

# 2010 N Los Robles Ave

Pasadena, CA 91104



DRE 01873088



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2010 N LOS ROBLES AVE | PASADENA



**BUILDING SIZE**  
6,623 SQFT



**LOT SIZE**  
0.41 ACRES



**NUMBER OF UNITS**  
8

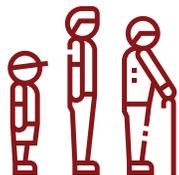
## 2010 N LOS ROBLES AVE | PASADENA

Located at 2010 North Los Robles Avenue, this well-positioned 8-unit multifamily property presents an excellent investment opportunity in one of Pasadena's desirable rental corridors. The property offers a total of 6,623 square feet of combined living area and includes eight covered carport parking spaces, adding convenience and value for tenants. The unit mix consists of two (2) 2-bedroom / 1-bathroom units and six (6) 1-bedroom / 1-bathroom units, a strong and highly marketable configuration that supports consistent rental demand. The units feature efficient layouts designed for comfortable living and long-term tenancy. Ideally located near shopping, dining, public transportation, and major commuter routes, this property benefits from Pasadena's robust rental market and long-term appreciation potential. A solid opportunity for investors seeking a stable income-producing asset in a prime location.

# DEMOGRAPHICS

## OVERVIEW

2010 North Los Robles Ave is well located in Pasadena, offering convenient access to local shops, dining, parks, and major routes. The area is known for its walkability, classic Pasadena charm, and proximity to both neighborhood amenities and city highlights, making it a comfortable and practical place to live.



40

**MEDIAN AGE**



~35k

**POPULATION**



53%

**RATE OF HOMEOWNERSHIP**



\$96k

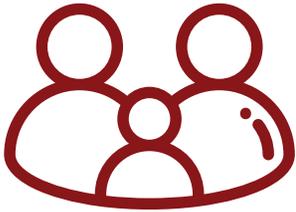
**AVERAGE HOUSEHOLD INCOME**



64%

**EMPLOYED**

# DEMOGRAPHICS



**MAJORITY  
FAMILY-OCCUPIED**



**MAJORITY  
ATTENDED COLLEGE**

	<b>5 MILE 2025 PER CAPITA</b>	<b>5 MILE 2025 AVG HOUSEHOLDS</b>
EDUCATION & DAYCARE	\$670	\$1,800
HEALTH CARE	\$1,975	\$5,300
TRANSPORTATION & MAINTENANCE	\$5,260	\$14,000
HOUSEHOLD	\$640	\$4,250
FOOD & ALCOHOL	\$4,620	\$12,500
ENTERTAINMENT, HOBBIES & PETS	\$1,240	\$3,500
APPAREL	\$925	\$2,650

# UNITS AND FINANCIALS

EACH UNIT HAS OWN ELECTRIC AND GAS METERS. HAS SINGLE WATER METER FOR THE WHOLE UNIT.

Unit#	Bed/bath	Status	Monthly rent	Lease start/end
Unit #1	1/1	Occupied	\$1,828	Month to month, beginning 04/04/2022 - next rent increase 09/01/26
Unit #2	1/1	Occupied	\$1,521	Month to month, beginning 03/01/2022 - next rent increase 09/01/26
Unit #3	1/1	Occupied	\$1,719	Month to month, beginning 04/07/2022 - next rent increase 09/01/26
Unit #4	2/1	Occupied	\$1,719	Month to month, beginning 06/01/2022 - next rent increase 09/01/26
Unit #5	2/1	Occupied	\$1,572	Month to month, beginning 05/01/2022 - next rent increase 09/01/26
Unit #6	1/1	Vacant	\$2,195	Pro - forma rent - vacant
Unit #7	1/1	Occupied	\$2,145	07/10/2025 - 07/09/2026 -
Unit #8	1/1	Occupied	\$2,019	Month to month, beginning 01/01/2022 - next rent increase 09/01/26

## INCOME 2025

RENTS	PARKING RENTS	PET RENTS
\$165,526	\$1,864	\$173

**TOTAL RENTS \$167,564**

## EXPENSE 2025

MAINTENANCE & CLEANING & PEST CONTROL	INSURANCE	UTILITIES	PROPERTY TAX	ADMIN FEE
\$5,133	\$7,454	\$5,058	\$15,877	\$806

**TOTAL EXPENSE \$34,330**

# NEIGHBORHOOD OVERVIEW

The area around 2010 North Los Robles Ave features a convenient mix of local businesses, restaurants, and everyday services. Nearby shops and dining options make errands easy, while close access to larger retail corridors adds variety and convenience for both residents and visitors.



