OFFERING MEMORANDUM

THE VILLAS

231 and 239 East Villa Street, Pasadena, CA 91101

Marcus & Millichap

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

Activity ID #ZAH0120427

231 EAST VILLA STREET

EXCLUSIVELY LISTED BY

GAYLE FACTOR
Managing Director Investments
Encino
Direct: 818.212.2756
Gayle.Factor@marcusmillichap.com
CalDRE #01066258

Marcus & Millichap

231 EAST VILLA STREET

BROKER OF RECORD

TONY SOLOMON
California
3109095450
License: 01238010

Marcus & Millichap

DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

Marcus & Millichap

231 and 239 EAST VILLA

TABLE OF CONTENTS

Marcus & Millichap

SECTION 1

01

EXECUTIVE SUMMARY

Offering Summary
Investment Highlights

OFFERING SUMMARY

231 and 239 EAST VILLA STREET

Listing Price	Cap Rate	# of Units
$3,675,000	**5.54%**	**12**

FINANCIAL

Listing Price	$3,675,000
Down Payment	100% / $3,675,000
NOI	$203,699
Cap Rate	5.54%
Total Return	5.54%
Price/SF	$432.25
Rent/SF (Monthly)	$2.94
Rent/SF (Annually)	$35.22
Price/Unit	$306,250

OPERATIONAL

Gross SF	8,502 SF
# of Units	12
Lot Size	0.44 Acres (19,334 SF)
Occupancy	92%
Year Built	1913

THE VILLAS

231 and 239 East Villa Street, Pasadena, CA 91101

INVESTMENT OVERVIEW

The Villas is a charming 12-unit apartment building located at 231 and 239 East Villa Street, Pasadena, CA 91101. The property was built in 1913 and is located on the northeast corner of East Villa Street and North Marengo Avenue. The lot is approximately 19,334 square feet. The Villas is located a few blocks away from restaurants, shops, and entertainment on Colorado Boulevard, and a few blocks away from Old Town Pasadena.

The unit mix consists of 12 one-bedroom/one-bathroom units. There is a large shared yard. There is a laundry room, assigned parking spaces, 6 garages, and storage spaces. Some of the units have balconies, and some of the units have porches.

The property is designated historic-eligible by the City of Pasadena. (Buyer to verify)

INVESTMENT HIGHLIGHTS

Corner Lot, approximately 19,334 square feet

Located a few blocks away from restaurants, shops, and entertainment on Colorado Boulevard

A few blocks away from Old Town Pasadena

Large Shared Yard

Laundry Room

The property is designated historic-eligible by the City of Pasadena. (Buyer to verify)

