

EXCLUSIVE LISTING: HACIENDA GARDEN

529 & 541 S EL MOLINO AVE, PASADENA, CA 91101

TROPHY Class-A Location - 20-unit Steps from South Lake Ave, Erewhon, Caltech, and Old Town Pasadena

Attractive Returns with Major CapEx Completed | Bungalow Style Units + Expansive R3-Zoned Lot



SUMMARY

Subject Property:	529 & 541 S El Molino Ave Pasadena, CA 91101
Price:	\$6,780,000
Price Per Unit:	\$339,000
CAP Rate & Proforma CAP:	5.41% / 6.37%
CAP Rate & Proforma CAP (SELF MANAGE):	5.68%/6.63%
Year Built :	1950 (#541), 1922 (#529)
Building Area:	14,815 SF
Lot Size / Zoning:	30,367 SF / R3
APN#:	5734-019-011, 012
Zoning/Parking:	R3 / 19 Spaces

Investment & Property Highlights

- **Trophy-Quality Class-A Location:** Situated in the highly coveted Pasadena Playhouse District, offering a rare opportunity to acquire a premier asset in one of the San Gabriel Valley's strongest and most desirable submarkets (crossing California Ave, near South Lake Ave District, Erewhon, CALTECH, and Old Town Pasadena)
- **Strong Day-One Returns & Value-Add Upside:** Offers an attractive 5.29% Cap Rate on current income, with significant rental upside achievable through interior renovations.
- **Exceptional Demographics:** Located in an affluent neighborhood boasting an average household income of ±\$153,875 within a one-mile radius.
- **Strategic Transit Access:** Superb regional connectivity with quick access to the 210, 134, and 110 freeways, providing an easy commute to Downtown Los Angeles, Burbank, and Glendale employment centers.
- Class-A location in the strongest submarkets in the San Gabriel Valley
- **Ideal Operational Scale:** Two adjacent 10-unit parcels (20 units total) operating just under the threshold that requires an on-site manager, maximizing operational efficiency.
- **529 S El Molino (Bungalow Style):** A gorgeous, single-story bungalow-style complex surrounding a picturesque center courtyard. It features exceptionally large layouts, with the four rear 1-bedroom units measuring approximately ±1,036 sqft. Many units feature updates, including refinished original hardwood floors, soaring 10-foot ceilings, crown molding, upgraded bathrooms, tiled kitchens, designer lighting, in-unit laundry hookups, and individual water heaters.
- **541 S El Molino (Mid-Century Modern):** A clean and attractive Mid-Century Modern building with brick paver walkways and excellent curb appeal.
- **Recent Capital Expenditures:** 541 S El Molino feature brand-new, fully permitted staircases and complete copper plumbing re-pipes in two of its units.
- **Massive Lot with Redevelopment Potential:** Situated on a combined, sprawling 30,367 SQFT lot zoned R3, offering long-term potential for for-sale housing or condominium redevelopment.
- Carport and open space parking in the back (19 spaces, could be extended to 20); no soft story retrofit required

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GROWTH INVESTMENT GROUP



Walk Score
81

Very Walkable

Most errands can be accomplished on foot.

Bike Score
79

Very Bikeable

Biking is convenient for most trips.

