

EXCLUSIVE LISTING

265 N Oakland Avenue, Pasadena CA 91101

Playhouse District! ZERO VACANCY Investment, Bypass Pasadena Rent Control w/ Master Lease, Property Tax Exempt (see OM)
Walk Score 90, ADUs upside, Turnkey 19-unit apartment, Excellent Unit Mix, Renovated w/ permits



Property Overview

Price: ~~\$11,690,000~~ \$11,180,000

Price per Unit: ~~\$615,300~~ \$588,000

Year Built / Renovated: 1962 / 2018-2019

Current CAP/Proforma CAP: 4.35% / 5.17%

Building/Lot Size: 14,192 SF / 20,000 SF

APN: 5738-005-036

Unit Mix: 4 x 2B + 2B
15 x 1B + 1B
+ Zoning report for 2 ADUs (2 x ±800SF each)

Download full OM for Financials and Rent Roll

Investment Highlights

- Bypass Pasadena Rent Control Measure H with the existing in-place MASTER LEASE!
- Property Tax Exemption/Reimbursement benefiting current in-place tenant
- ZERO VACANCY INVESTMENT! Secured with a MASTER LEASE until June 2026 with 3x1-year options (until June 2029)
- Turn-key and fully upgraded (with permits) apartment community in Class A location (Playhouse District, walk to Old Town Pasadena)
- Walk Score 90, Bike Score 85
- New owner can build 2 Additional Dwelling Units (ADUs); Zoning Analysis report is included with the sale
- Strong demographics with ±\$114,618 average household income within a 1-mile radius
- Highly desirable area, south of 210 Freeway

Property Highlights

- Parking soft-story earthquake seismic retrofit completed
- Turnkey apartment (all units have been upgraded with permits) with an excellent curb appeal.
- Excellent unit mix with good distributions of large 2-bedroom and 1-bedroom units
- Excellent amenities: gated parking, secured entrance, electronic RFI unit locks, fully upgraded unit, private patio in some units
- Luxury upgrades in each unit complete with in-unit laundry, new kitchen with stainless steel appliances, new bathroom with high-end upgrades, and so much more!
- Significant renovations have been completed including exterior and interior upgrades
- Separately metered for electricity and gas, covered parking

EXCLUSIVE LISTING

265 N Oakland Avenue, Pasadena CA 91101

*Playhouse District! ZERO VACANCY Investment, Bypass Pasadena Rent Control w/ Master Lease, Property Tax Exempt (see OM)
Walk Score 90, ADUs upside, Turnkey 19-unit apartment, Excellent Unit Mix, Renovated w/ permits*

GIG

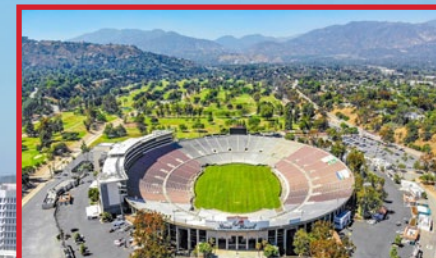
GROWTH INVESTMENT GROUP
CALIFORNIA



PLAYHOUSE DISTRICT



OLD TOWN PASADENA



ROSE BOWL STADIUM



PASADENA CITY HALL



265 N OAKLAND AVE

GROWTH INVESTMENT GROUP

Walk Score
90

Walker's Paradise

Daily errands do not require a car.

Bike Score
85

Very Bikeable

Biking is convenient for most trips.

EXCLUSIVE LISTING

265 N Oakland Avenue, Pasadena CA 91101

Playhouse District! ZERO VACANCY Investment, Bypass Pasadena Rent Control w/ Master Lease, Property Tax Exempt (see OM)
Walk Score 90, ADUs upside, Turnkey 19-unit apartment, Excellent Unit Mix, Renovated w/ permits

GIG
GROWTH INVESTMENT GROUP
CALIFORNIA



PASADENA CITY HALL



ROSE BOWL STADIUM

FWY 134

FWY 210

Los Robles Ave



265 N OAKLAND AVE

Walk Score
90

Walker's Paradise

Daily errands do not require a car.

Bike Score
85

Very Bikeable

Biking is convenient for most trips.

