

EXCLUSIVE LISTING

63-67 S Daisy Ave, Pasadena, CA 91107

Pride-of-Ownership 7-Unit Multifamily in Lamanda Park Area, Beautifully Maintained Apartment in an Excellent Location, Excellent Demographics (±\$172k) – Walkscore 90, New Roofs, New Exterior Paint, Mature SFR Neighborhood, Clear ADUs Upside.



SUMMARY

Subject Property:	63-67 S Daisy Ave Pasadena, CA 91107
Price:	\$2,180,000
Price per Unit:	\$311,000
Year Built:	1960
APN:	5748-013-015
Building Area:	4,055 SF
Lot Size:	9,508 SF
Zoning/Parking:	RPD / 8 (6 Garage + 1 carport + 1 Open)
Unit Mix:	1 x 2B + 1B (Front House) 6 x 1B + 1B

Investment & Property Highlights

- Superb Location in a mature Single Family Residential Neighborhood; Walkscore 90
- **Stable Return in A-Class location:** Perfect for 1031 exchanges or long-term holds in a supply-constrained area.
- **Built-in tenant base:** Minutes to Hastings Ranch, San Pasqual neighborhood, PCC, CALTECH, and Easy access to FWY 210
- **Proximity to Premier Amenities and Employers:** Central location close to almost all amenities in Pasadena, and Arcadia
- **Fantastic Demographics:** Average household income ±\$171,985 in a 1-mile radius
- **Value-Add Potential:** Rental Upside on existing occupied units and possible junior ADU conversion of the back 4 garage spaces
- Well Maintained Pride-of-Ownership asset in a superb SFR neighborhood (Excellent Demographics with High 90 Walkscore)
- Property is adjacent to highly desirable WALDEN Elementary School (private school) and adjacent to newer built condominiums
- Dual Structures: Front 2-story Triplex with back single-story fourplex
- Recent CAPEX Completed: new roofs and new exterior painting
- Premium Unit Mix: Ideal mix of front house 2-bedroom and 1-Bedroom layouts perfectly suited for young professionals
- Unit 1 in front building comes with landscaped private barbeque/seating area, and back four units each comes with a very attractive and highly popular private patio that functionally increases the floor area of the unit.
- 1 unit is vacant and can be delivered vacant for immediate occupancy
- Ample Parking with 6 garages, 1 carport and 1 open spaces; 2 access points – front and rear
- Clear upside for ADUs in the back
- Each unit has individual laundry hookups (2 units come with laundry machines) and individually metered for electricity and gas, Front Triplex has semi-private barbeque/seating area, and back fourplex has semi-private front yard

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NEWLY INSTALLED ROOF

GROWTH INVESTMENT GROUP

Walk Score
90

Walker's Paradise

Daily errands do not require a car.

HAN WIDJAJA CHEN

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CALTECH



OLD TOWN PASADENA



ROSE BOWL AREA



PASADENA CITY COLLEGE

COLORADO BLVD



WALDEN SCHOOL (PRIVATE)

NEWLY BUILT CONDOS



63-67 S DAISY AVE



MULTI-MILLION DOLLAR RESIDENTIAL NEIGHBORHOOD

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LAKE AVE DISTRICT



CALTECH



PASADENA CITY COLLEGE



CITY OF SAN MARINO

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MULTI-MILLION DOLLAR RESIDENTIAL NEIGHBORHOOD



WALDEN SCHOOL (PRIVATE)



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HASTINGS RANCH PLAZA



ARCADIA



SANTA ANITA PARK



HASTINGS RANCH

COLORADO BLVD



SHOPS AT SANTA ANITA

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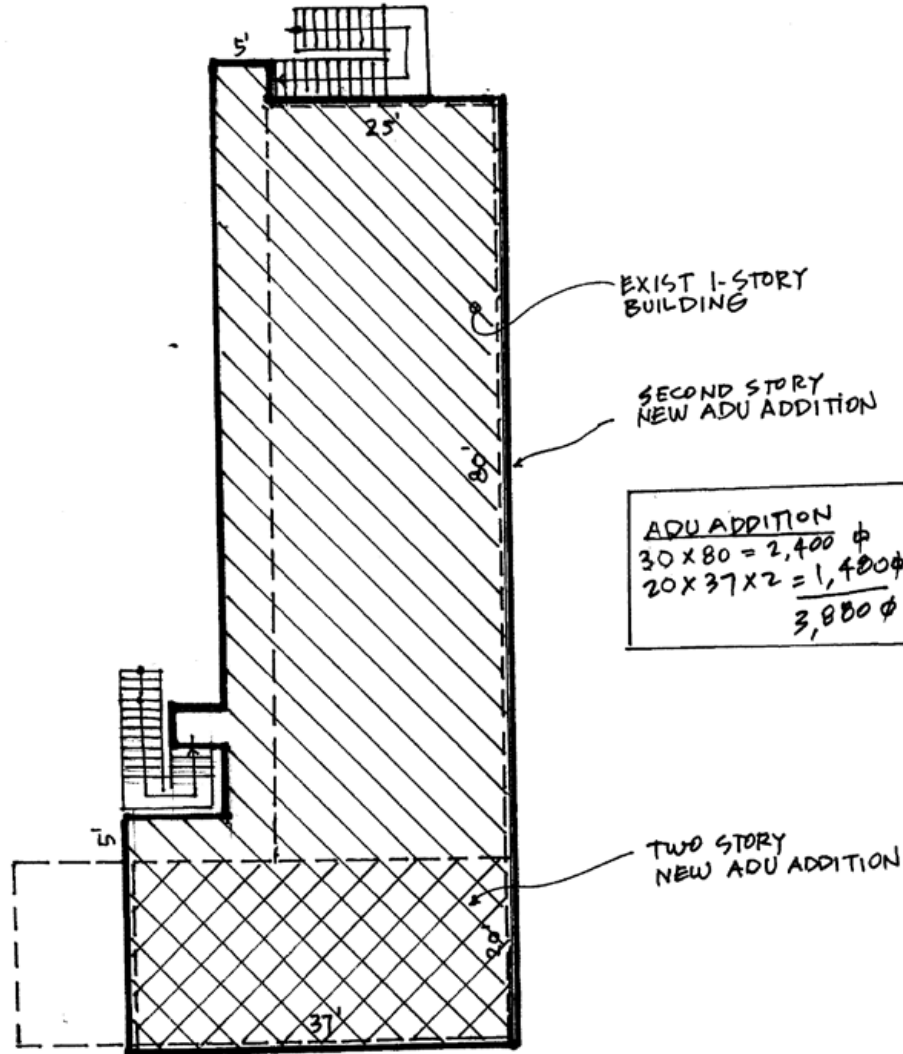
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Rough Draft Concept for ADU back parking space (buyer to consult their own architect)



ADU

67 S. DAISY AVE. PASADENA