

EXCLUSIVE LISTING

435 N Wilson Avenue, Pasadena CA 91106

4.3% CAP Turnkey 16-units near Playhouse District & Old Pasadena, Large $\pm 17k$ SF R4 Lot, Highly desirable Location
All Permitted upgrades, Excellent Curb Appeal, First Time for sale since 2010, No Soft-story retrofit required



Property Overview

Subject Property:	435 N Wilson Avenue Pasadena, CA 91106
Year Built/Renovated:	1960/2022-2023
Price:	\$6,370,000
Price per Unit:	\$398,000
Building Area:	$\pm 6,528$ SF (buyer to verify)
Lot Size & Zoning:	17,367 SF / R4
APN:	5732-019-039
Unit Mix:	16 x 1bed+1bath

OFFERING HIGHLIGHTS

- Prime Location: Situated in the heart of Pasadena, just steps away from the vibrant Old Town, Pasadena Playhouse District, South Lake Ave business district
- First time for sale since 2010
- SUPERB demographics with $\pm \$111,897$ average household income within a 1-mile radius
- Excellent access to 210, 134, and 110 freeways; superb access to downtown Los Angeles via FWY 110
- Turnkey apartment (all units have been upgraded) with excellent curb appeal.
- Oversized Lot with 17,367SF High Density (R4) Lot
- Top-to-bottom permitted renovations have been completed including complete exterior and interior upgrades.
- Beautiful brand-new landscaping with water drought tolerant and central garden area
- Exterior upgrades including new drought tolerant landscaping, new exterior paint, new gate, new signage, new façade, etc.
- Luxury interior upgrades in each unit including new in-unit laundry machines, new modern kitchen with new kitchen cabinets + quartz countertops + new stainless-steel appliances, new bathroom with new tiled bathroom + new vanity cabinets, in-unit laundry, new flooring throughout, and much more.
- Excellent unit amenities and area amenities: gated parking, secured entrance, electronic RFI unit locks, fully upgraded unit, private patio/balcony for each unit.
- Separately metered for electricity and gas

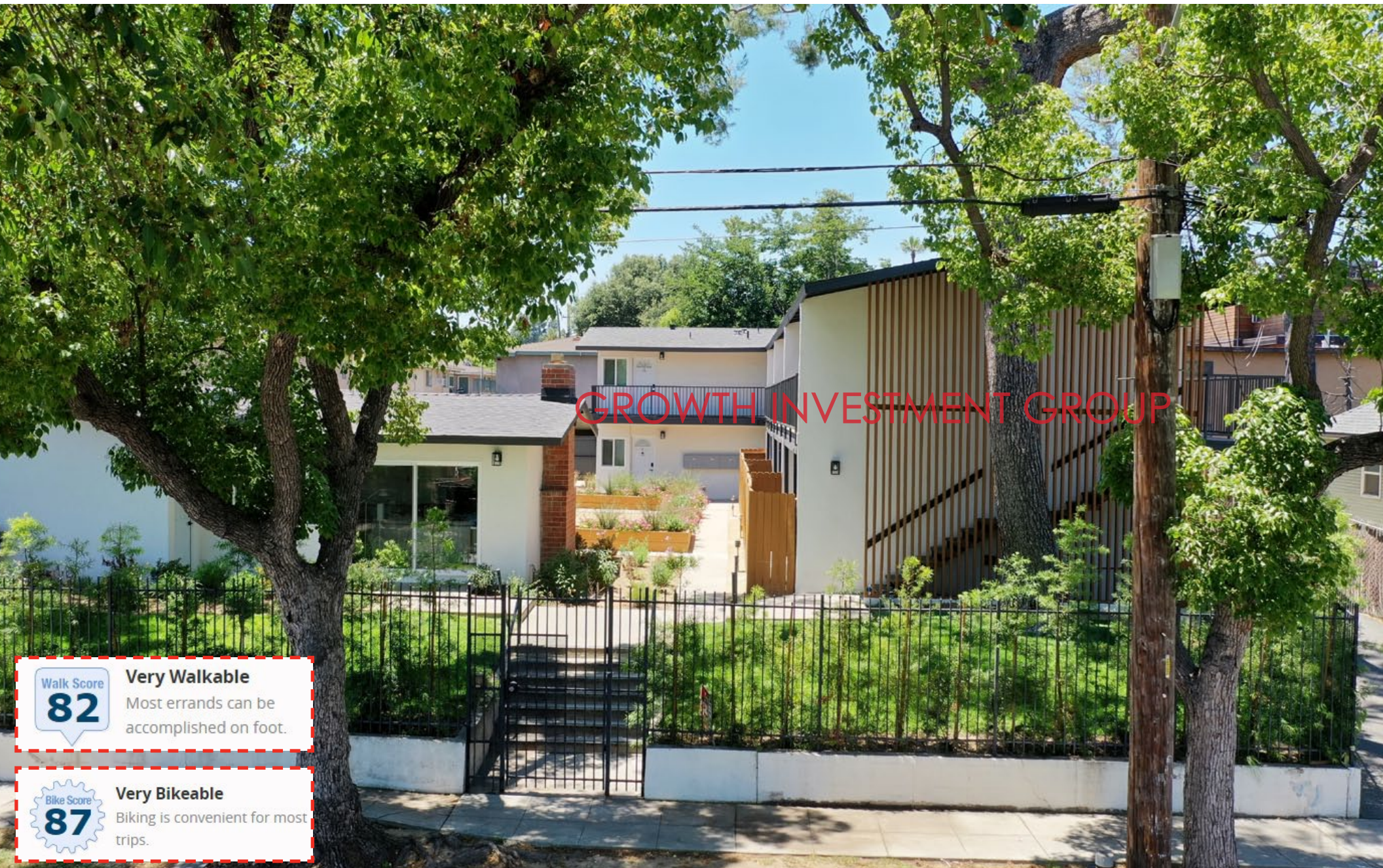
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**GROWTH INVESTMENT GROUP
CALIFORNIA**