HAN WIDJAJA CHEN

626.594.4900

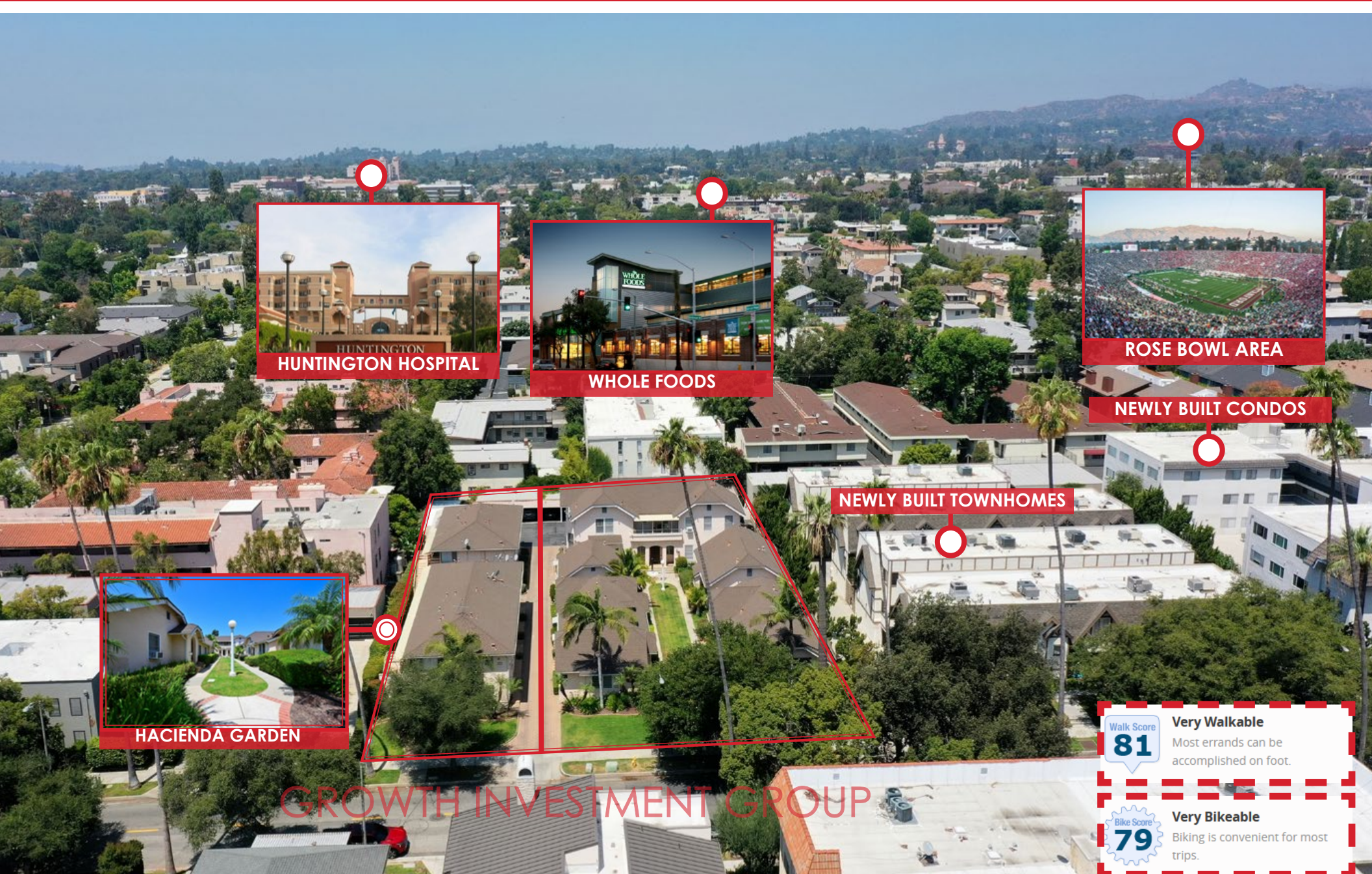
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HUNTINGTON HOSPITAL



