

## EXCLUSIVE LISTING

# Sierra Bonita Bungalows | Pasadena, CA

26-units Turnkey Single-story Bungalows by foothill area of San Gabriel Mountains, 3 properties, Large lot size totaling ±37,413 SF Lot  
Excellent location by EF Campus (Demo. ±\$170k Income), Altadena Country Club & Golf Course, 3 Large Lots allow 4 ADUs or More



## Property Overview

Subject Property: 1704, 1710, 1728 N. Sierra Bonita Ave.  
Pasadena, CA 91104

Number of units: 26 units (8 + 12 + 6)

Price: \$10,980,000

Price Per Unit: \$422,000

CAP Rate/Proforma CAP Rate: 4.29% / 6.12%

Building/Lot Area: 11,039 SF / 37,413 SF

APNs#: 5851-003-007, -006, -012 (3 parcels)

Unit Mix:  
1 x 3B + 2B  
19 x 1B + 1B  
6 x STUDIO  
4 Proforma ADUs (Buyer to Verify)

Zoning / Parking: RM-16 / 28 spaces

## OFFERING HIGHLIGHTS

- PRIME LOCATION: Situated in the San Gabriel Mountain foothill area, walking distance to Altadena Golf Course and Altadena Country Club
- 15 separate buildings consisting combinations of single-story single-family houses and duplex bungalows, some have fenced front yard and attached garage.
- Four (4) ADUs or more Upside (BUYER TO VERIFY); Over 6% Proforma CAP
- Located minutes away from various hiking trails: Mt. Wilson/Pinecrest Gate, Eaton Canyon Falls Trail, Henninger Trailhead, Altadena Crest Trail
- Multiple exit strategies: operate as apartments, operate as short-term rentals for nearby international students, condo conversions, TIC conversions, or operate as-is and add ADUs (Additional Dwelling Units)
- Several properties away from the world renown EF International Language

Campus and EF Academy; Providing unique opportunities for short term rentals to international students.

- Fantastic demographics area: ±\$170,962 AHH income within a 1-mile radius, nearby multi-million dollars SFR properties
- Highly desirable layout, park-like settings by foothill area of San Gabriel Mountains
- Expansive combined lots size of ±37,413 SF
- ALL units are single-story bungalows: combination of Single-family Houses and Duplexes
- 3 properties totaling 26 units: NO ON-SITE MANAGER IS REQUIRED!
- Large Lots allowing 4 Additional Dwelling Units or more (buyer to verify)
- Completely renovated in 2022-2023 with excellent amenities

EXCLUSIVE LISTING

# Sierra Bonita Bungalows | Pasadena, CA

26-units Turnkey Single-story Bungalows by foothill area of San Gabriel Mountains, 3 properties, Large lot size totaling  $\pm 37,413$  SF Lot  
Excellent location by EF Campus (Demo.  $\pm \$170k$  Income), Altadena Country Club & Golf Course, 3 Large Lots allow 4 ADUs or More

