

**16 Garden-Style Units**  
2 Separate (8) Unit Value-Add Apartment Buildings Located in Pasadena



**1910-1918 Lincoln Ave**  
Pasadena, CA 91103

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TABLE OF  
**CONTENTS**

**04**

EXECUTIVE SUMMARY  
SECTION 1

**10**

FINANCIAL ANALYSIS  
SECTION 2

**14**

MARKET COMPARABLES  
SECTION 3

**32**

MARKET OVERVIEW  
SECTION 4



EXECUTIVE  
**SUMMARY**



# 1910-1918 Lincoln Ave Pasadena, CA 91103



## INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present 1910-1918 Lincoln Ave - two separate, eight unit (16) value-add apartment buildings located in Pasadena.

This property offers an investor the opportunity to renovate common areas / unit interiors to increase current rents which are approximately 12% under market. The property features an excellent unit mix of (12) one-bedroom/one-bathroom units, (2) two-bedroom/one-bathroom units and (2) studios. The two buildings total to 8,430 square feet and sit on a 14,307 square foot lot zoned PSR1.

Located just a couple of miles north of Old Town Pasadena in the Lincoln-Villa neighborhood, 1910-1918 Lincoln Ave boasts a walk score of 80 (very walkable) and is close in proximity to a variety of local gyms, markets, schools and eateries. This Pasadena neighborhood sits just east of the Rose Bowl and is a short drive away to La Cañada Flintridge and Altadena. Conveniently positioned near the 210, 134 and 110 freeways, residents have an easy commute to Downtown LA, Eagle Rock, Highland Park and the rest of the San Gabriel Valley. The property is also nearby several of Pasadena's A Line Stations providing convenient westbound access to DTLA, Hollywood, Koreatown and LAX.

UNITS	16
BUILDING SF	8,430
LOT ACRES	0.33
YEAR BUILT	1949

# INVESTMENT HIGHLIGHTS

- ✔ **16-Unit Value Add Opportunity in Pasadena:** Excellent 16-unit value add opportunity in Pasadena with current rents approximately 12% under market rate  
.....
- ✔ **Excellent Metrics:** \$228,125 price per unit / 5.97% cap rate and 10.80 GRM on current rents  
.....
- ✔ **Favorable Unit Mix:** Excellent unit mix consisting of (2) two-bedroom/one-bathroom units, (12) one-bedroom/one-bathroom units and (2) studios  
.....
- ✔ **Walk Score 80:** Property has Walk Score of 80 (very walkable) and it is just down the street from Homestate, Super King Markets, 24 Hour Fitness and right across from John Muir High School  
.....
- ✔ **Proximity to 210, 134 and 110 Freeways:** Residents have easy commute to Downtown LA, Eagle Rock, Highland Park, La Cañada Flintridge and the rest of the San Gabriel Valley  
.....
- ✔ **Located Near Public Transit (A Line):** close in proximity to several of Pasadena's A Line Stations providing convenient westbound access to DTLA, Hollywood, Koreatown and LAX



DOWNTOWN LOS ANGELES

SCHOL CANYON GOLF COURSE



BROOKSIDE GOLF CLUB

UPPER ARROYO PARK

H SCHOOL





MILLARD CANYON WESTERN TRAILHEAD

CHARLES WHITE PARK

NASA Jet Propulsion Laboratory  
California Institute of Technology

JACKSON ELEMENTARY

SK  
SUPER KING  
MARKETS

Good Neighbor Bar

24  
HOUR

McDonald's

Highlight  
COFFEE

EATnaked.LA

HomeState

STUMPTOWN  
COFFEE ROASTERS

JOHN MUIR HIGH SCHOOL

LINCOLN AVE





**1910-1918 Lincoln Ave**  
Pasadena, CA 91103





# FINANCIAL ANALYSIS

1910-1918 LINCOLN AVE  
**RENT ROLL SUMMARY**

UNIT TYPE	UNITS	AVG SF	RENTAL RANGE	CURRENT		YEAR 1		PRO FORMA	
				AVG RENT	MONTHLY INCOME	AVG RENT	MONTHLY INCOME	AVG RENT	MONTHLY INCOME
1 + 1	12	525	\$1,300 - \$1,950	\$1,757	\$21,081	\$1,805	\$21,655	\$2,000	\$24,000
2 + 1	2	700	\$2,085 - \$2,085	\$2,085	\$4,170	\$2,148	\$4,295	\$2,250	\$4,500
Studio	2	365	\$1,416 - \$1,500	\$1,458	\$2,916	\$1,502	\$3,003	\$1,550	\$3,100
<b>TOTALS/AVERAGES</b>	<b>16</b>	<b>527</b>		<b>\$1,760</b>	<b>\$28,167</b>	<b>\$1,810</b>	<b>\$28,954</b>	<b>\$1,975</b>	<b>\$31,600</b>
<b>GROSS ANNUALIZED RENTS</b>					<b>\$338,004</b>		<b>\$347,442</b>		<b>\$379,200</b>



1910-1918 LINCOLN AVE  
**RENT ROLL DETAIL**

UNIT	TYPE	UNIT SF	RENT		
			CURRENT	YEAR 1	PRO FORMA
1910-A	2 + 1	700	\$2,085	\$2,148	\$2,250
1910-B	2 + 1	700	\$2,085	\$2,148	\$2,250
1910-C	Studio	365	\$1,500	\$1,545	\$1,550
1910-D	1 + 1	525	\$1,950	\$2,009	\$2,000
1910-E	1 + 1	525	\$1,800	\$1,854	\$2,000
1910-F	Studio	365	\$1,416	\$1,458	\$1,550
1910-G	1 + 1	525	\$1,950	\$1,950	\$2,000
1910-H	1 + 1	525	\$1,880	\$1,936	\$2,000
1918-A	1 + 1	525	\$1,700	\$1,751	\$2,000
1918-B	1 + 1	525	\$1,854	\$1,910	\$2,000
1918-C	1 + 1	525	\$1,745	\$1,797	\$2,000
1918-D	1 + 1	525	\$1,667	\$1,717	\$2,000
1918-E	1 + 1	525	\$1,300	\$1,339	\$2,000
1918-F	1 + 1	525	\$1,800	\$1,854	\$2,000
1918-G	1 + 1	525	\$1,660	\$1,710	\$2,000
1918-H	1 + 1	525	\$1,775	\$1,828	\$2,000
<b>TOTAL</b>		<b>8,430</b>	<b>\$28,167   \$3.34/SF</b>	<b>\$28,954   \$3.43/SF</b>	<b>\$31,600   \$3.75/SF</b>

