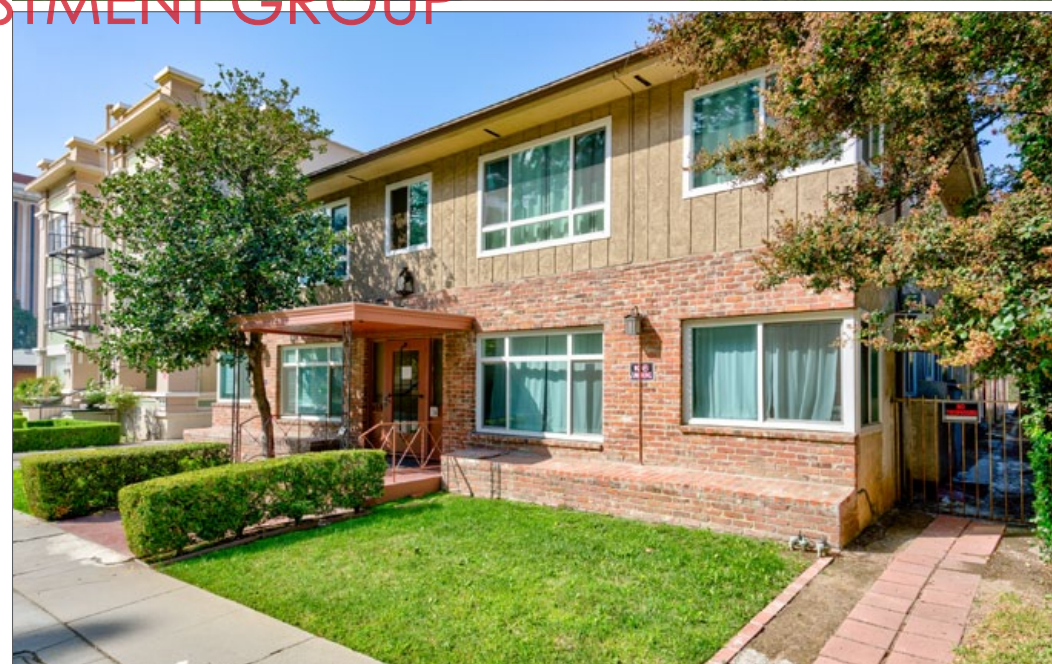
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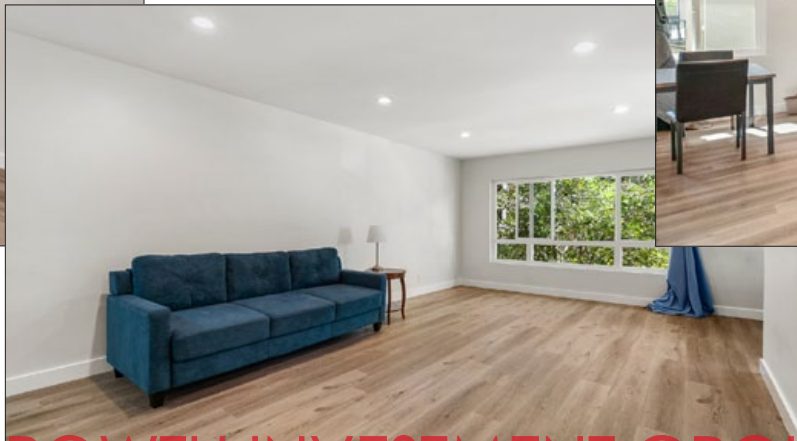
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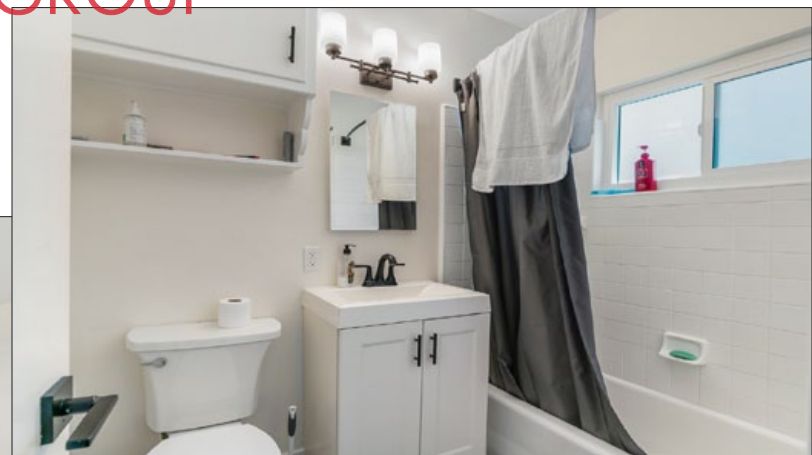