**GIG**  
GROWTH INVESTMENT GROUP  
CALIFORNIA

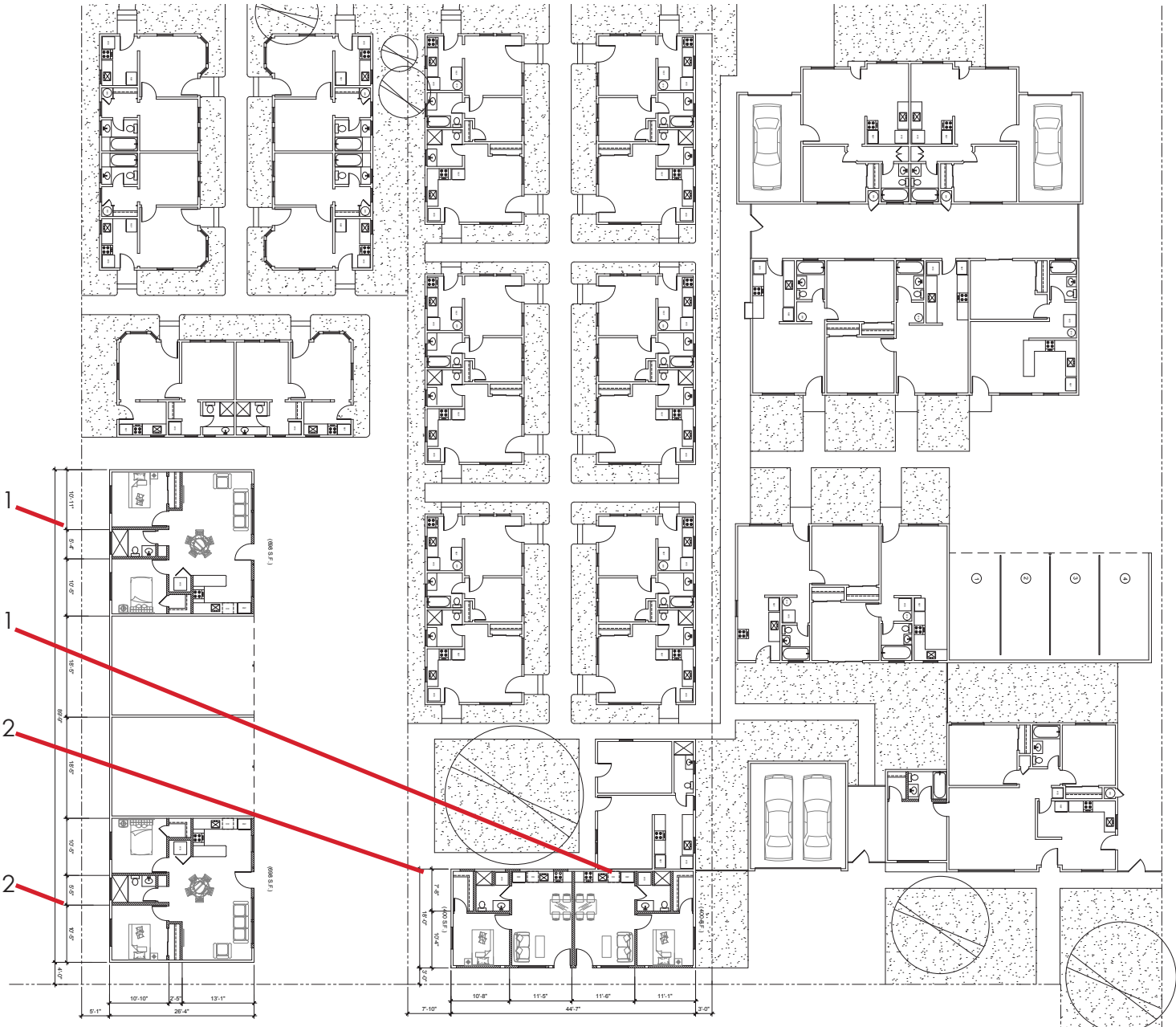
Conceptual ADUs (Buyer to Verify!)

Proforma - #1704-ADU1  
2b+1b ( $\pm 698$  SF)  
Buyer To Verify!

Proforma - #1710-ADU1  
1b+1b ( $\pm 400$  SF)  
Buyer To Verify!

Proforma - #1710-ADU2  
1b+1b ( $\pm 400$  SF)  
Buyer To Verify!

Proforma - #1704-ADU2  
2b+1b ( $\pm 698$  SF)  
Buyer To Verify!





**EXCLUSIVE LISTING**

# Sierra Bonita Bungalows | Pasadena, CA

26-units Turnkey Single-story Bungalows by foothill area of San Gabriel Mountains, 3 properties, Large lot size totaling  $\pm 37,413$  SF Lot  
Excellent location by EF Campus (Demo.  $\pm \$170k$  Income), Altadena Country Club & Golf Course, 3 Large Lots allow 4 ADUs or More

**GIG**  
GROWTH INVESTMENT GROUP  
CALIFORNIA



ALTADENA GOLF COURSE



ALTADENA COUNTRY CLUB



SIERRA BONITA BUNGALOWS



EATON CANYON NATURE CENTER

Walk Score  
**84**

**Very Walkable**

Most errands can be accomplished on foot.