**INCOME**

**Gross Scheduled Rent:** Current income based on seller's Rent Roll.

**Physical Vacancy:** Based on estimated 3% vacancy rate.

**EXPENSES**

**Real Estate Taxes:** Based on 2024-2025 tax rate of 1.094995% per Los Angeles County Tax Assessor website.

**Insurance:** Based on seller's 2024-2025 P&L (Actual)

**Utilities:** Water & Sewer, Trash & Electric based on seller's 2024-2025 P&L (Actual)

**Repairs & Maintenance:** Based on seller's 2024-2025 P&L (Actual)

**Landscaping:** Based on estimated \$250 per month.

**Pest Control:** Based on estimated \$150 per unit annually.

**Operating Reserves:** Based on estimated \$250 per unit annually.

**Off-Site Management:** Based on estimated 5% management fee.

1910-1918 LINCOLN AVE  
**PRICING ANALYSIS**

**SUMMARY**

PRICE	\$3,650,000
DOWN PAYMENT (30%)	\$1,095,000
NUMBER OF UNITS	16
PRICE PER UNIT	\$228,125
CURRENT GRM	10.80
YEAR 1 GRM	10.51
PRO FORMA GRM	9.63
CURRENT CAP RATE	5.97%
YEAR 1 CAP RATE	6.21%
PRO FORMA CAP RATE	7.01%
YEAR BUILT / AGE	1949
COST PER GROSS SF	\$432.98

**FINANCING**

LOAN AMOUNT	\$2,555,000
LOAN TYPE	New
INTEREST RATE	5.50%
AMORTIZATION	30 Years
YEAR DUE	2030

**OPERATING DATA**

		CURRENT		YEAR 1	PRO FORMA
GROSS SCHEDULED RENT		\$338,004		\$347,442	\$379,200
LESS: VACANCY/DEDUCTIONS	3.0%	\$10,140	3.0%	\$10,423	\$11,376
TOTAL EFFECTIVE RENTAL INCOME		\$327,864		\$337,019	\$367,824
OTHER INCOME		\$1,263		\$1,263	\$1,263
EFFECTIVE GROSS INCOME		\$329,127		\$338,282	\$369,087
LESS: EXPENSES	<b>33.8%</b>	\$111,322	<b>33.0%</b>	\$111,780	\$113,320
<b>NET OPERATING INCOME</b>		<b>\$217,805</b>		<b>\$226,502</b>	<b>\$255,767</b>
CASH FLOW		\$217,805		\$226,502	\$255,767
DEBT SERVICE		\$140,525		\$140,525	\$140,525
NET CASH FLOW AFTER DEBT SERVICE	<b>7.06%</b>	\$77,280	<b>7.85%</b>	\$85,977	\$115,242
<b>TOTAL RETURN</b>	<b>7.06%</b>	<b>\$77,280</b>	<b>7.85%</b>	<b>\$85,977</b>	<b>\$115,242</b>





**EXPENSES**

	CURRENT	YEAR 1	PRO FORMA
REAL ESTATE TAXES (1.094995%)	\$37,777	\$37,777	\$37,777
INSURANCE (ACTUAL)	\$16,176	\$16,176	\$16,176
UTILITIES - ELEC, WATER, SEWER, TRASH (ACTUAL)	\$12,628	\$12,628	\$12,628
REPAIRS & MAINTENANCE	\$18,948	\$18,948	\$18,948
LANDSCAPING	\$3,000	\$3,000	\$3,000
PEST CONTROL	\$2,400	\$2,400	\$2,400
OPERATING RESERVES (EST \$250/YR/UNIT)	\$4,000	\$4,000	\$4,000
OFFSITE MANAGEMENT (5%)	\$16,393	\$16,851	\$18,391
<b>TOTAL EXPENSES</b>	<b>\$111,322</b>	<b>\$111,780</b>	<b>\$113,320</b>
EXPENSES/UNIT	\$6,958	\$6,986	\$7,083
EXPENSES/SF	\$13.21	\$13.26	\$13.44



