

EXCLUSIVE LISTING

259 N Euclid Ave, Pasadena, CA 91101

Irreplaceable Location near Pasadena Courthouse & City Hall; Prime 23-unit Value-add in heart of Pasadena Civic Center, Priced To Sell Below Replacement Costs with attractive CAP Rate & Low Price/Unit; Large lot (PSC Zoning + Parking), Excellent unit mix for the area



SUMMARY

Subject Property:	259 N Euclid Ave Pasadena, CA 91101
Price:	\$6,800,000
Price per Unit:	\$296,000
Year Built:	1955
Building & Lot Area:	12,780 SF / 11,811 SF
CAP Rate/GRM:	4.72% / 13.94
APN / Zoning / Parking:	5723-004-016 / PSC / 9 spaces
Unit Mix:	8 x 1B + 1B 7 x STUDIO 4 x JR STUDIO 4 x BACHELOR

Investment Highlights

- One of the best locations in Pasadena- only 2 properties away from Pasadena Courthouse and City Hall
- Superb placement right in the heart of the CIVIC CENTER District in Pasadena
- Offered at below replacement costs with excellent 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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PASADENA CITY HALL



PASADENA CONVENTION CENTER



THE PASEO



OLD TOWN PASADENA



PASADENA COURTHOUSE

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.



259 N EUCLID AVE

HAN WIDJAJA CHEN, CCIM
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JONATHAN TAKSA
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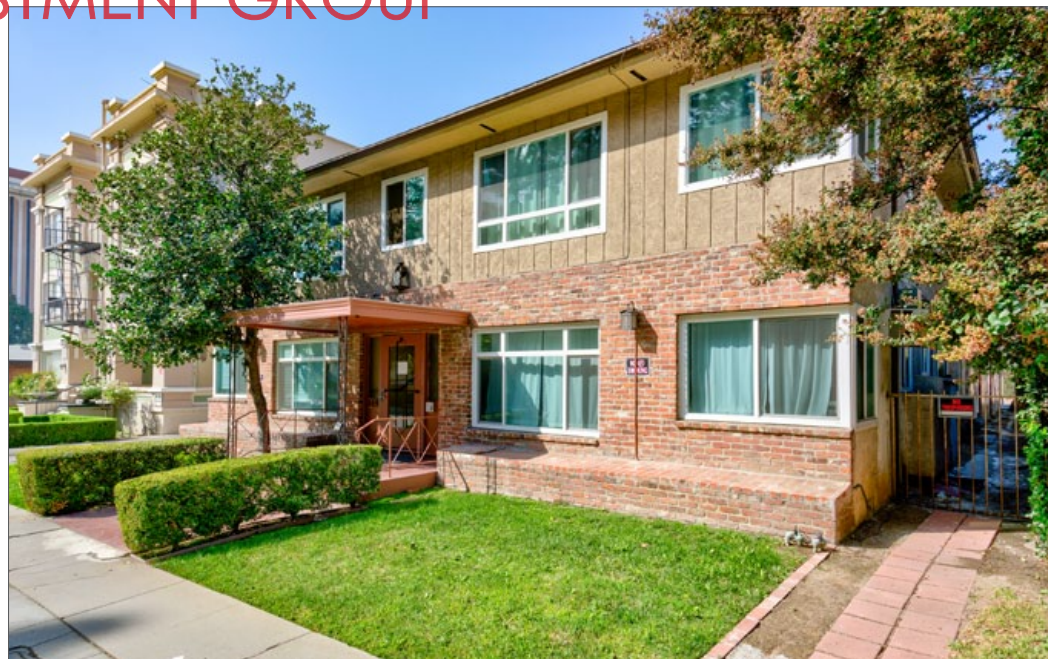
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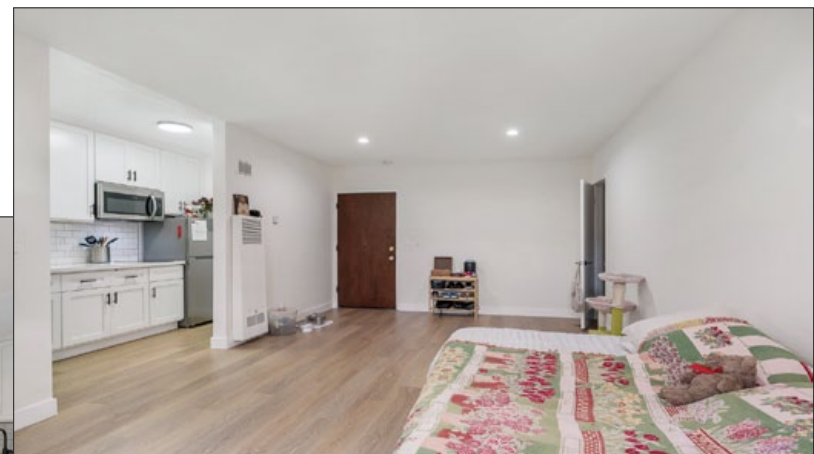
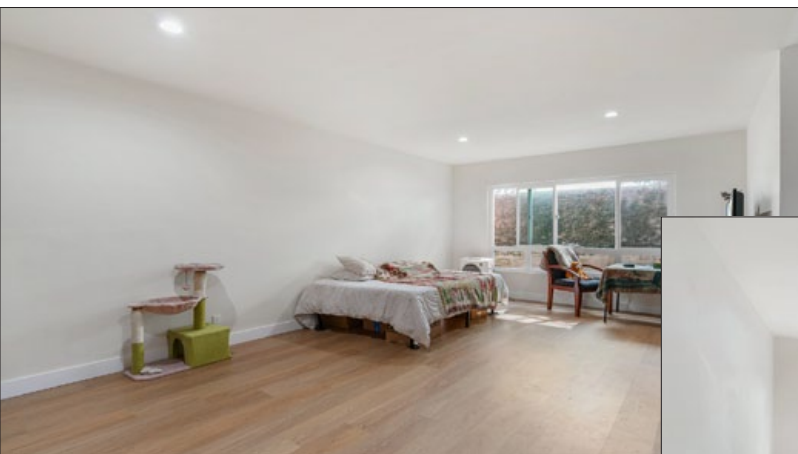
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