

# EXCLUSIVE LISTING

## 1704 + 1710 + 1728 N Sierra Bonita | Pasadena, CA

6-unit + 12-unit + 8-unit (26-unit) Turnkey Single-story Bungalows near Altadena Country Club, Excellent location by EF Campus  
3 Large Lots allow Five (5) ADUs or more, Over 7% Proforma CAP Rate, Can be purchased individually or together as a portfolio



### Property Overview

Subject Combined:	1704, 1710, 1728 N. Sierra Bonita Ave. Pasadena, CA 91104
Number of units:	26 units (6 units + 12 units + 8 units)
Price:	\$10,980,000 (#1704 = \$2,350,000, #1710 = \$4,740,000, #1728 = \$3,890,000)
Year Built/Renovated:	1963, 1940, & 1938 / 2022-2023
Building & Lot Area:	±11,039 SF / ±37,413 SF
APN#:	5851-003-007 (#1704 - 6 units) 5851-003-006 (#1710 - 12 units) 5851-003-012 (#1728 - 8 units)
Unit Mix:	1 x 3B + 2B Front House 19 x 1B + 1B Bungalows 6 x STUDIO Proforma 5 ADUs or More (buyer to verify)
Zoning/Parking:	RM-16 / 28 spaces + 2 storage

### OFFERING HIGHLIGHTS

- 3 Separate properties adjacent to each other; can be purchased together or individually; NO ON-SITE MANAGER IS REQUIRED!
- Attractive CAP Rate going in with excellent proforma CAP Rate
- PRIME LOCATION: Situated in the San Gabriel Mountain foothill area, walking distance to Altadena Golf Course and Altadena Country Club
- 15 separate buildings consisting combinations of single-story single-family houses and duplex bungalows, some have fenced front yard and attached garage.
- Five (5) ADUs Upside (as portfolio) or more (buyer to verify); Over 7% Proforma CAP Rate
- PRIME LOCATION: Situated in the San Gabriel Mountain foothill area, walking distance to Altadena Golf Course and Altadena Country Club
- 15 separate buildings consisting combinations of single-story single-family houses and duplex bungalows, some have fenced front yard and attached garage.

- Located minutes away from various hiking trails: Mt. Wilson/Pinecrest Gate, Eaton Canyon Falls Trail, Henninger Trailhead, Altadena Crest Trail
- Multiple exit strategies: operate as apartments, operate as short-term rentals for nearby international students, condo conversions, TIC conversions, or operate as-is and add ADUs (Additional Dwelling Units)
- Several properties away from the world renown EF International Language Campus and EF Academy; Providing unique opportunities for short term rentals to international students.
- Fantastic demographics area: ±\$170,962 AHH income within a 1-mile radius, nearby multi-million dollars SFR properties
- Highly desirable layout, park-like settings by foothill area of San Gabriel Mountains
- Expansive combined lots size of ±37,413 SF
- ALL units are single-story bungalows: combination of Single-family Houses and Duplexes
- Completely renovated in 2022-2023 with excellent amenities



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## SUMMARY #1728

Subject: 1728 N. Sierra Bonita Ave.  
Pasadena, CA 91104

Number of units: 8 units

Price: \$3,890,000

Price Per Unit: \$486,000

Year Built/Renovated: 1963 / 2022-2023

Building & Lot Area: ±4,353 SF / ±15,685 SF

APN#: 5851-003-012

Unit Mix: 1 x 3B + 2B Front House  
7 x 1B + 1B Bungalows  
Proforma 1 ADUs (buyer to verify)

Zoning/Parking: RM-16 / 9 spaces  
(combination of garage + carport + tandem)





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## SUMMARY #1710

Subject: 1710 N. Sierra Bonita Ave.  
Pasadena, CA 91104

Number of units: 12 units

Price: \$4,740,000

Price Per Unit: \$395,000

Year Built/Renovated: 1938 / 2022-2023

Building & Lot Area:  $\pm 4,068$  SF /  $\pm 10,474$  SF

APN#: 5851-003-006

Unit Mix: 6 x 1B + 1B Bungalows  
6 x STUDIOS  
Proforma 2 ADUs (buyer to verify)

Zoning/Parking: RM-16 / 12 spaces  
(some spaces are using parking on building #1704)



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## SUMMARY #1704

Subject: 1704 N. Sierra Bonita Ave.  
Pasadena, CA 91104

Number of units: 6 units

Price: \$2,350,000

Price Per Unit: \$392,000

Year Built/Renovated: 1940 / 2022-2023

Building & Lot Area: ±2,618 SF / ±11,254 SF

APN#: 5851-003-007

Unit Mix: 6 x 1B + 1B Bungalows  
Proforma 2 ADUs (buyer to verify)

Zoning/Parking: RM-16 / 6 spaces





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### Property Photos - #1704



HAN WIDJAJA CHEN

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### Property Photos - #1710



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**Property Photos - #1728**



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### Property Photos - COMBINED



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CALIFORNIA



ALTADENA



ALTADENA GOLF COURSE



ALTADENA COUNTRY CLUB



SIERRA BONITA BUNGALOWS

GROWTH INVESTMENT GROUP

Walk Score  
**84**

**Very Walkable**

Most errands can be  
accomplished on foot.

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VICTORY PARK



HASTINGS RANCH PLAZA

WASHINGTON BLVD



EF ACADEMY

GROWTH INVESTMENT GROUP



SIERRA BONITA BUNGALOWS

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### Conceptual ADUs (Buyer to Verify!)

Proforma - #1704-ADU1  
2b+1b (±698 SF)  
Buyer To Verify!

Proforma - #1710-ADU1  
1b+1b (±400 SF)  
Buyer To Verify!

Proforma - #1710-ADU2  
1b+1b (±400 SF)  
Buyer To Verify!

Proforma - #1704-ADU2  
2b+1b (±698 SF)  
Buyer To Verify!