MARKET  
COMPARABLES

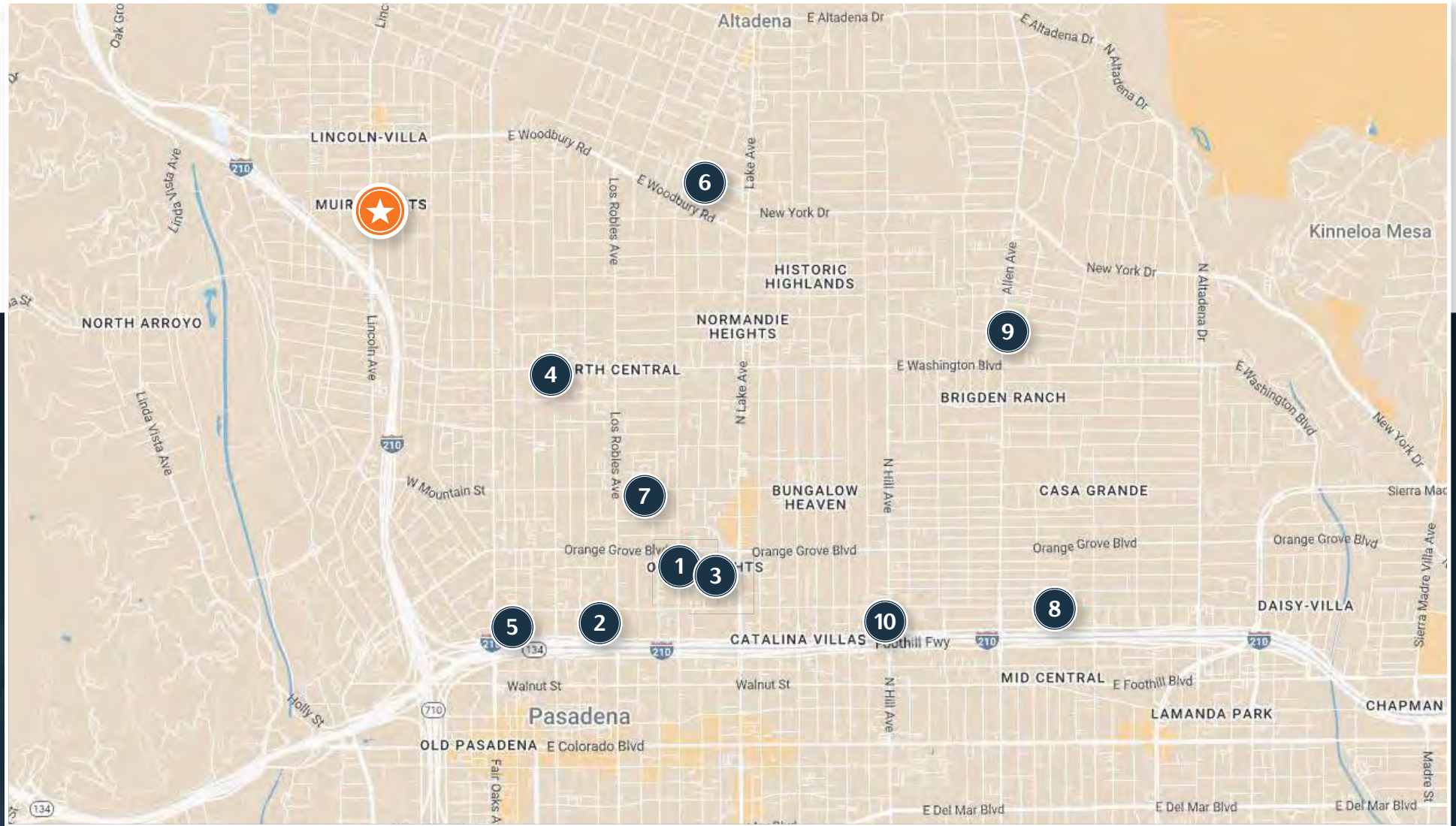
# SALES COMPARABLES

#	ADDRESS	PRICE	GROSS SF	PRICE/SF	LOT SIZE	UNITS	PRICE/UNIT	CAP	GRM	BUILT	UNIT MIX	COE DATE
 1	679 Earlham St Pasadena, CA 91101	\$2,260,000	6,291	\$359.24	0.22	8	\$282,500	6.18%	11.36	1965	(3) 1+1 (4) 2+1 (1) 3+1	8/28/2025
 2	444 N Euclid Ave Pasadena, CA 91101	\$6,000,000	17,012	\$352.69	0.49	23	\$260,870	3.84%		1958	(13) 1+1 (10) 2+1	8/15/2025
 3	780 Earlham St Pasadena, CA 91101	\$5,600,000	14,468	\$387.06	0.38	16	\$350,000	5.71%	11.60	1964	(4) 1+1 (12) 2+2	7/1/2025
 4	1315 N Marengo Ave Pasadena, CA 91103	\$1,440,000	3,608	\$399.11	0.20	6	\$240,000	6.77%	10.92	1892	(4) Studio (1) 1+1 (1) 2+1	4/1/2025
 5	425 N Raymond Ave Pasadena, CA 91103	\$1,905,000	5,001	\$380.92	0.23	7	\$272,143			1947	(4) 2+1 (3) 1+1	4/12/2024
 6	738 E Sacramento St Altadena, CA 91001	\$1,280,000	3,372	\$379.60	0.47	6	\$213,333	4.69%		1924	(5) 1+1 (1) 2+1	8/19/2024
 7	530-534 E Mountain St Pasadena, CA 91104	\$1,300,000	4,716	\$275.66	0.29	7	\$185,714	5.00%	15.51	1954	(4) 1+1 (2) 2+2 (1) 3+2	11/1/2024
 8	1998 E Villa St Pasadena, CA 91107	\$2,888,000	5,750	\$502.26	0.22	9	\$320,889	5.72%	12.07	1935	(3) 2+1 (2) 1+1 (4) Studio	2/7/2025
 9	1458 N Allen Ave Pasadena, CA 91104	\$3,700,000	8,640	\$428.24	0.62	10	\$370,000	5.16%	13.50	1953	(7) 2+1 (3) 1+1	1/16/2025
 10	427-429 N Hill Ave Pasadena, CA 91106	\$1,750,000	4,228	\$413.91	0.26	7	\$250,000	4.30%		1959	(1) 4+2 (1) 2+1 (4) 1+1 (1) Studio	11/21/2024
AVERAGE				<b>\$387.87</b>			<b>\$274,545</b>	<b>5.26%</b>	<b>12.49</b>			
 S	1910-1918 Lincoln Ave Pasadena, CA 91103	\$3,650,000	8,430	\$409.25	0.33	16	\$215,625	6.31%	10.21	1949	(2) Studios (12) 1+1 (2) 2+1	

