EXCLUSIVE LISTING

1086 E Villa St, Pasadena, CA 91106

First Time for Sale Since 1975, 5-unit Single-Story Value-add Apartment near Old Town Pasadena and near several new condominiums projects, Significant Rental Upside

GROWTH INVESTMENT GROUP
CALIFORNIA



SUMMARY

Subject Property:	1086 E Villa St Pasadena, CA 91106
Price:	$1,200,000
Price per Unit/SF:	$240,000 / $394
Year Built:	1954
Building & Lot Area:	3,046 SF / 9,747 SF
APN & Zoning:	5732-020-017 / R3
Parking:	7 (2 open + 5 carports)
Unit Mix:	5 x 1B + 1B

Investment & Property Highlights

- Excellent location minutes away from Old Town Pasadena, Rose Bowl, and FWY 210; Walk Score 84, Bike Score 87
- First Time for Sale since 1975
- CORNER LOT, across from upcoming new 23 condominiums project, and another future condominiums project
- Excellent demographics with ±$119,409 average household income in a 1-mile radius
- Superb location two blocks from Lake Ave and within walking distance to many amenities in the City of Pasadena
- Excellent access to 210, 134, and 110 freeways; superb access to downtown Los Angeles via FWY 110
- Highly Desirable Single-Story Layout: Advantageous construction that eliminates the need for costly seismic soft-story retrofitting and SB 721 balcony inspections.
- Efficient Unit Mix: 100% 1-bedroom/1-bathroom units, ensuring ease of management, high renter demand, and operational efficiency. One unit may be delivered vacant for immediate repositioning.
- Substantial ADU Potential: Expansive ±9,747 SF corner lot with medium-to-high density zoning (Note: please verify R3 vs R4 as both were in your draft). The large footprint and existing carport layout provide a superb opportunity to add Accessory Dwelling Units (ADUs) in the rear.
- Low Operating Expenses: All units are separately metered for electricity and gas.
- Ample Parking & Amenities: Features an on-site laundry room and a central driveway off Wilson Avenue leading to 7 rear parking spaces

HAN WIDJAJA CHEN 626.594.4900 han.chen@growthinvestmentgroup.com

EXCLUSIVE LISTING

1086 E Villa St, Pasadena, CA 91106

First Time for Sale Since 1975, 5-unit Single-Story Value-add Apartment near Old Town Pasadena and near several new condominiums projects, Significant Rental Upside

GROWTH INVESTMENT GROUP
CALIFORNIA



HAN WIDJAJA CHEN 626.594.4900 han.chen@growthinvestmentgroup.com

EXCLUSIVE LISTING

1086 E Villa St, Pasadena, CA 91106

First Time for Sale Since 1975, 5-unit Single-Story Value-add Apartment near Old Town Pasadena and near several new condominiums projects, Significant Rental Upside

GROWTH INVESTMENT GROUP
CALIFORNIA



HAN WIDJAJA CHEN 626.594.4900 han.chen@growthinvestmentgroup.com

EXCLUSIVE LISTING

1086 E Villa St, Pasadena, CA 91106

First Time for Sale Since 1975, 5-unit Single-Story Value-add Apartment near Old Town Pasadena and near several new condominiums projects, Significant Rental Upside

GROWTH INVESTMENT GROUP
CALIFORNIA



HAN WIDJAJA CHEN 626.594.4900 han.chen@growthinvestmentgroup.com

EXCLUSIVE LISTING

1086 E Villa St, Pasadena, CA 91106

First Time for Sale Since 1975, 5-unit Single-Story Value-add Apartment near Old Town Pasadena and near several new condominiums projects, Significant Rental Upside

GROWTH INVESTMENT GROUP
CALIFORNIA



HAN WIDJAJA CHEN 626.594.4900 han.chen@growthinvestmentgroup.com

EXCLUSIVE LISTING

1086 E Villa St, Pasadena, CA 91106

First Time for Sale Since 1975, 5-unit Single-Story Value-add Apartment near Old Town Pasadena and near several new condominiums projects, Significant Rental Upside

GROWTH INVESTMENT GROUP
CALIFORNIA





GROWTH INVESTMENT GROUP





HAN WIDJAJA CHEN 626.594.4900 han.chen@growthinvestmentgroup.com

EXCLUSIVE LISTING

1086 E Villa St, Pasadena, CA 91106

First Time for Sale Since 1975, 5-unit Single-Story Value-add Apartment near Old Town Pasadena and near several new condominiums projects, Significant Rental Upside

GROWTH INVESTMENT GROUP
CALIFORNIA





GROWTH INVESTMENT GROUP





HAN WIDJAJA CHEN 626.594.4900 han.chen@growthinvestmentgroup.com