

EXCLUSIVE LISTING

295 S Hudson Ave, Pasadena, CA 91101

TROPHY CLASS-A LOCATION: 14-Unit Value-Add in the Heart of the South Lake Ave District Walker's Paradise (95)

Steps to Erewhon & Trader Joe's, Generational Hold (Owned Since 1957) | Highest Density Zoning



Can Be Acquired together with
1677 N Lake Ave, Pasadena (12 units)

SUMMARY

Subject Property:	295 S Hudson Ave Pasadena, CA 91101
Price:	\$4,880,000
Price Per Unit:	\$349,000
Year Built:	1954
Building Area:	9,945 SF
Lot Size:	14,023 SF
APN#:	5734-027-004
Zoning:	R4
Units:	2 x 2B + 1B 12 x 1B + 1B

Investment Highlights

- **Trophy-Quality Class-A Location:** Situated in the extremely coveted SOUTH LAKE AVE DISTRICT, offering a rare opportunity to acquire a premier asset in one of the San Gabriel Valley's strongest and most desirable submarkets (walk to Erewhon, Trader's Joe, Shopping, Dining)
- **Strong Value-Add Upside:** Offers a $\pm 6.47\%$ PROFORMA Cap Rate
- **Exceptional Demographics:** Located in an affluent neighborhood boasting an average household income of $\pm \$146,650$ 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 west SGV

Property Highlights

- A clean and attractive Mid-Century building with attractive curb appeal and well-maintained central courtyard
- **Ideal Operational Scale:** no on-site manager is required
- One unit can be delivered vacant; each unit has upgraded electrical subpanel
- **Large Lot for future Redevelopment Potential:** 14,023 SQFT lot zoned R4/RM-48, offering long-term potential for for-sale housing or condominium redevelopment.
- Carport parking in the back, No Parking Soft-Story Retrofit is required
- SB721 passed inspection,
- Separately Metered: individually metered for electricity and gas, individual water heater

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GROWTH INVESTMENT GROUP

NEWLY BUILT CONDOS

NEWER BUILT TOWNHOMES

Walk Score
95

Walker's Paradise

Daily errands do not require a car.

Bike Score
88

Very Bikeable

Biking is convenient for most trips.



295 S HUDSON AVE

Exclusively Listed By:

HAN WIDJAJA CHEN

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Broker License# 01749321

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CALTECH



SAN MARINO



THE HUNTINGTON LIBRARY

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SOUTH LAKE DISTRICT

LAKE AVE

DEL MAR BLVD



EREWHON

NEWER BUILT TOWNHOMES

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OLD PASADENA

ROSE BOWL AREA

PASADENA PLAYHOUSE

NEWLY BUILT CONDOS

NEWER BUILT TOWNHOMES

COLORADO BLVD

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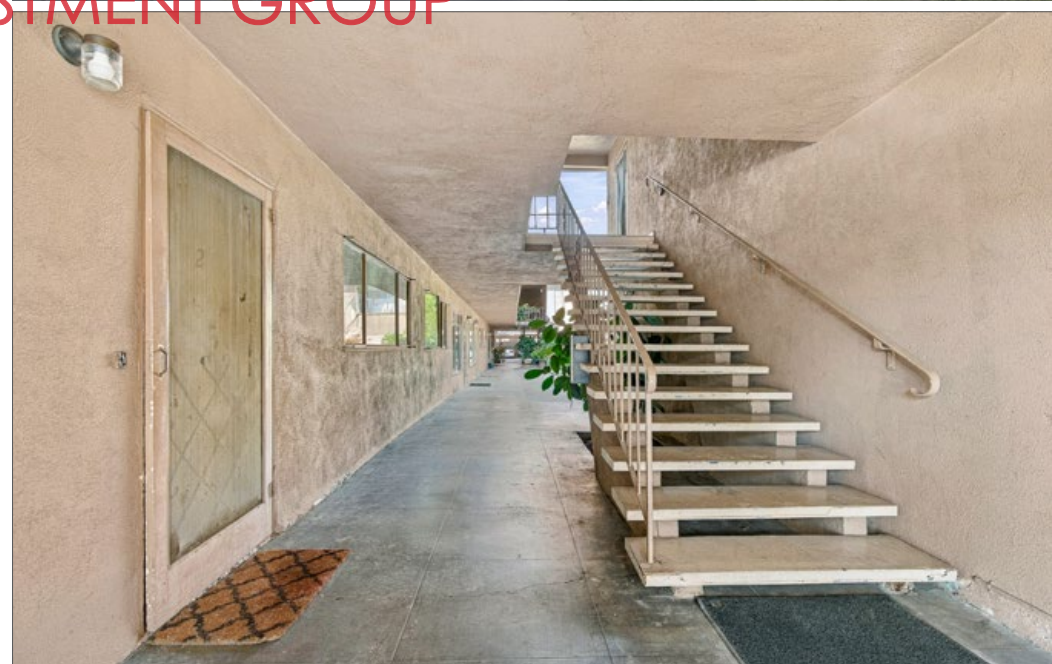
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