# SALES COMPARABLES

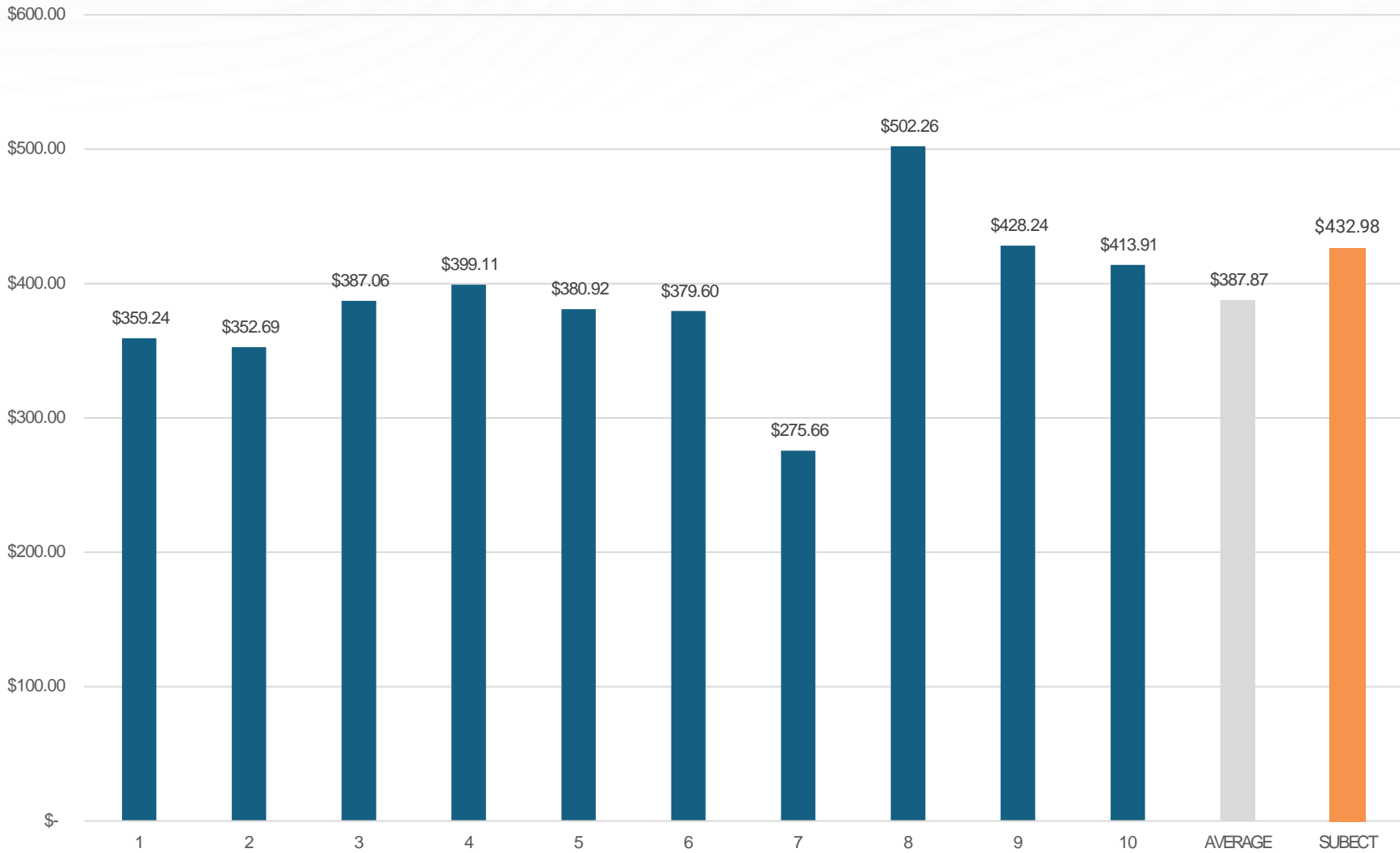
★ SUBJECT PROPERTY

- 1 679 Earlham St
- 2 444 N Euclid Ave
- 3 780 Earlham St
- 4 1315 N Marengo Ave
- 5 425 N Raymond Ave
- 6 738 E Sacramento St
- 7 530-534 E Mountain St
- 8 1998 E Villa St
- 9 1458 N Allen Ave
- 10 427-429 N Hill Ave