## SHOPS

VROMAN'S BOOKSTORE  
THE SHOPS ON LAKE AVENUE

## GROCERIES

LAKE AVENUE MARKET  
BAJA RANCH MARKET

## BANKS

LOGIX FEDERAL CREDIT UNION  
SCHOOLSFIRST FEDERAL CREDIT UNION



## RESTAURANTS

NICK'S ON SOUTH LAKE AVENUE  
CHAO DOI THAI RESTAURANT

## BARs

LUCKY BALDWIN'S PUB  
THE SPEAKEASY

## EVENT SPACE

PASADENA CONVENTION CENTER  
CASTLE GREEN



## PARKS

MCDONALD PARK  
CENTRAL PARK

## FITNESS

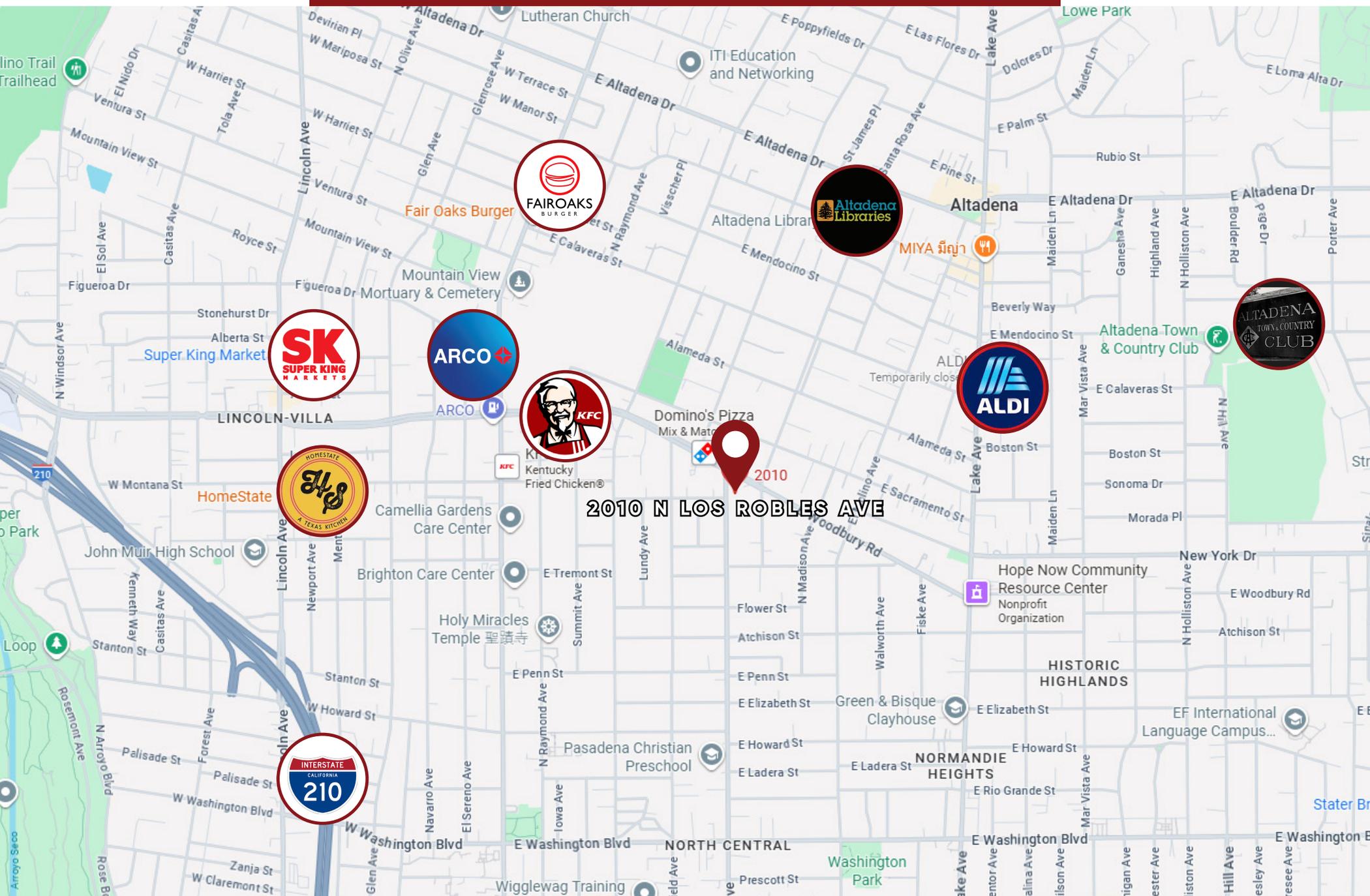
PLANET FITNESS  
ANYTIME FITNESS

## SPAS

A BEAUTIFUL DAY SPA MASSAGE PASADENA  
SYNERGY SPA



# AREA LAYOUT



# TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM PROPERTY
E WOODBURY RD	N LOS ROBLES AVE NW	15,619	0.05 MI
N LOS ROBLES AVE	E MONTANA ST N	11,346	0.06 MI
E WOODBURY RD	SANTA ROSA AVE NW	12,902	0.10 MI
EAST MONTANA STREET	N GARFIELD AVE W	1,016	0.11 MI
SANTA ROSA AVE	E SACRAMENTO ST NE	2,707	0.12 MI
E SACRAMENTO ST	SANTA ROSA AVE SE	775	0.14 MI
EAST MONTANA STREET	LUNDY AVE W	1,003	0.16 MI
HIGHLAND ST	N LOS ROBLES AVE W	1,288	0.16 MI
E MONTANA ST	LUNDY AVE W	1,405	0.18 MI
N MADISON AVE	E WOODBURY RD NE	312	0.19 MI

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NO SMOKING

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