02

SECTION 2

PROPERTY INFORMATION

Marcus & Millichap

THE VILLAS

ADDITIONAL PHOTOS

THE VILLAS

ADDITIONAL PHOTOS

THE VILLAS

ADDITIONAL PHOTOS

THE VILLAS

ADDITIONAL PHOTOS

THE VILLAS

ADDITIONAL PHOTOS

THE VILLAS

ADDITIONAL PHOTOS

THE VILLAS

ADDITIONAL PHOTOS

THE VILLAS

ADDITIONAL PHOTOS

THE VILLAS

ADDITIONAL PHOTOS

THE VILLAS

ADDITIONAL PHOTOS

THE VILLAS

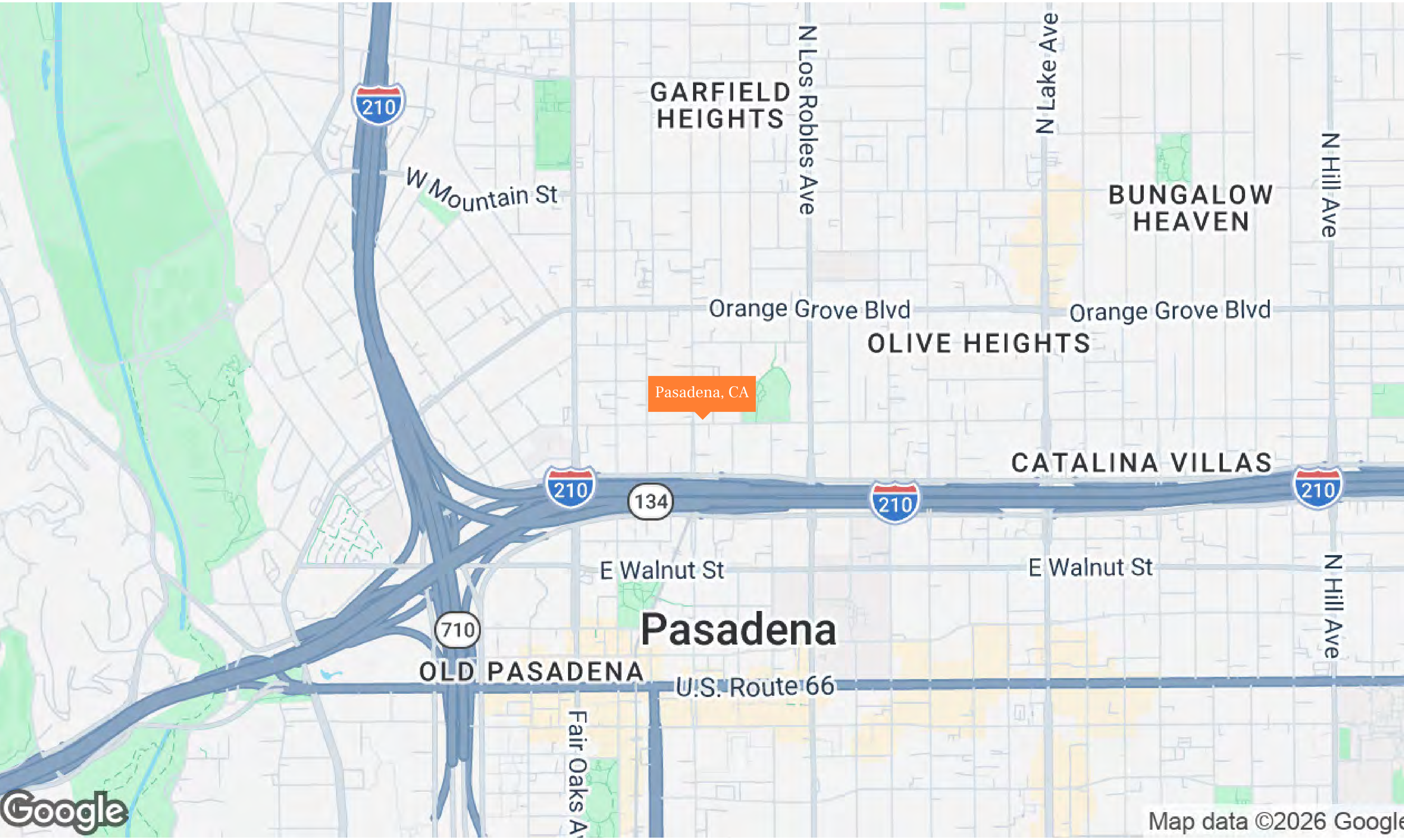
ADDITIONAL PHOTOS

THE VILLAS

ADDITIONAL PHOTOS

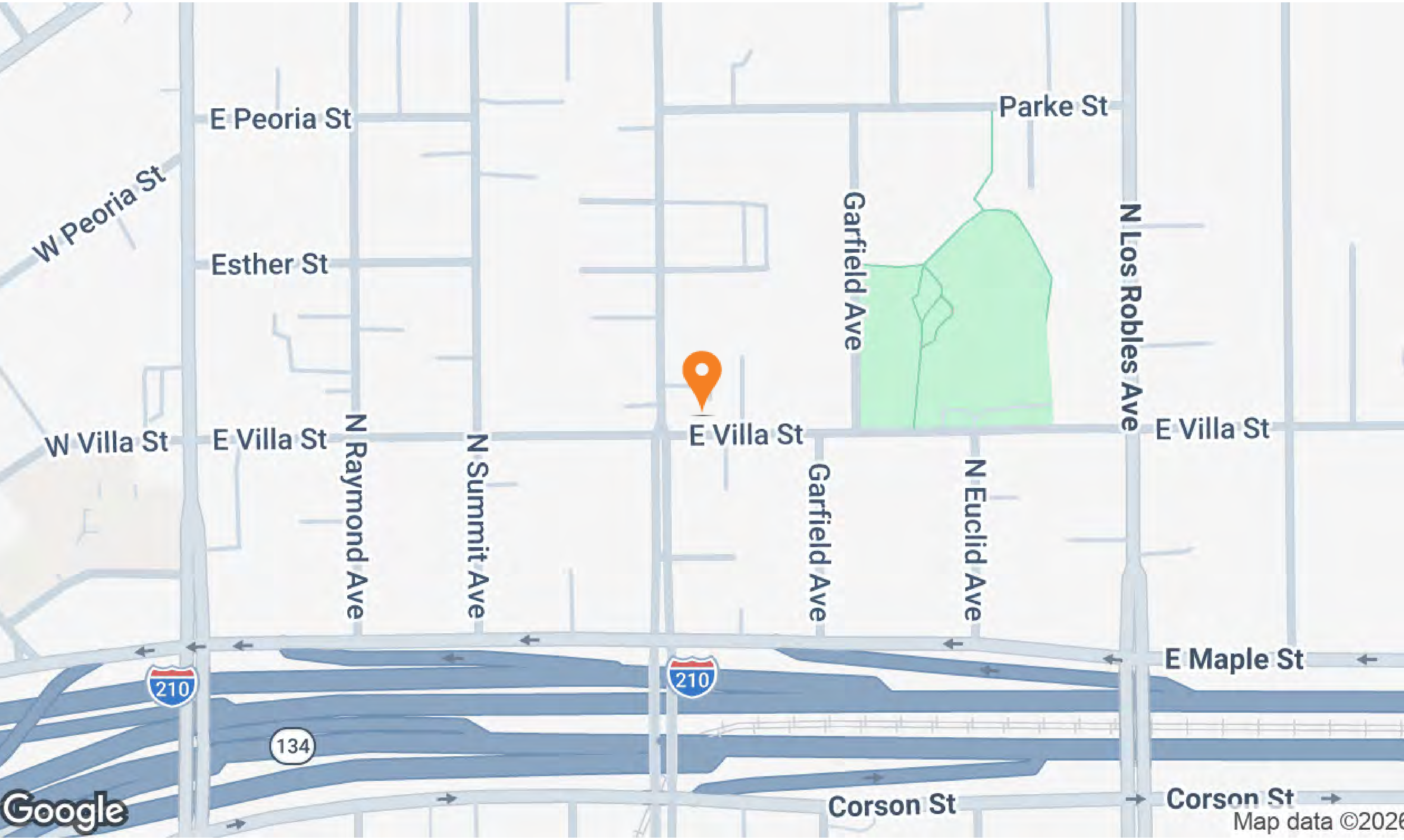
THE VILLAS

REGIONAL MAP



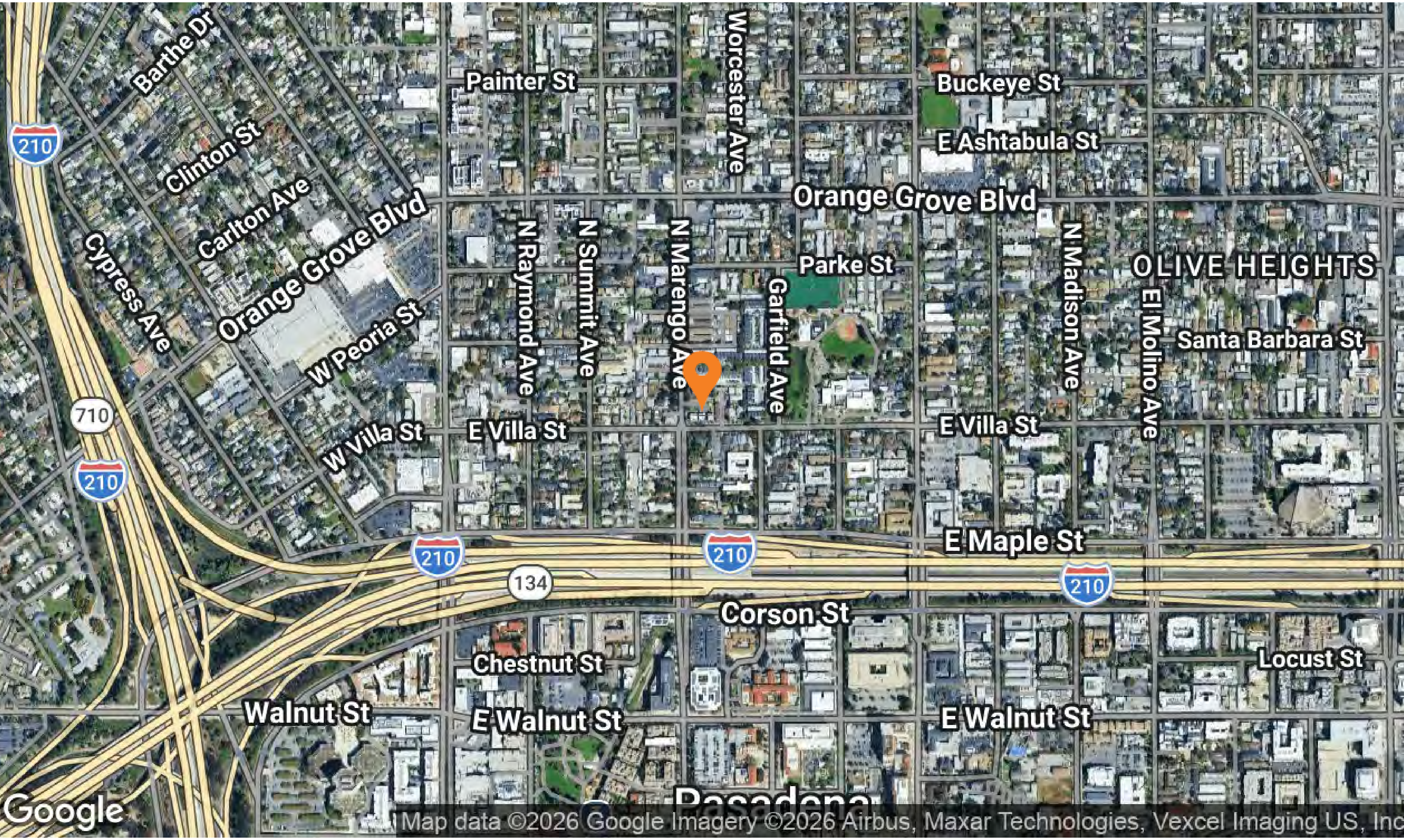
THE VILLAS

LOCAL MAP



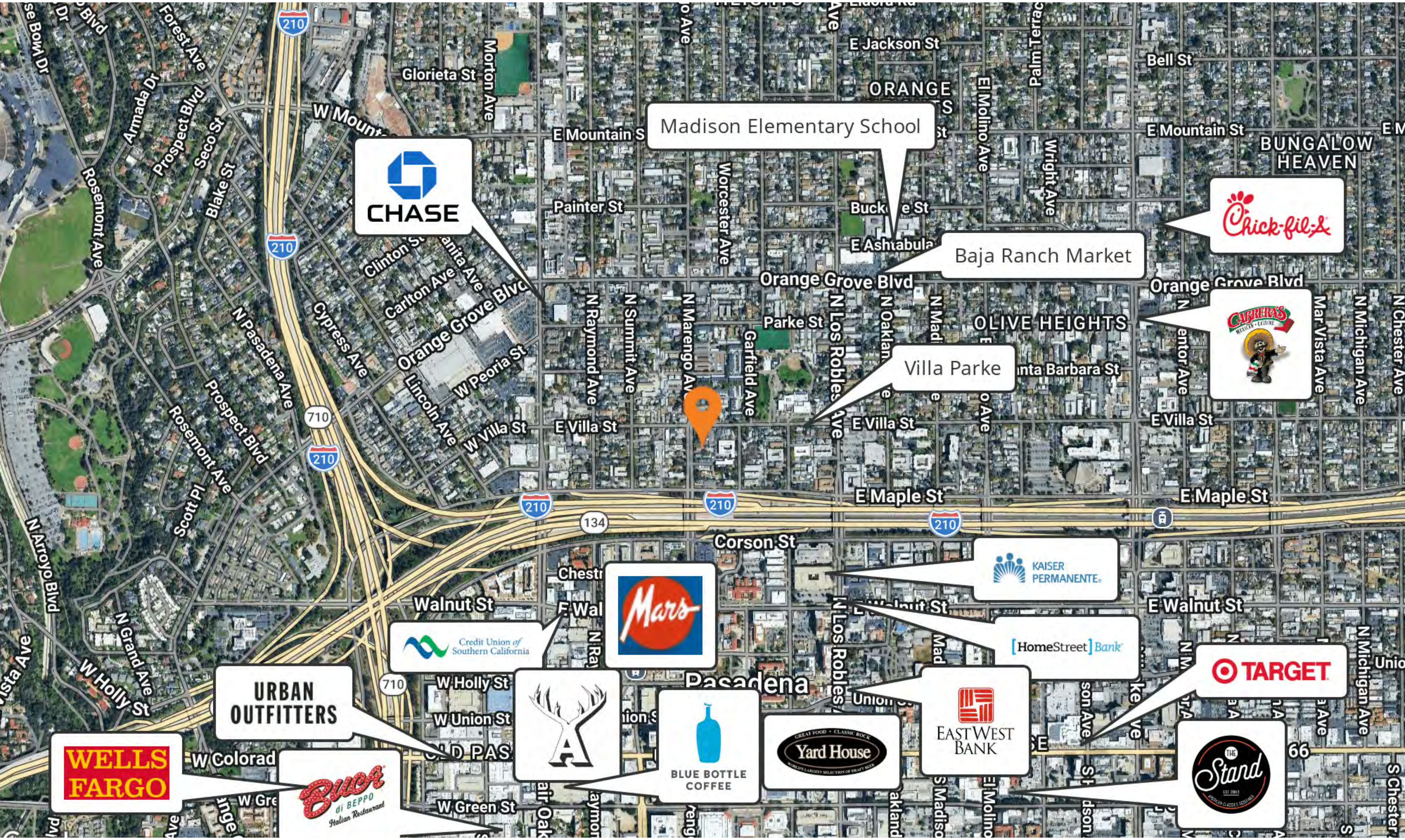