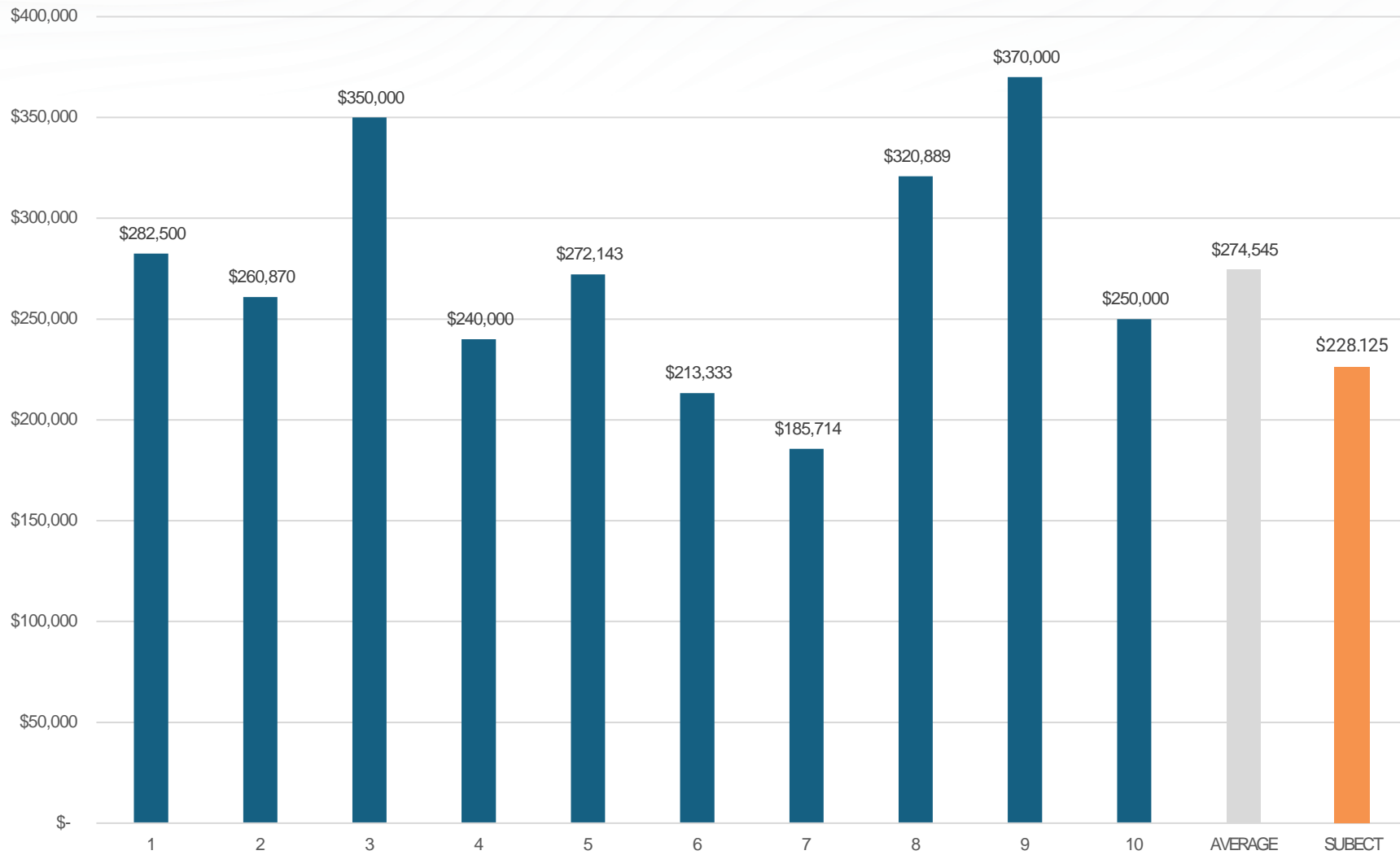
# SALES COMPARABLES

## Price per SF



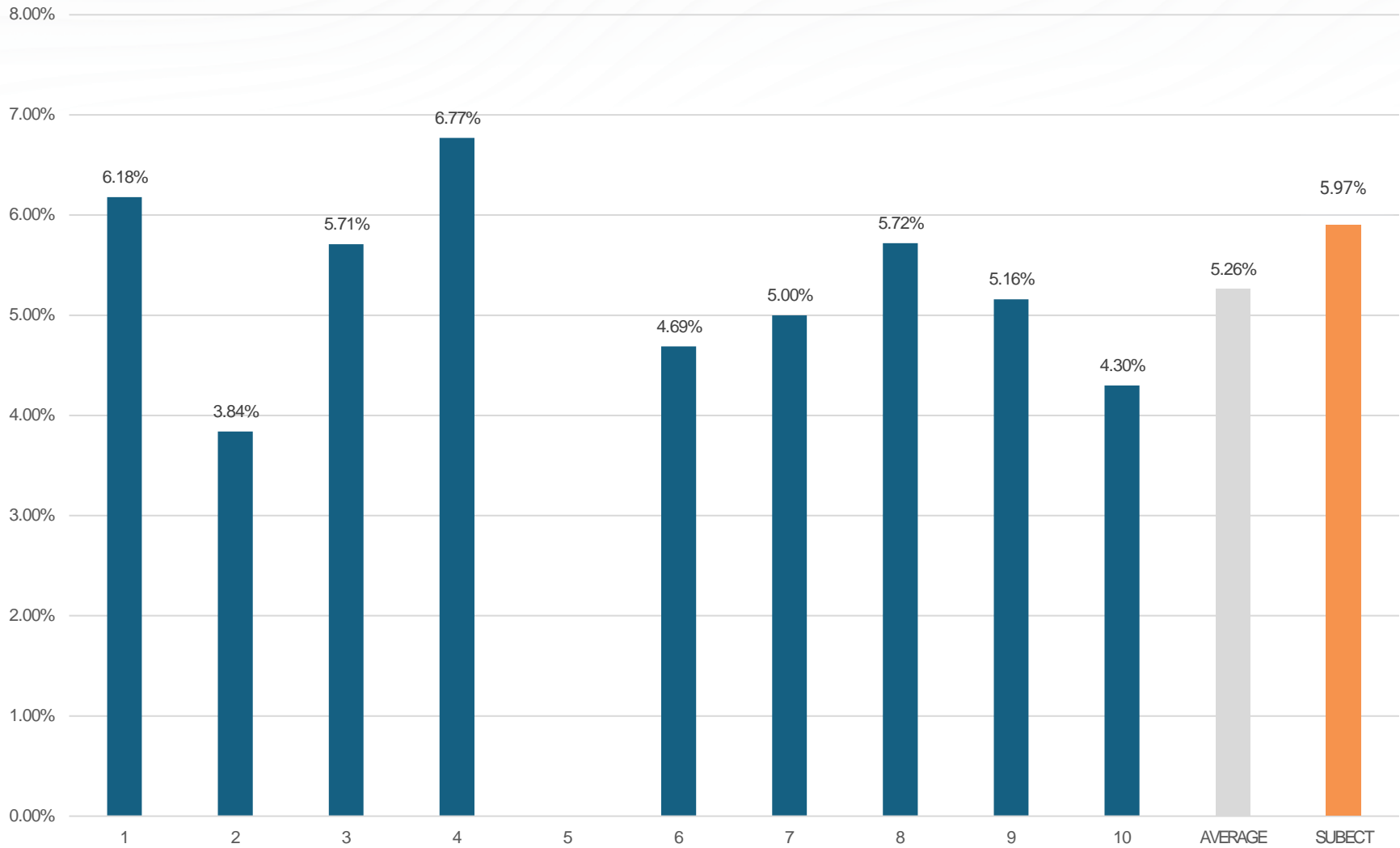
# SALES COMPARABLES

## Price per Unit



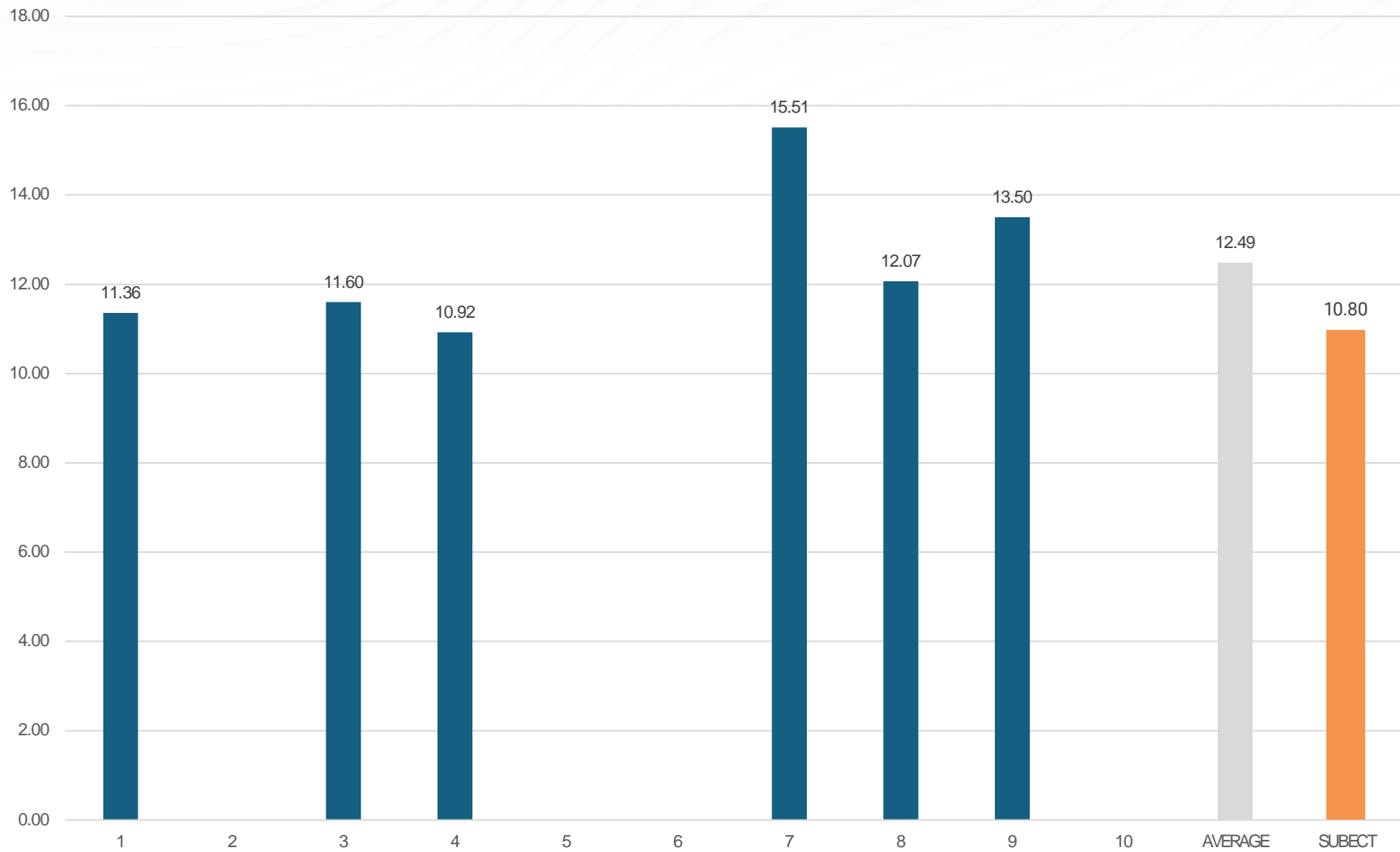
# SALES COMPARABLES

## Cap Rate



# SALES COMPARABLES

GRM



# SALES COMPARABLES

1



**679 EARLHAM ST**  
PASADENA, CA 91101

PRICE	\$2,260,000
BUILDING SF	6,291
PRICE/SF	\$359.24
LOT SIZE	0.22
UNITS	8
PRICE/UNIT	\$282,500
CAP RATE	6.18%
GRM	11.36
YEAR BUILT	1965
SALE DATE	8/28/2025
UNIT MIX	(3) 1+1 (4) 2+1 (1) 3+1