Walk Score
82

Very Walkable

Most errands can be
accomplished on foot.

Bike Score
87

Very Bikeable

Biking is convenient for most
trips.

HAN WIDJAJA CHEN

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THE PASEO

ROSE BOWL STADIUM

HUNTINGTON HOSPITAL

OLD TOWN PASADENA

210 FWY

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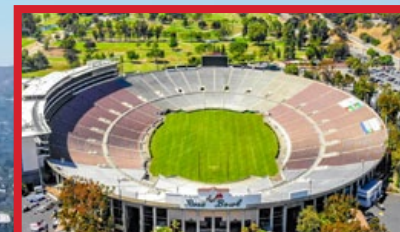
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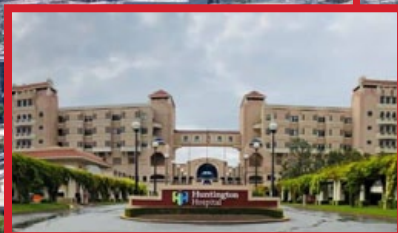
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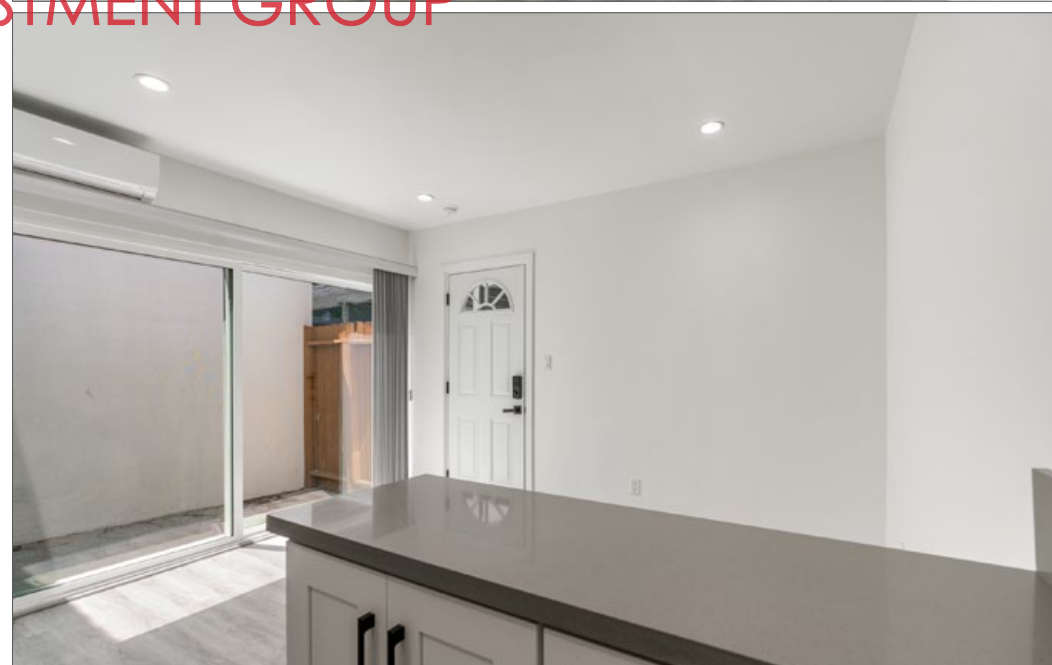
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