WHOLE FOODS



ROSE BOWL AREA



NEWLY BUILT CONDOS



NEWLY BUILT TOWNHOMES



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PASADENA CITY HALL



PLAYHOUSE DISTRICT



MCKINLEY SCHOOL

NEWLY BUILT CONDOS

NEWLY BUILT TOWNHOMES



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EREWHON



MCKINLEY SCHOOL



THE HUNTINGTON LIBRARY



SAN MARINO

NEWLY BUILT TOWNHOMES



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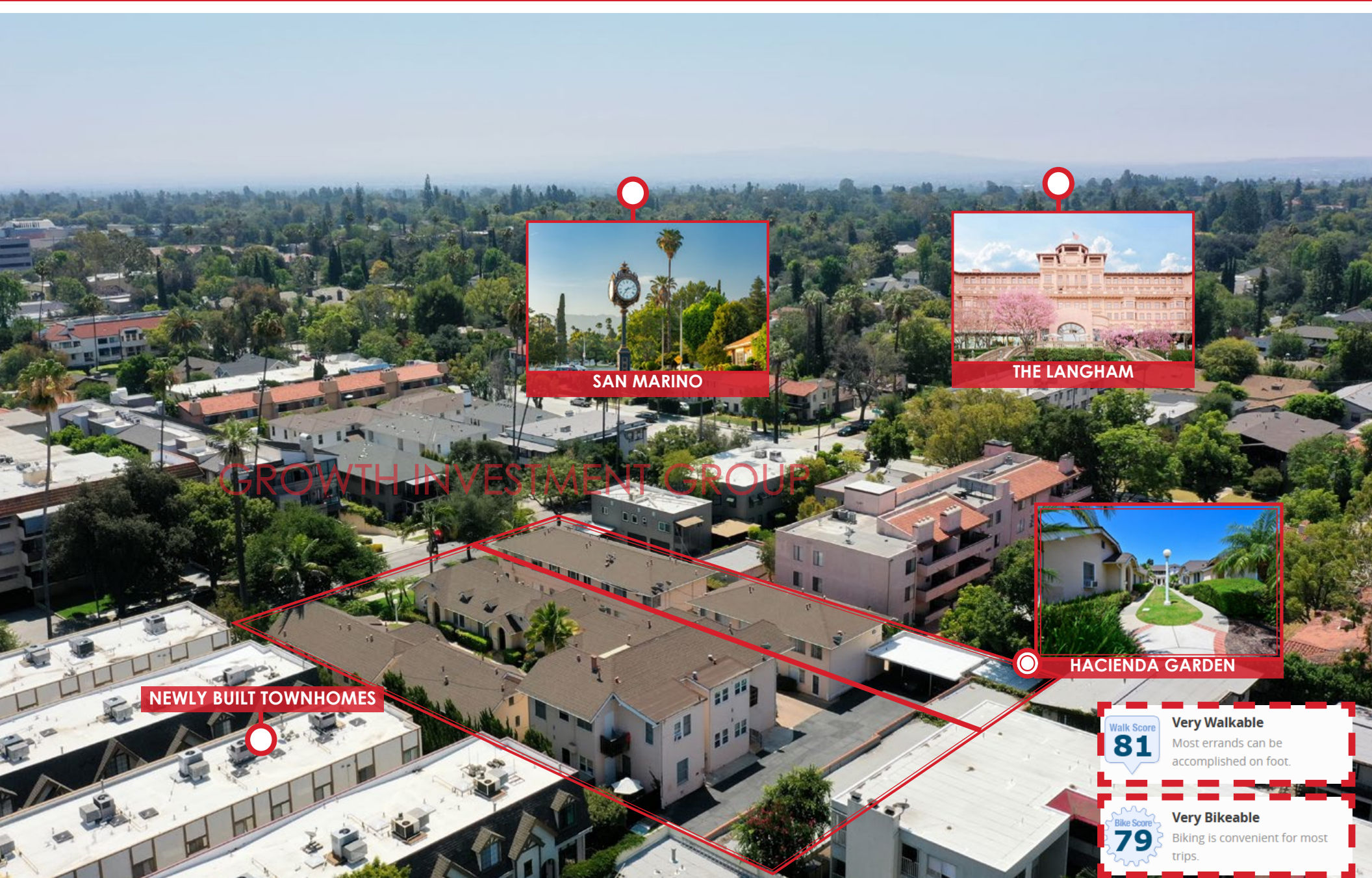
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SAN MARINO



THE LANGHAM



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