

# 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.

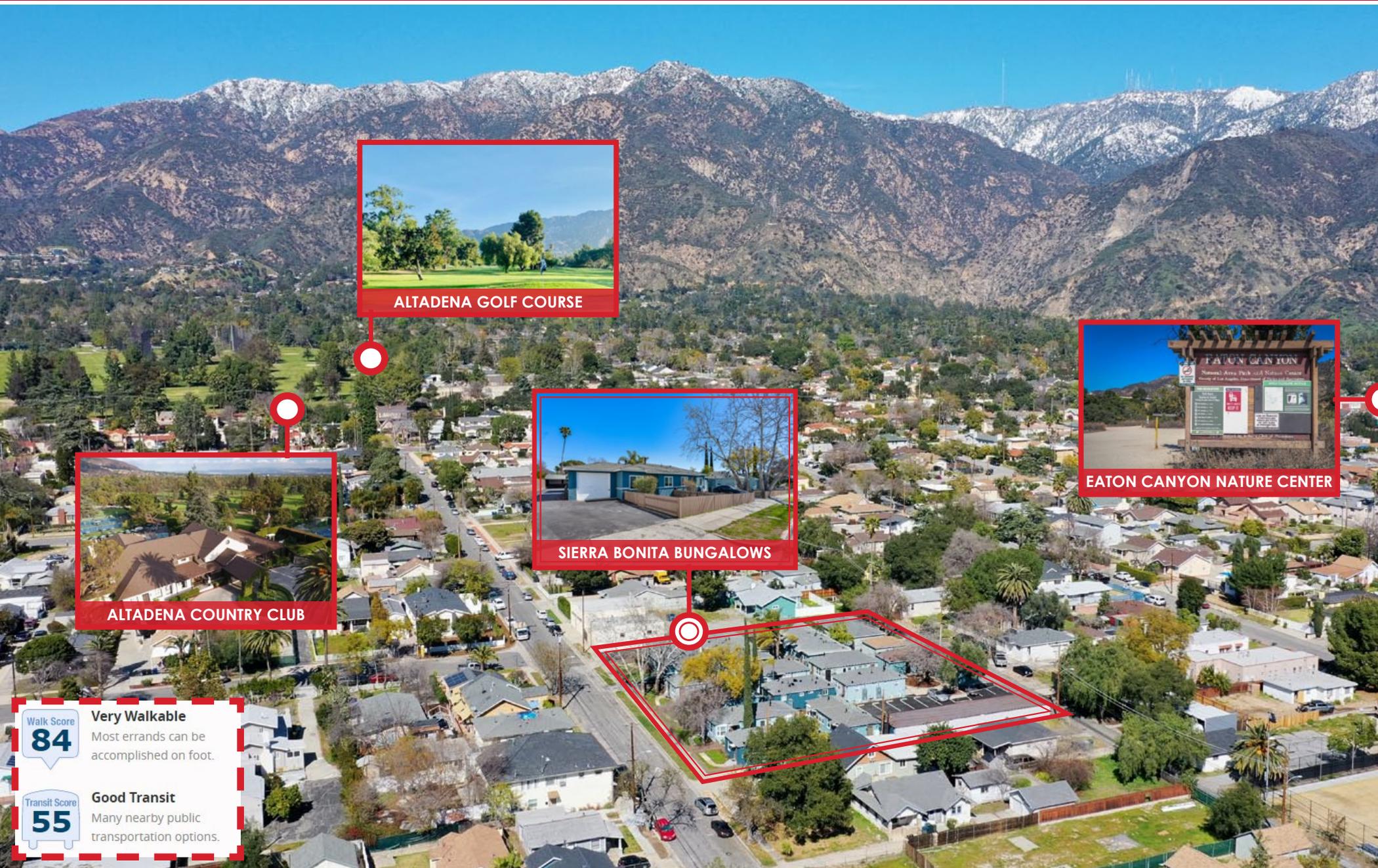
- Fantastic demographics area: ±\$170,962 AHH income within a 1-mile radius, nearby multi-million dollars SFR properties
- Highly desirable layout, park-like settings by foothill area of San Gabriel Mountains
- Expansive combined lots size of ±37,413 SF
- ALL units are single-story bungalows: combination 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 ±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



**ALTADENA GOLF COURSE**



**EATON CANYON NATURE CENTER**



**SIERRA BONITA BUNGALOWS**



**ALTADENA COUNTRY CLUB**

**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

**GIG**  
GROWTH INVESTMENT GROUP  
CALIFORNIA



EF INTERNATIONAL CAMPUS



OLD TOWN PASADENA



DOWNTOWN LA



EF ACADEMY



SIERRA BONITA BUNGALOWS

**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



**#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

**GIG**  
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 ±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

**GIG**  
GROWTH INVESTMENT GROUP  
CALIFORNIA



GROWTH INVESTMENT GROUP

HAN WIDJAJA CHEN

626.594.4900

han.chen@growthinvestmentgroup.com

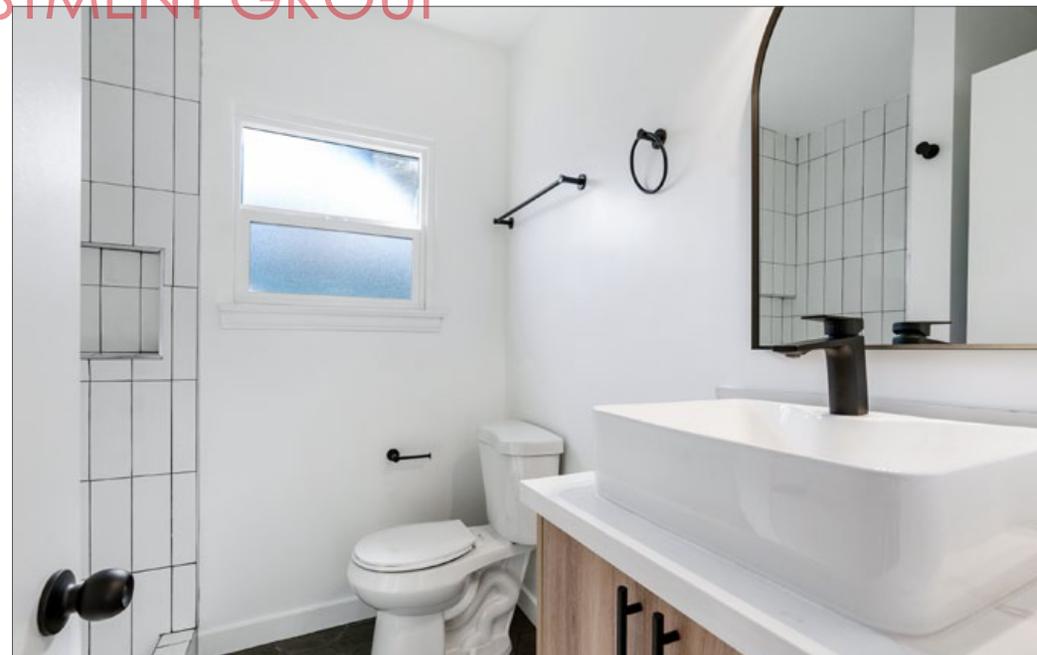
**EXCLUSIVE LISTING**

# Sierra Bonita Bungalows | Pasadena, CA

26-units Turnkey Single-story Bungalows by foothill area of San Gabriel Mountains, 3 properties, Large lot size totaling ±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



HAN WIDJAJA CHEN

626.594.4900

han.chen@growthinvestmentgroup.com