Exclusively Listed By: HAN WIDJAJA CHEN, CCIM

626.594.4900

han.chen@growthinvestmentgroup.com

EXCLUSIVE LISTING

265 N Oakland Avenue, Pasadena CA 91101

Playhouse District! ZERO VACANCY Investment, Bypass Pasadena Rent Control w/ Master Lease, Property Tax Exempt (see OM)
Walk Score 90, ADUs upside, Turnkey 19-unit apartment, Excellent Unit Mix, Renovated w/ permits

GIG
GROWTH INVESTMENT GROUP
CALIFORNIA



PASADENA CITY COLLEGE



CALIFORNIA INSTITUTE
OF TECHNOLOGY



265 N OAKLAND AVE

Walk Score
90

Walker's Paradise

Daily errands do not require a car.

Bike Score
85

Very Bikeable

Biking is convenient for most trips.

Exclusively Listed By: HAN WIDJAJA CHEN, CCIM

626.594.4900

han.chen@growthinvestmentgroup.com

EXCLUSIVE LISTING

265 N Oakland Avenue, Pasadena CA 91101

*Playhouse District! ZERO VACANCY Investment, Bypass Pasadena Rent Control w/ Master Lease, Property Tax Exempt (see OM)
Walk Score 90, ADUs upside, Turnkey 19-unit apartment, Excellent Unit Mix, Renovated w/ permits*



**GROWTH INVESTMENT GROUP
CALIFORNIA**



Walk Score
90

Walker's Paradise

Daily errands do not require a car.

Bike Score
85

Very Bikeable

Biking is convenient for most trips.

