

EXCLUSIVE LISTING

435 N. EUCLID AVE, Pasadena, CA 91101

37 Units TURNKEY Next to Old Pasadena | 6.00% Cap (Self-Managed) Ideal 1031 Exchange with 100% Upgraded Interiors and Exteriors, and 7 New ADUs | Fully Sprinklered + Brand New Electrical Panels & Subpanels, and more.



Subject Property:	435 N EUCLID AVE. Pasadena, CA 91101
Price:	\$13,500,000
Price Per Unit:	\$365,000
Year Renovated/Year Built:	2021-2026 / 1965
SELF-MANAGE Cap Rate/ PM Managed CAP Rate:	6.00% / 5.72%
Building Area / Lot Size:	25,356 SF / 23,268 SF
APN# / Zoning:	5725-031-017 / RM-32
Unit Mix:	9 x 2B + 2B 2 x 2B + 1B 19 x 1B + 1B 6 x NEW ADU 1B+1B 1 x NEW ADU Studio

Investment Highlights

- **Premier Old Pasadena-Adjacent Location:** Exceptionally situated on a mature, quiet residential street just two blocks north of historic Old Pasadena, offering a Walk Score of 80 and an exceptional Bike Score of 97.
- **Highly Attractive Day-One Returns:** Delivers a strong 6% In-Place Cap Rate (Self-Managed Scenario) with the ability to achieve a 6.74% Proforma Cap Rate
- **Ultimate Turnkey Asset (1031 Exchange Ready):** Comprehensively renovated between 2022 and 2026, providing a zero-deferred-maintenance acquisition perfect for 1031 exchange buyers, first-time investors, or owner-users.
- **Elite Demographics:** Positioned in an affluent pocket boasting an average household income of ±\$126,480 within a one-mile radius.
- **Unmatched Amenity & Transit Access:** Minutes from Caltech, Pasadena City College (PCC), the Pasadena Playhouse, Vroman's Bookstore, and Urth Café. Offers effortless connectivity to the 210, 134, and 110 freeways, streamlining commutes to Downtown Los Angeles, Burbank, and Glendale.

Property Highlights

- **Pristine Asset with Brand New ADUs:** A beautifully upgraded Mid-Century Modern building featuring 7 recently completed, fully permitted Accessory Dwelling Units (ADUs) equipped with an ADA ramp.
- **Fully Modernized Interiors:** Every unit features luxury, high-end finishes including new quartz kitchen countertops, dishwashers, completely remodeled bathrooms, new vinyl plank flooring, new window treatments, modern LED lighting, and in-unit laundry machines.
- **Heavily Upgraded Infrastructure:** Operationally fortified with newly upgraded electrical panels and subpanels, fully sprinklered units, and energy-efficient mini-split HVAC systems in all living rooms and bedrooms. Units are separately metered for gas and electricity, serviced by master water heaters.
- **Secure & Elevated Tenant Experience:** Features excellent curb appeal, a secured entrance with electronic RFI unit locks, a beautifully maintained center courtyard with outdoor seating, and private balconies for most units.
- **Ample Gated Parking:** Provides a total of 38 parking spaces (including 11 tandem spaces on the side) in a secure, gated lot

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CALIFORNIA



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