

## EXCLUSIVE LISTING

# 405 & 411 N Euclid Avenue, Pasadena CA 91101

Prime 15-units near Old Town Pasadena, High CAP Rate, 2 Separate Lots,  
Large lot size, most units Fully Upgraded



## Property Overview

Subject Property:	405 & 411 N Euclid Ave Pasadena, CA 91101
Year Built / Renovated:	1960, 1898 + 2025
Price:	\$5,950,000
Price per Unit:	\$397,000
Building Area/Lot Size:	8,458 SF / 23,257 SF
APN:	5790-030-016, 5725-031-014
Zoning/Parking:	R3/15
Number of Units:	15
Unit Mix:	3 x 2B + 1B 9 x 1B + 1B 1 x STUDIO 2 x NEW ADU 1B + 1B

## Investment Highlights

- Excellent location near California Institute of Technology, Pasadena City College, and minutes away from Pasadena Playhouse and Old Town Pasadena
- Turnkey and upgraded apartment completed in 2022-2024, perfect for a 1031 exchange buyer, first time apartment buyer, or owner-user
- Great location with Walk Score 91, Bike Score 86
- SUPERB demographics with ±\$127,378 average household income within a 1-mile radius
- Superb amenities nearby: CALTECH, PCC, Pasadena Playhouse, Old Town Pasadena, Vroman Bookstore, Urth Café, and much more
- Excellent access to 210, 134, and 110 freeways; superb access to downtown Los Angeles via FWY 110

## Property Highlights

- 2 separate properties with excellent Curb appeals on a Large R3 zoned lot size of 23,257SF
- 411-417 N Euclid is a single-story mid-century modern apartment
- 405 N Euclid is a charming 2 story bungalow with American Craftsman building and a 2 brand-new ADU units
- 12 out of 15 units have been fully upgraded with high end upgrades
- Excellent amenities: gated parking, secured entrance, electronic RFI unit locks, fully upgraded unit, private patio in some unit
- Significant renovations have been completed including exterior and interior upgrades
- Ample parking with No soft story retrofit required; No balcony – may not require SB721 balcony inspection (buyer to verify)
- Separately metered for electricity and gas

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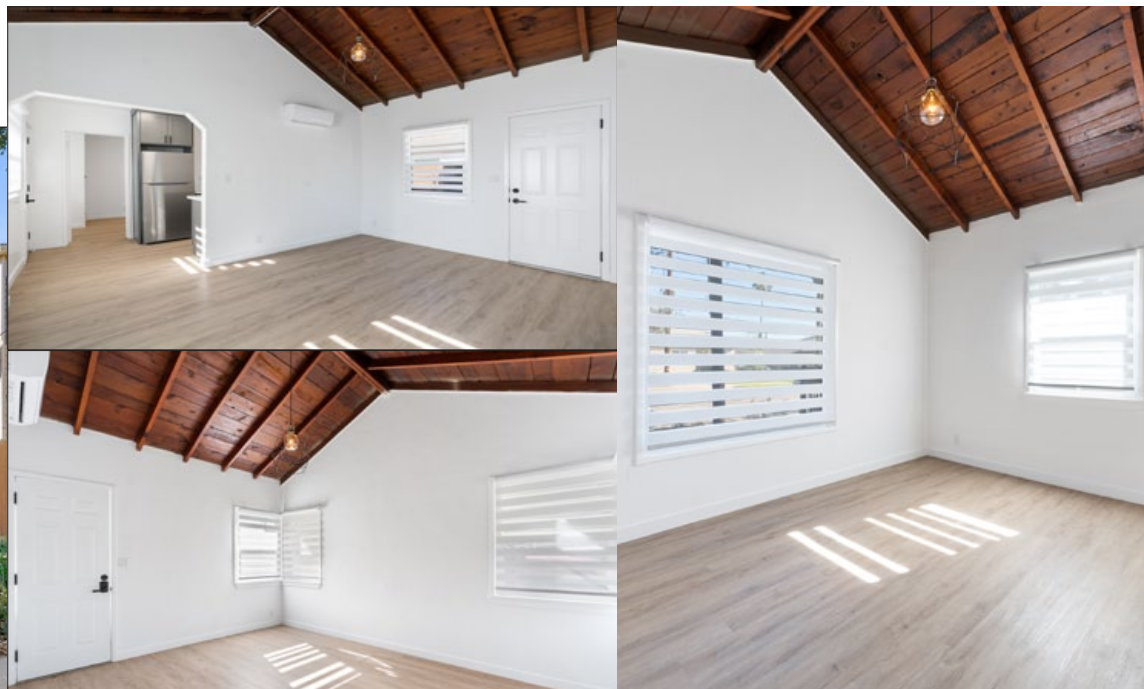
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### Partial List of Upgrades (permitted upgrades - Buyer to VERIFY during due diligence period)

- Updated rough mechanical, electrical, and plumbing system
- New drought tolerant landscaping
- New secured entrance
- New parking gate
- Repaved entire driveway
- Roof Tune-up
- New building façade and signage
- New exterior paint throughout
- NEW HVAC and exhaust system in each unit
- New electrical subpanel
- New flooring throughout
- New double pane windows throughout
- New high-end windows treatment in each unit
- New kitchen with modern shaker style cabinet, new kitchen island or breakfast counter with quartz countertops, new stainless steel appliances (dishwasher, oven range, refrigerator, kitchen vent hood)
- New laundry machines in each unit
- New bathroom with new tub, tiled wall bathroom, new bathroom vanity cabinet, new bathroom lighting and hardware, new high-end bathroom tile
- New lighting fixtures in each room
- New Keyless entry door lock system





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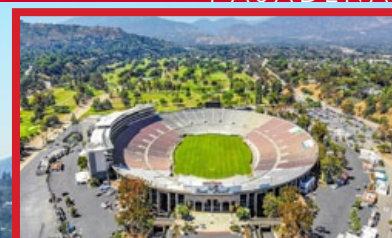
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PASADENA



DOWNTOWN LOS ANGELES



NORTON SIMON MUSEUM



ROSE BOWL STADIUM



OLD TOWN PASADENA

GROWTH INVESTMENT GROUP



405 & 411 N EUCLID AVE

210 FREEWAY

Walk Score  
**80**

**Very Walkable**

Most errands can be accomplished on foot.

Bike Score  
**91**

**Biker's Paradise**

Daily errands can be accomplished on a bike.



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**PASADENA CITY HALL**



**OLD TOWN PASADENA**

**GROWTH INVESTMENT GROUP**

**210 FREEWAY**



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Exclusively Listed By: HAN WIDJAJA CHEN, CCIM

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