Transit Score  
**55**

**Good Transit**

Many nearby public transportation options.

HAN WIDJAJA CHEN

626.594.4900

han.chen@growthinvestmentgroup.com



**EXCLUSIVE LISTING**

# Sierra Bonita Bungalows | Pasadena, CA

26-units Turnkey Single-story Bungalows by foothill area of San Gabriel Mountains, 3 properties, Large lot size totaling  $\pm 37,413$  SF Lot  
Excellent location by EF Campus (Demo.  $\pm \$170k$  Income), Altadena Country Club & Golf Course, 3 Large Lots allow 4 ADUs or More

**GIG**  
GROWTH INVESTMENT GROUP  
CALIFORNIA



Walk Score  
**84**

**Very Walkable**

Most errands can be accomplished on foot.

Transit Score  
**55**

**Good Transit**

Many nearby public transportation options.

HAN WIDJAJA CHEN

626.594.4900

han.chen@growthinvestmentgroup.com



EXCLUSIVE LISTING

# Sierra Bonita Bungalows | Pasadena, CA

26-units Turnkey Single-story Bungalows by foothill area of San Gabriel Mountains, 3 properties, Large lot size totaling ±37,413 SF Lot  
Excellent location by EF Campus (Demo. ±\$170k Income), Altadena Country Club & Golf Course, 3 Large Lots allow 4 ADUs or More



GROWTH INVESTMENT GROUP  
CALIFORNIA



#1728

APN#5851-003-012  
15,685 SF Lot  
8 units

# 1710

APN#5851-003-006  
10,474 SF Lot  
12 units

# 1704

APN#5851-003-007  
11,254 SF Lot  
6 units

Walk Score  
**84**

**Very Walkable**

Most errands can be  
accomplished on foot.

Transit Score  
**55**

**Good Transit**

Many nearby public  
transportation options.

HAN WIDJAJA CHEN

626.594.4900

han.chen@growthinvestmentgroup.com



EXCLUSIVE LISTING

# Sierra Bonita Bungalows | Pasadena, CA

26-units Turnkey Single-story Bungalows by foothill area of San Gabriel Mountains, 3 properties, Large lot size totaling ±37,413 SF Lot  
Excellent location by EF Campus (Demo. ±\$170k Income), Altadena Country Club & Golf Course, 3 Large Lots allow 4 ADUs or More



GROWTH INVESTMENT GROUP  
CALIFORNIA



GROWTH INVESTMENT GROUP



HAN WIDJAJA CHEN

626.594.4900

han.chen@growthinvestmentgroup.com



**EXCLUSIVE LISTING**

# Sierra Bonita Bungalows | Pasadena, CA

26-units Turnkey Single-story Bungalows by foothill area of San Gabriel Mountains, 3 properties, Large lot size totaling  $\pm 37,413$  SF Lot  
Excellent location by EF Campus (Demo.  $\pm \$170k$  Income), Altadena Country Club & Golf Course, 3 Large Lots allow 4 ADUs or More



GROWTH INVESTMENT GROUP  
CALIFORNIA



HAN WIDJAJA CHEN



626.594.4900



han.chen@growthinvestmentgroup.com



EXCLUSIVE LISTING

# Sierra Bonita Bungalows | Pasadena, CA

26-units Turnkey Single-story Bungalows by foothill area of San Gabriel Mountains, 3 properties, Large lot size totaling  $\pm 37,413$  SF Lot  
Excellent location by EF Campus (Demo.  $\pm \$170k$  Income), Altadena Country Club & Golf Course, 3 Large Lots allow 4 ADUs or More



GROWTH INVESTMENT GROUP  
CALIFORNIA



GROWTH INVESTMENT GROUP



HAN WIDJAJA CHEN

626.594.4900

han.chen@growthinvestmentgroup.com