

EXCLUSIVE LISTING

315 Pleasant St, Pasadena, CA 91101



Property Overview

Address	315 Pleasant St. Pasadena, CA 91101
Year Built	1954
Building Area	4,502 SF
Lot Size	10,992 SF
APN	5722-018-021
Zoning	PSR3
Unit Mix	(2) 2 Bed + 1 Bath (4) 1 Bed + 1 Bath
Price	\$2,100,000
Per SF	\$466

INVESTMENT HIGHLIGHTS:

- PRIME LOCATION – Walking distance to California Institute of Technology, Pasadena City College (PCC), Old Town Pasadena, Pasadena Playhouse District, Shops on Lake Avenue
- CONVENIENT LOCATION – Walking distance to supermarkets, restaurants, coffee/tea shops, retail shops, department stores, entertainment, parks, libraries, and schools
- Easy access to 210 FWY, 134 FWY and 110 FWY
- Walking distance to Metro Gold Line (Fillmore Station)

- Value-add opportunity with long time tenants and estimated $\pm 64\%$ rental upside

PROPERTY HIGHLIGHTS:

- Excellent unit mix with (2) x 2bedroom + 1 bathroom and (4) x 1bedroom + 1 bathroom
- Very well-maintained property with excellent curb appeal
- Large lot size with 6 carport parking spaces
- Walking distance to Trader Joe's and Whole Foods Market
- First time on the market since 1974 (over 43 years)!



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Executive Summary

The Growth Investment Group is proud to present 315 Pleasant Street, a 6-unit multifamily property located in the highly desirable city of Pasadena, California. This property consists of $\pm 4,502$ sqft of living space situated on a large $\pm 10,992$ sqft lot. It offers a superb unit mix consisting of (2) x 2bedroom + 1bathroom and (4) x 1bedroom + 1 bathroom. The property was built in 1954 and this is the first time this property has been offered for sale since 1974 which is over 43 years! 315 Pleasant rarely has any vacancies because of the of its superb location which makes it convenient to walk to supermarkets, restaurants, coffee/tea shops, retail shops, department stores, entertainment, parks, libraries, and schools. This offering provides an excellent value-add opportunity for investors by adjusting rents to market.



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