THE VILLAS

AERIAL MAP



THE VILLAS

RETAILER MAP



03

SECTION 3

FINANCIAL ANALYSIS

Financial Details

Marcus & Millichap

THE VILLAS

FINANCIAL DETAILS

As of June,2026

UNIT	UNIT TYPE		CURRENT Rent / Month		CURRENT Rent / SF/ Month	POTENTIAL Rent / Month	POTENTIAL Rent/ SF/ Month
231	One-Bedroom/One-Bathroom		$2,150		$0.00	$2,250	$0.00
233	One-Bedroom/One-Bathroom		$2,250		$0.00	$2,250	$0.00
235	One-Bedroom/One-Bathroom		$2,100		$0.00	$2,250	$0.00
237	One-Bedroom/One-Bathroom		$2,000		$0.00	$2,250	$0.00
239	One-Bedroom/One-Bathroom		$2,175		$0.00	$2,250	$0.00
241	One-Bedroom/One-Bathroom Vacant		$2,250	Projected	$0.00	$2,250	$0.00
243	One-Bedroom/One-Bathroom		$2,150		$0.00	$2,250	$0.00
245	One-Bedroom/One-Bathroom		$1,894		$0.00	$2,250	$0.00
488	One-Bedroom/One-Bathroom		$1,977		$0.00	$2,250	$0.00
490	One-Bedroom/One-Bathroom		$1,867		$0.00	$2,250	$0.00
492	One-Bedroom/One-Bathroom		$2,250		$0.00	$2,250	$0.00
494	One-Bedroom/One-Bathroom		$1,894		$0.00	$2,250	$0.00
Total		**Square Feet: 8,502**	**$24,957**		**$2.94**	**$27,000**	**$3.18**

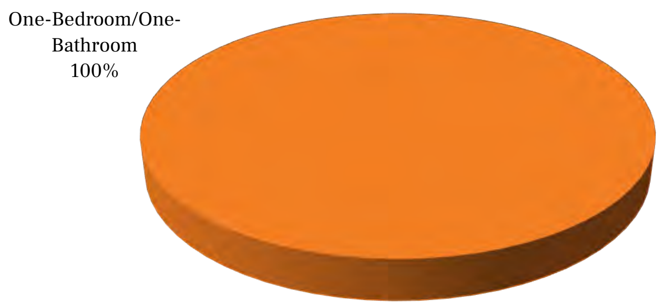
THE VILLAS

FINANCIAL DETAILS

UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	Current Average Rent	Current Average Rent / SF	Current Monthly Income	POTENTIAL AVERAGE RENT	POTENTIAL AVERAGE RENT / SF	POTENTIAL MONTHLY INCOME
