

EXCLUSIVE LISTING

405 N Euclid Avenue, Pasadena CA 91101

3-unit Value-add near Old Town Pasadena & Rose Bowl, Large R3 lot + Approved plan for 2 ADU units

2-story Craftsman Style, may be eligible for The Mills Act for Property Tax Abatement program (buyer to verify)



GROWTH INVESTMENT GROUP
PASADENA



Property Overview

Price:	\$1,350,000
Price per Unit:	\$450,000
Year Built:	1898
Building Area:	2,744 SF
Lot Size:	11,630 SF
APN:	5725-031-014
Zoning:	R3
Number of Units:	3
Unit Mix:	2 x 2B + 1B , 1 x 1B+1B + Approved plan for 2 ADU units

Investment Highlights

- Prime Value-add near Old Town Pasadena and Rose Bowl; Bungalow 3-units with an Approved Plan for 2 ADUs
- Blank canvas value-add investment that is perfect for owner-user and/or creative investor to add significant value
- Built in 1898, the property MAY be eligible for The Mills Act historic designation for Property Tax Abatement benefit (Buyer to Verify)
- 30-year fixed rate financing, one of the best ways to fight inflation
- SUPERB demographics with ±\$112,926 average household income within a 1-mile radius
- Walk Score 80, Bike Score 91
- 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

- 2-story bungalow with American Craftsman architectural style; Building with charming character
- Excellent curb appeal, easy to maintain, large lot, garage parking
- The 2bedroom upstairs unit is large with private patio with under-utilized loft/attic area (buyer to verify); Perfect for an owner-user.
- Brand new water-drought landscaping, new exterior paint, new window blinds throughout
- Separately metered for electricity and gas, no soft story retrofit is required
- Units are large with high ceilings, large dining room, etc.
- Ample parking with 5 garage spaces (sale comes with an approved plan to convert garage to 2 ADUs)

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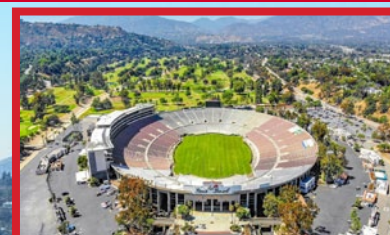
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DOWNTOWN LOS ANGELES



NORTON SIMON MUSEUM



ROSE BOWL STADIUM



OLD TOWN PASADENA



405 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

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210 FREEWAY



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Exclusively Listed By: HAN WIDJAJA CHEN, CCIM

📞 626.594.4900

✉️ han.chen@growthinvestmentgroup.com

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PASADENA CITY COLLEGE

CALIFORNIA INSTITUTE
OF TECHNOLOGY

OLD TOWN PASADENA

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**GROWTH INVESTMENT GROUP
PASADENA**

**411-417 N Euclid Ave
10-unit for sale
contact Han for Setup**

There is a driveway and
parking easements ben-
efiting 411-417 N Euclid on
Subject Property

**Approved
Plan to
convert the
garage to
2 ADUs is
included**

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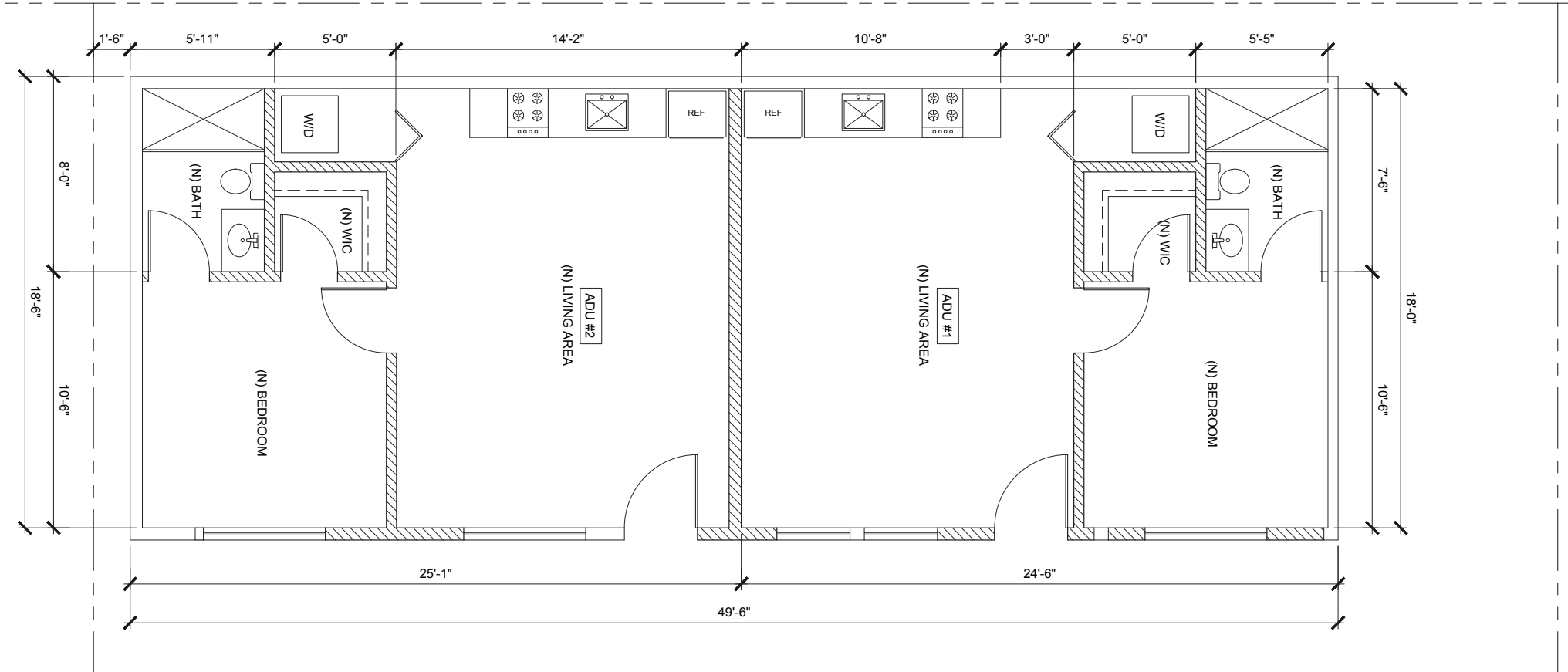
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ADU Plan that will be delivered at COE (part of buyer's due diligence documents)



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