Exclusively Listed By: HAN WIDJAJA CHEN, CCIM

📞 626.594.4900

✉ han.chen@growthinvestmentgroup.com

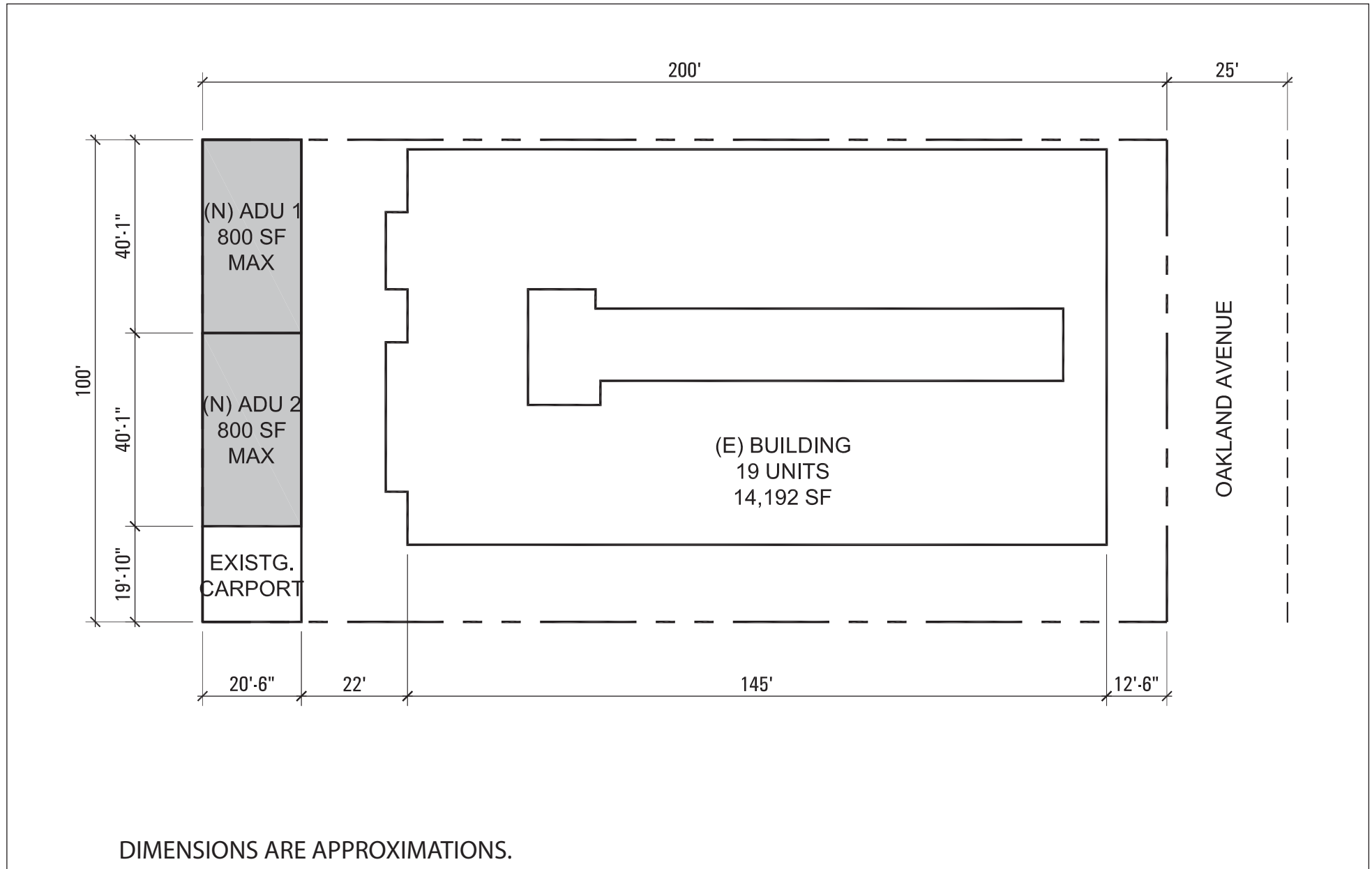
EXCLUSIVE LISTING

265 N Oakland Avenue, Pasadena CA 91101

Playhouse District! ZERO VACANCY Investment, Bypass Pasadena Rent Control w/ Master Lease, Property Tax Exempt (see OM)
Walk Score 90, ADUs upside, Turnkey 19-unit apartment, Excellent Unit Mix, Renovated w/ permits



