

# EXCLUSIVE LISTING

## 1745 Grevelia, South Pasadena, CA 91030

Beautifully upgraded 20-unit apartment in a Class A Location, Walk to Bristol Farms, Downtown So Pas, and City of San Marino!  
No Local Rent Control, Garage parking (no shared driveway), Large Lot, Attractive CAP Rate, Many recent CAPEX completed



### SUMMARY

Subject Property:	1745 Grevelia St South Pasadena, CA 91030
Price:	\$8,600,000
Number of Units:	20
Year Built/Renovated:	1947 / 2024
Total Building Area:	14,100 SF
Total Lot Size:	24,678 SF
Zoning & Parking:	R3, 20 garage spaces
APN:	5318-005-035
Unit Mix:	4 x LARGE 2B + 1.75B 16 x LARGE 1B + 1B

### Investment Highlights

- Rare Opportunity to buy a multi-generational 20-unit apartment in a Class A Location
- EXCELLENT LOCATION: Walk to Bristol Farms, Garfield Park and within walking distance to Fair Oaks Ave retail corridor, Mission Street Downtown District. Minutes from Old Town Pasadena and Huntington Hospital
- Priced-to-Sell multi-generational multifamily property offered at a reasonable actual CAP Rate for a HIGH-QUALITY location and asset; Proforma CAP Rate close to 6%!
- VERY HIGH walk score of 87 out of 100 ("Very Walkable")
- SUPERB demographics: Average household income ±\$180,692 within a 1-mile radius
- South Pasadena School District; NO LOCAL Rent Control (AB1482 Statewide)
- Excellent access to downtown Los Angeles via 110 Freeway

### Property Highlights

- Beautifully updated garden-style apartment, arguably one of the best garden-style apartment properties in South Pasadena
- Excellent curb appeal with well-manicured landscaping
- Garage parking with recently updated driveway, NO SHARED DRIVEWAY with neighboring properties!
- Excellent unit mix with Large 1bedroom and 2bedroom units
- Five units have been fully upgraded with high-end finishes (w/ in-unit laundry machines)
- Non upgraded units are enhanced with original hardwood floor, smooth ceilings, custom color paint, tiled kitchens, plenty of storage cabinets, and much more.
- Each unit is individually metered for electricity and gas, community laundry room and garage parking.
- Many Recent major capital improvements: updated driveway, new exterior paint, many units have been completely upgraded.



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**HAN WIDJAJA CHEN**



**626.594.4900**



**han.chen@growthinvestmentgroup.com**

Broker License# 01749321



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Walk Score  
**87**

### Very Walkable

Most errands can be accomplished on foot.

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ROSE BOWL



HUNTINGTON HOSPITAL



OLD TOWN PASADENA

110 FWY

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BEAUTIFULLY LANDSCAPED COMMUNITY





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GARAGE PARKING, NO SHARED DRIVEWAY

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EXTRA LARGE and SPACIOUS 1BED unit



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TASTEFULLY UPGRADED with High-End Finishes



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Upgraded unit has laundry hookups and laundry machine

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