2



**444 N EUCLID AVE**  
PASADENA, CA 91101

PRICE	\$6,000,000
BUILDING SF	17,012
PRICE/SF	\$352.69
LOT SIZE	0.49
UNITS	23
PRICE/UNIT	\$260,870
CAP RATE	3.84%
GRM	
YEAR BUILT	1958
SALE DATE	8/15/2025
UNIT MIX	(13) 1+1 (10) 2+1

1910-1918 LINCOLN AVE  
**SALES COMPARABLES**

3



**780 EARLHAM ST**  
 PASADENA, CA 91101

PRICE	\$5,600,000
BUILDING SF	14,468
PRICE/SF	\$387.06
LOT SIZE	0.38
UNITS	16
PRICE/UNIT	\$350,000
CAP RATE	5.71%
GRM	11.60
YEAR BUILT	1964
SALE DATE	7/1/2025
UNIT MIX	(4) 1+1 (12) 2+2

4



**1315 N MARENGO AVE**  
 PASADENA, CA 91103

PRICE	\$1,440,000
BUILDING SF	3,608
PRICE/SF	\$399.11
LOT SIZE	0.20
UNITS	6
PRICE/UNIT	\$240,000
CAP RATE	6.77%
GRM	10.92
YEAR BUILT	1892
SALE DATE	4/1/2025
UNIT MIX	(4) Studio (1) 1+1 (1) 2+1

1910-1918 LINCOLN AVE  
**SALES COMPARABLES**

5



**425 N RAYMOND AVE**  
 PASADENA, CA 91103

PRICE	\$1,905,000
BUILDING SF	5,001
PRICE/SF	\$380.92
LOT SIZE	0.23
UNITS	7
PRICE/UNIT	\$272,143
CAP RATE	
GRM	
YEAR BUILT	1947
SALE DATE	4/12/2024
UNIT MIX	(4) 2+1 (3) 1+1

6



**738 E SACRAMENTO ST**  
 ALTADENA, CA 91001

PRICE	\$1,280,000
BUILDING SF	3,372
PRICE/SF	\$379.60
LOT SIZE	0.47
UNITS	6
PRICE/UNIT	\$213,333
CAP RATE	4.69%
GRM	
YEAR BUILT	1924
SALE DATE	8/19/2024
UNIT MIX	(5) 1+1 (1) 2+1

# SALES COMPARABLES

7



**530-534 E MOUNTAIN ST**  
PASADENA, CA 91104

PRICE	\$1,300,000
BUILDING SF	4,716
PRICE/SF	\$275.66
LOT SIZE	0.29
UNITS	7
PRICE/UNIT	\$185,714
CAP RATE	5.00%
GRM	15.51
YEAR BUILT	1954
SALE DATE	11/1/2024
UNIT MIX	(4) 1+1 (2) 2+2 (1) 3+2

8



**1998 E VILLA ST**  
PASADENA, CA 91107

PRICE	\$2,888,000
BUILDING SF	5,750
PRICE/SF	\$502.26
LOT SIZE	0.22
UNITS	9
PRICE/UNIT	\$320,889
CAP RATE	5.72%
GRM	12.07
YEAR BUILT	1935
SALE DATE	2/7/2025
UNIT MIX	(3) 2+1 (2) 1+1 (4) Studio

1910-1918 LINCOLN AVE  
**SALES COMPARABLES**

9



**1458 N ALLEN AVE**  
 PASADENA, CA 91104

PRICE	\$3,700,000
BUILDING SF	8,640
PRICE/SF	\$428.24
LOT SIZE	0.62
UNITS	10
PRICE/UNIT	\$370,000
CAP RATE	5.16%
GRM	13.50
YEAR BUILT	1953
SALE DATE	1/16/2025
UNIT MIX	(7) 2+1 (3) 1+1

10



**427-429 N HILL AVE**  
 PASADENA, CA 91106

PRICE	\$1,750,000
BUILDING SF	4,228
PRICE/SF	\$413.91
LOT SIZE	0.26
UNITS	7
PRICE/UNIT	\$250,000
CAP RATE	4.30%
GRM	
YEAR BUILT	1959
SALE DATE	11/21/2024
UNIT MIX	(1) 4+2 (1) 2+1 (4) 1+1 (1) Studio

1910-1918 LINCOLN AVE  
SALES COMPARABLES



**1910-1918 LINCOLN AVE**  
PASADENA, CA 91103









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PRICE	\$3,450,000
BUILDING SF	8,430
PRICE/SF	\$409.25
LOT SIZE	0.33
UNITS	16
PRICE/UNIT	\$215,625
CAP RATE	6.31%
GRM	10.21
YEAR BUILT	1949
UNIT MIX	(2) Studios (12) 1+1 (2) 2+1