Zoning Analysis Report (included in the sale) - Schematic Site Plan

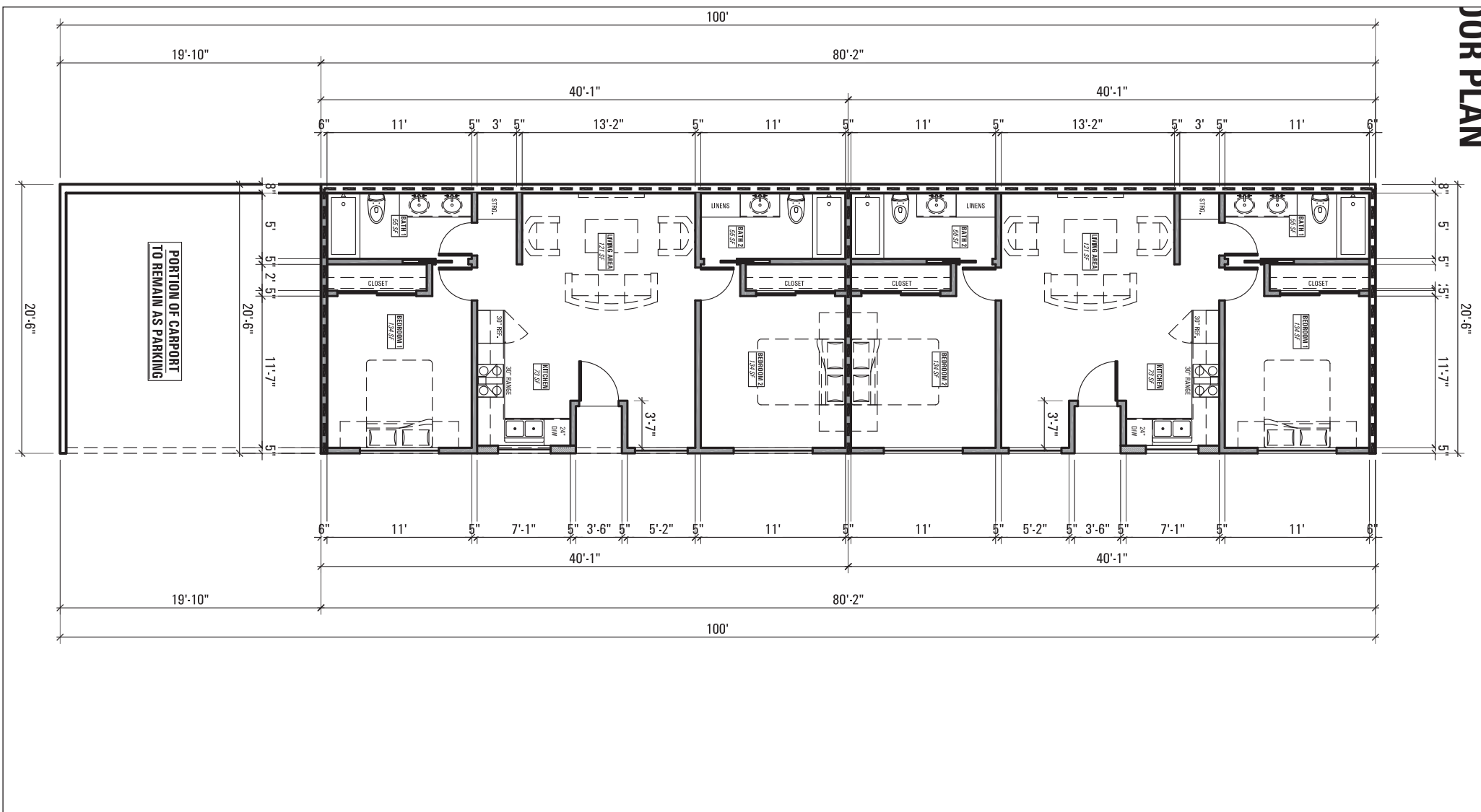


265 N Oakland Avenue, Pasadena CA 91101

Walk Score 90, ADUs upside, Turnkey 19-unit apartment, Excellent Unit Mix, Renovated w/ permits



Zoning Analysis Report (included in the sale) - Sample ADU Floor Plan



DOOR PLAN

9-07

11171

2

EXCLUSIVE LISTING

265 N Oakland Avenue, Pasadena CA 91101

*Playhouse District! ZERO VACANCY Investment, Bypass Pasadena Rent Control w/ Master Lease, Property Tax Exempt (see OM)
Walk Score 90, ADUs upside, Turnkey 19-unit apartment, Excellent Unit Mix, Renovated w/ permits*

GIS
GROWTH INVESTMENT GROUP
CALIFORNIA

Zoning Analysis Report (included in the sale) - Sample Renderings of similar project



EXCLUSIVE LISTING

265 N Oakland Avenue, Pasadena CA 91101

*Playhouse District! ZERO VACANCY Investment, Bypass Pasadena Rent Control w/ Master Lease, Property Tax Exempt (see OM)
Walk Score 90, ADUs upside, Turnkey 19-unit apartment, Excellent Unit Mix, Renovated w/ permits*



**GROWTH INVESTMENT GROUP
CALIFORNIA**



GROWTH INVESTMENT GROUP

Exclusively Listed By: HAN WIDJAJA CHEN, CCIM

626.594.4900

han.chen@growthinvestmentgroup.com

EXCLUSIVE LISTING

265 N Oakland Avenue, Pasadena CA 91101

Playhouse District! ZERO VACANCY Investment, Bypass Pasadena Rent Control w/ Master Lease, Property Tax Exempt (see OM)
Walk Score 90, ADUs upside, Turnkey 19-unit apartment, Excellent Unit Mix, Renovated w/ permits



GROWTH INVESTMENT GROUP
CALIFORNIA



GROWTH INVESTMENT GROUP

Exclusively Listed By: HAN WIDJAJA CHEN, CCIM

📞 626.594.4900

✉️ han.chen@growthinvestmentgroup.com

EXCLUSIVE LISTING

265 N Oakland Avenue, Pasadena CA 91101

Playhouse District! ZERO VACANCY Investment, Bypass Pasadena Rent Control w/ Master Lease, Property Tax Exempt (see OM)
Walk Score 90, ADUs upside, Turnkey 19-unit apartment, Excellent Unit Mix, Renovated w/ permits



GROWTH INVESTMENT GROUP
CALIFORNIA



GROWTH INVESTMENT GROUP



Exclusively Listed By: HAN WIDJAJA CHEN, CCIM

626.594.4900

han.chen@growthinvestmentgroup.com

EXCLUSIVE LISTING

265 N Oakland Avenue, Pasadena CA 91101

*Playhouse District! ZERO VACANCY Investment, Bypass Pasadena Rent Control w/ Master Lease, Property Tax Exempt (see OM)
Walk Score 90, ADUs upside, Turnkey 19-unit apartment, Excellent Unit Mix, Renovated w/ permits*



**GROWTH INVESTMENT GROUP
CALIFORNIA**



GROWTH INVESTMENT GROUP

Exclusively Listed By: HAN WIDJAJA CHEN, CCIM

626.594.4900

han.chen@growthinvestmentgroup.com