

# EXCLUSIVE LISTING

## 405 & 411-417 N Euclid Avenue, Pasadena CA 91101

Prime 15-units near Old Town Pasadena, High 5.43% In-Place CAP Rate, 2 Separate Lots, Large lot size, most units Fully Upgraded, Buyer Can Build Additional 5 units (by right & before bonus density)



### Property Overview

Subject Property:	405 and 411-417 N Euclid Ave, Pasadena, CA
Price:	\$5,950,000
Price per Unit:	\$397,000
CAP Rate/Proforma CAP:	5.48% / 6.37%
Year Built:	2025, 1960, 1898
Building Area/Lot Size:	8,458 SF / 23,257 SF
APN:	5725-031-014 5725-031-016
Zoning/Parking:	R3/20
Unit Mix:	1 x 3B + 2B (#405) 1 x 2B + 1B (#405) 1 x 1B + 1B (#405) 2 x NEW ADU 1B + 1B (#405) 9 x 1B + 1B (#411-417) 1 x STUDIO (#411-417)

### Investment Highlights

- Excellent location near California Institute of Technology, Pasadena City College, and minutes away from Pasadena Playhouse and Old Town Pasadena
- 5.48% ACTUAL CAP Rate with 6.37% Proforma CAP Rate\
- Large high density RM-36 zone lot, can build additional 5 units (buyer to verify)
- 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
- 13 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
- Luxury upgrades in each unit complete with in-unit laundry, new kitchen, new bathroom
- Significant renovations have been completed including exterior and interior upgrades
- Ample parking with No soft story retrofit required; No balcony – do not require SB721 balcony inspection (buyer to verify)

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**210 FREEWAY**

**GROWTH INVESTMENT GROUP**

**Lot Size and Zoning allows an additional 5-unit (by right - buyer to verify)**

**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



DOWNTOWN LOS ANGELES

GROWTH INVESTMENT GROUP

210 FREEWAY



405 & 411-417 N EUCLID AVE

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HUNTINGTON LIBRARY



OLD TOWN PASADENA



PASADENA CITY HALL

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210 FREEWAY



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**405 N Euclid Ave #3**



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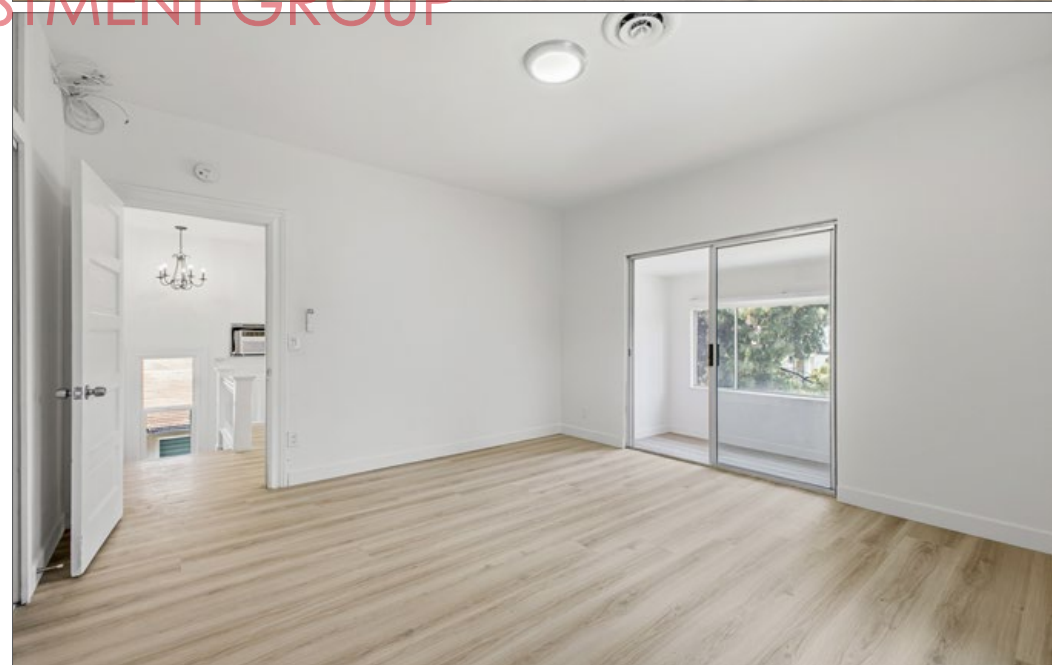


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**405 N Euclid Ave #3**



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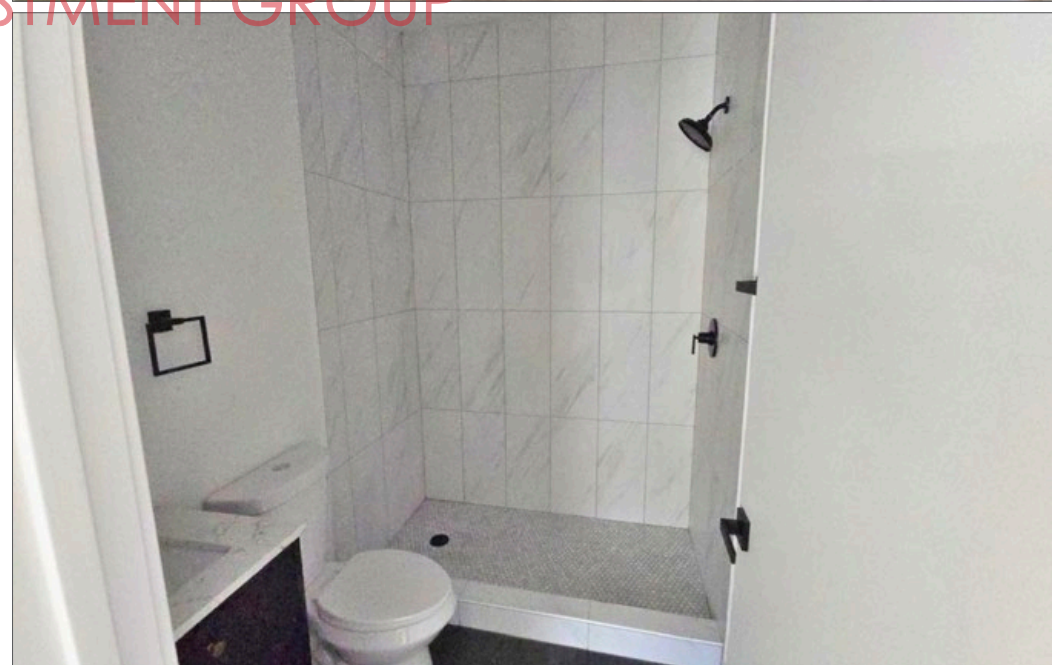


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**405 N Euclid Ave - New ADU**



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**Property Photos - 405 & 411-417 N Euclid Ave (Parking Area)**



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