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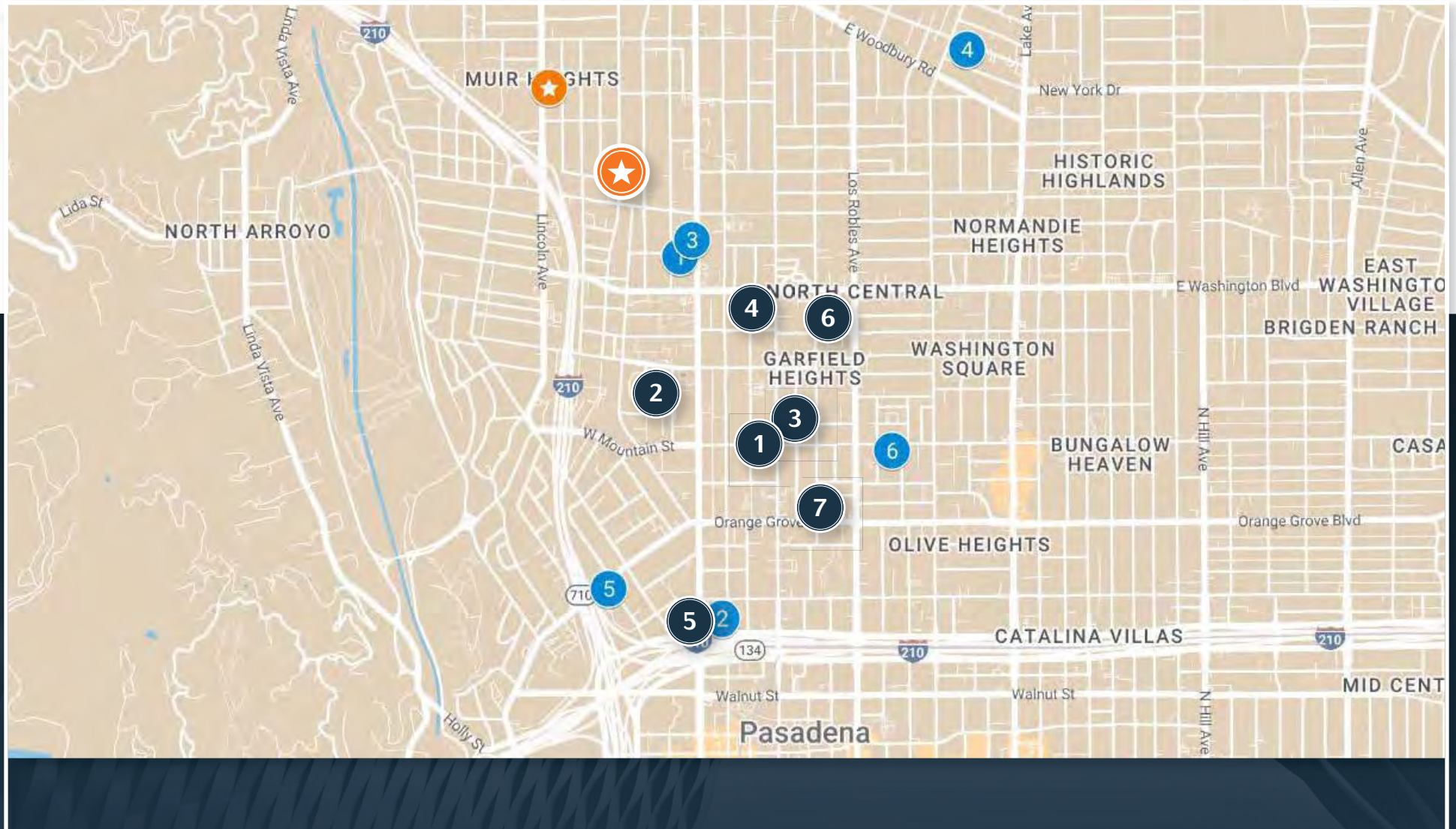
# RENT COMPARABLES

#	ADDRESS	STUDIOS			1 BEDROOMS			2 BEDROOMS		
		TYPE	UNIT SF	RENT	TYPE	UNIT SF	RENT	TYPE	UNIT SF	RENT
	1 1096 N Raymond Ave Pasadena, CA 91103	Studio	445	\$1,550						
	2 1200 Mentone Ave Pasadena, CA 91103	Studio	300	\$1,395						
	3 1106 N Raymond Ave Pasadena, CA 91103				1 + 1	500	\$1,995			
	4 1471 N Fair Oaks Ave Pasadena, CA 91103				1 + 1	700	\$1,995			
	5 544 Cypress Ave Pasadena, CA 91103				1 + 1	400	\$2,195			
	6 1454 N Marengo Ave Pasadena, CA 91103				1 + 1	500	\$2,100			
	7 855 N Marengo Ave Pasadena, CA 91103							2 + 1	955	\$2,195
<b>AVERAGE</b>			<b>373</b>	<b>\$1,473</b>		<b>525</b>	<b>\$2,071</b>		<b>955</b>	<b>\$2,195</b>
	<b>S</b> 1910-1918 Lincoln Ave Pasadena, CA 91103	Studio Market	365	\$1,458 \$1,502	1+1 Market	525	\$1,757 \$1,805	2+1 Market	700	\$2,085 \$2,148

# RENT COMPARABLES

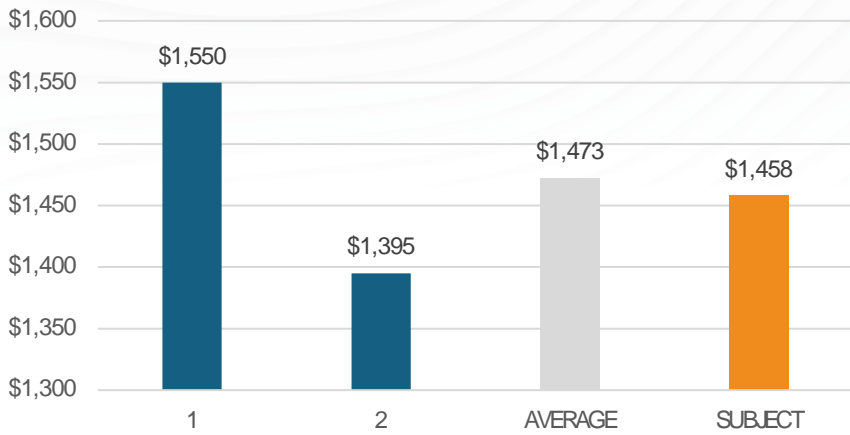
★ SUBJECT PROPERTY

- 1 1096 N Raymond Ave
- 2 1200 Mentone Ave
- 3 1106 N Raymond Ave
- 4 1471 N Fair Oaks Ave
- 5 544 Cypress Ave
- 6 1454 N Marengo Ave
- 7 855 N Marengo Ave