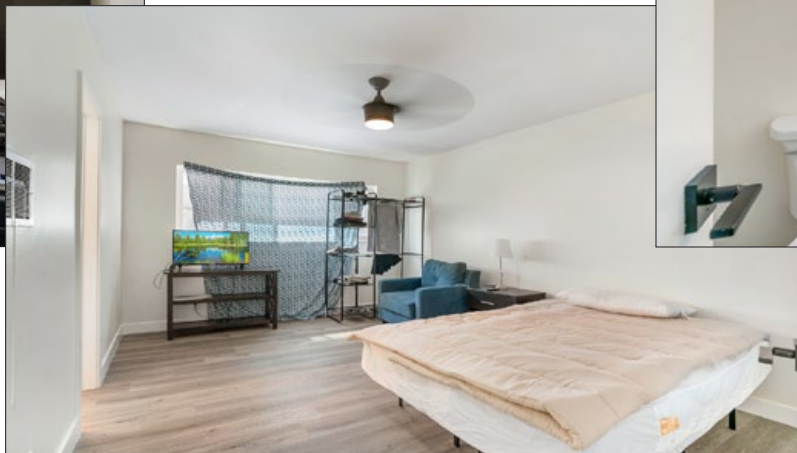
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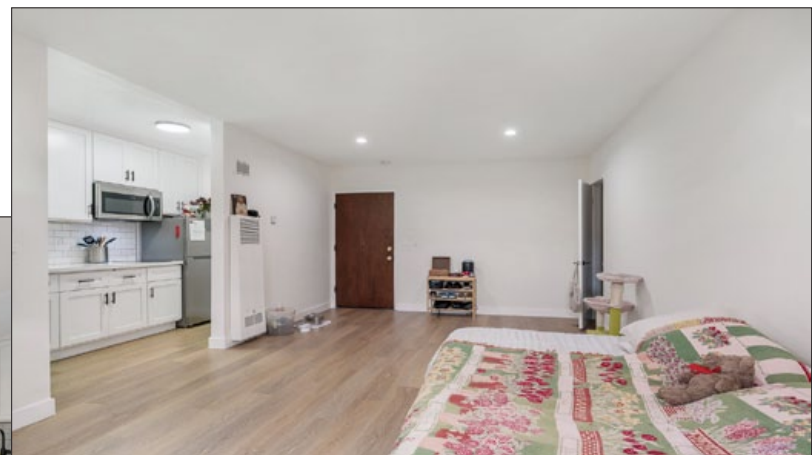
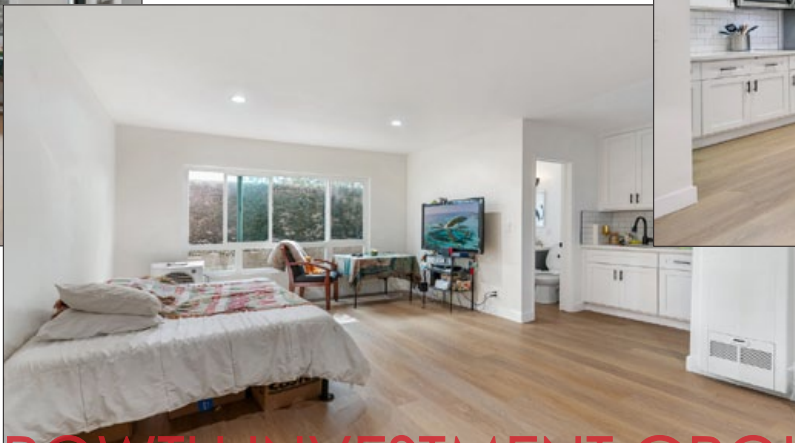
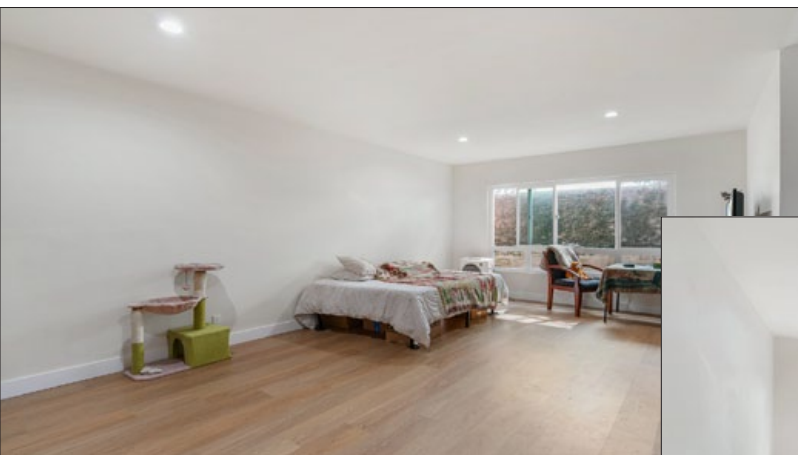
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