

# EXCLUSIVE LISTING

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

Turnkey Luxury 10-unit apartment community near Old Town Pasadena and Rose Bowl, Close to 5% CAP Rate  
Excellent Layout, All units have been fully upgraded with permits



### Property Overview

Subject Property:	411-417 N Euclid Ave Pasadena, CA 91101
Price:	\$4,250,000
CAP Rate/ Proforma CAP:	4.82% / 5.35%
Building Area:	4,774 SF
Lot Size:	11,627 SF
APN:	5725-031-015
Zoning:	R3
Number of Units:	10
Units & Unit Mix:	9 x 1B + 1B 1 x STUDIO

### Investment Highlights

- Turnkey and fully upgraded apartment (fully permitted upgrades completed in 2022-2023); Excellent location near Old Town Pasadena and Rose Bowl
- Turnkey investment perfect for a 1031 exchange buyer, first time apartment buyer, or owner-user; one of the best way to fight inflation
- Inflation and recession proof investment with easy to rent units and location.
- SUPERB demographics with ±\$112,926 AHH income within a 1-mile radius
- Superb amenities nearby: Paseo Colorado, Old Town Pasadena, Apple store, 24-hour Fitness, Target, Vroman Bookstore, Urth Café, Norton Simon Museum, USC Pacific Asia Museum, Pasadena Museum of California Art, Pasadena Playhouse
- Excellent access to 210, 134, and 110 freeways; superb access to downtown Los Angeles via FWY 110

### Property Highlights

- Turnkey apartment with an excellent curb appeal
- Highly desirable single story layout with vaulted ceiling in living room and private patio in most units
- Excellent and efficient unit mix for young professionals that work in the medical field nearby or work in downtown Pasadena
- Completely renovated with permits in 2022-2023
- 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
- Top-down renovation have been completed including exterior and interior upgrades
- Separately metered for electricity and gas, no soft story retrofit is required

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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

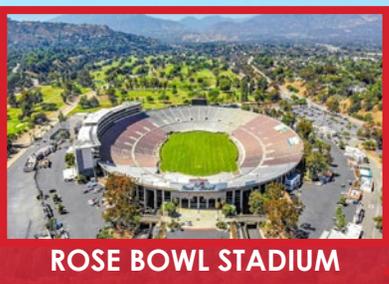


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PASADENA



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**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**



**411-417 N EUCLID AVE**

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Exclusively Listed By: HAN WIDJAJA CHEN, CCIM

📞 626.594.4900

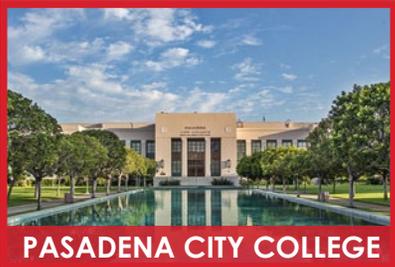
✉️ han.chen@growthinvestmentgroup.com

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**405 N Euclid Ave**  
**3-unit for sale**  
**contact Han for Setup**

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Bike Score  
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