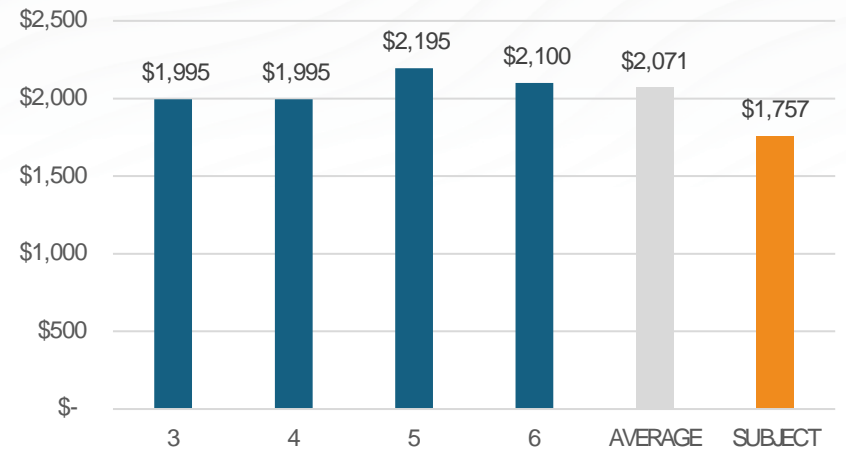


1910-1918 LINCOLN AVE  
RENT COMPARABLES

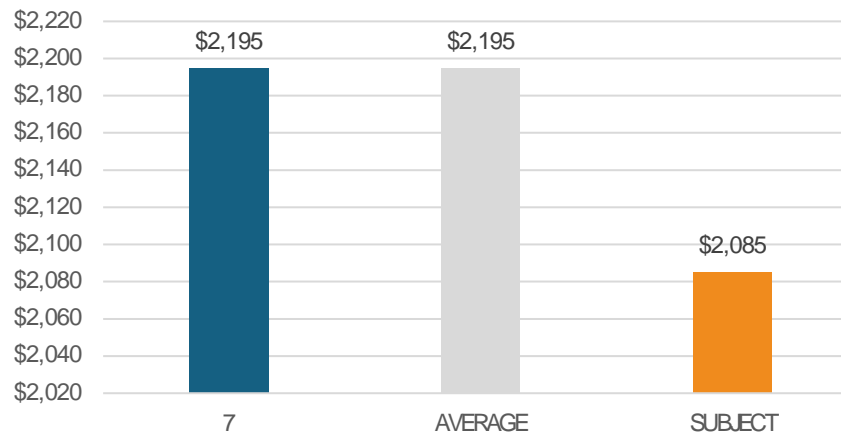
Studios



1 Bedrooms



2 Bedrooms







04  
AREA  
OVERVIEW



# Pasadena

CALIFORNIA

**Pasadena, California, nestled in the San Gabriel Valley just northeast of downtown Los Angeles, combines a rich historical heritage with a dynamic economy, making it one of Southern California’s most appealing markets for investors and residents alike. Known for its distinct architectural character and vibrant cultural scene, Pasadena offers easy access to major highways such as the I-210, I-134, and SR-110, positioning it as a well-connected city for commuting professionals and businesses. Pasadena’s Metro L Line (Gold) also provides direct connections to downtown LA and neighboring cities, further enhancing its accessibility and appeal.**

The city is home to renowned institutions such as Caltech, the ArtCenter College of Design, and Huntington Memorial Hospital, drawing a steady influx of students, academics, and healthcare professionals who contribute to a robust rental market. Pasadena’s thriving economy is fueled by a diverse mix of sectors, including technology, education, healthcare, and finance, which drive demand for both residential and commercial properties.

Revitalization efforts in Pasadena’s urban core focus on mixed-use developments and vibrant commercial spaces, particularly around popular districts like Old Pasadena and the Playhouse District. Old Pasadena, a historic downtown district, features an array of shopping, dining, and entertainment options in a charming, walkable setting, while the Playhouse District offers a blend of arts, culture, and boutique retail, making it a vibrant cultural hub. The nearby Paseo outdoor shopping center and retail corridors along Colorado Boulevard add to the city’s retail appeal, providing residents and visitors with a diverse range of amenities.

Pasadena’s cultural landscape is anchored by iconic landmarks and annual events that attract tourists and residents alike, such as the Rose Bowl Stadium, Norton Simon Museum, and the famous Tournament of Roses Parade. The abundance of parks and green spaces, including the sprawling Arroyo Seco area, Eaton Canyon, and several neighborhood parks, creates a balanced, family-friendly environment that appeals to a wide demographic.

With ongoing investment in infrastructure and development, Pasadena is increasingly attractive to real estate investors. Its steady economic growth, strong educational and healthcare institutions, and popular commercial hubs contribute to its desirability. In particular, multifamily housing developments and mixed-use properties present lucrative opportunities as demand remains high in this thriving community.

Pasadena’s unique blend of historic charm, economic resilience, and access to cultural and recreational amenities makes it a prime target for real estate investment, particularly in multifamily and commercial sectors.

# PASADENA

## DEMOGRAPHICS BY RADIUS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	24,241	139,965	329,844
Median Age	37.9	40.5	42.0
Households	7,216	54,459	129,166
Renter Occupied Households	45%	49%	46%
Average Household Income	\$95,024	\$142,471	\$150,212
Median Household Income	\$67,211	\$90,949	\$98,954



**ROSE BOWL STADIUM**



**BROOKSIDE GOLF CLUB**



**ARTCENTER COLLEGE OF DESIGN**



**DOWNTOWN LOS ANGELES**

**CLOSE  
PROXIMITY**



**ANNANDALE GOLF CLUB**



**PASADENA CITY COLLEGE**



**DOWNTOWN PASADENA**

# MAJOR EMPLOYERS

MAJOR EMPLOYERS	EMPLOYEES
1 Inter-Con Security Systems Inc	19,885
2 Astec America LLC-Astec USA	7,567
3 California Institute Tech	6,000
4 Blue Chip Stamps Inc	3,074
5 Stater Bros Holdings Inc	2,939
6 Glendale Adventist Medical Ctr	2,550
7 Pasadena Hospital Assn Ltd	2,100
8 Parsons Intl Cayman Islands	2,000
9 Rusty Pelican Restaurants Inc	1,983
10 Feihe International Inc	1,932
11 Confido LLC-123 Home Care	1,900
12 Parsons Constructors Inc	1,786
13 Pasadena Area Cmnty Cllege Dst	1,600
14 Glendale Cmnty College Dist	1,180
15 AON Consulting Worldwide Inc-AON	1,089
16 Western Asset Mrtg Capitl Corp	804
17 Parsons Service Corporation	797
18 Flintridge Sacred Heart Acad	772
19 Usc Verdugo Hills Hospital LLC	750
20 Sfn Group Inc-Spherion Staffing Group	716
21 Sfn Group Inc-Interim Services	716
22 Spherion Corporation	716
23 Idealab Holdings LLC	626
24 Msla Management LLC	612
25 Occidental College	600





# METRO A-LINE

2.6 MILES  
TO MEMORIAL PARK  
STATION



**16 Garden-Style Units**  
2 Separate (8) Unit Value-Add Apartment Buildings Located in Pasadena



**1910-1918 Lincoln Ave**  
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