One-Bedroom/One-Bathroom	11	N/A	$1,867 - $2,250	$2,064	N/A	$22,707	$2,250	N/A	$24,750
One-Bedroom/One-Bathroom Vacant	1	N/A	$2,250 - $2,250	$2,250	N/A	$2,250	$2,250	N/A	$2,250
TOTALS/WEIGHTED AVERAGES	12	709		$2,080	$2.94	$24,957	$2,250	$3.18	$27,000

	Current	Potential
GROSS ANNUALIZED RENTS	$299,480	$324,000

Unit Distribution



Unit Rent

THE VILLAS

FINANCIAL DETAILS

INCOME	Current		Pro Forma		PER UNIT	PER SF
Rental Income						
Gross Current Rent	299,480		324,000		27,000	38.11
Physical Vacancy	(8,984)	3.0%	(9,720)	3.0%	(810)	(1.14)
TOTAL VACANCY	($8,984)	3.0%	($9,720)	3.0%	($810)	($1)
Effective Rental Income	290,496		314,280		26,190	36.97
RUBS, Parking, Garage						
RUBS, Parking, Garage	15,770		18,170		1,514	2.14
Laundry	2,235		2,235		186	0.26
TOTAL OTHER INCOME	$18,005		$20,405		$1,700	$2.40
EFFECTIVE GROSS INCOME	$308,501		$334,685		$27,890	$39.37

EXPENSES	Current	Pro Forma	PER UNIT	PER SF
Real Estate Taxes*	46,555	46,555	3,880	5.48
Insurance	6,234	6,234	520	0.73
Utilities	6,198	6,198	516	0.73
Repairs & Maintenance*	15,874	15,874	1,323	1.87
Misc. Expenses	1,217	1,217	101	0.14
Off Site Management*	12,340	13,387	1,116	1.57
Rubbish	7,924	7,924	660	0.93
Landscaping	4,560	4,560	380	0.54
Pest Control	900	900	75	0.11
Operating Reserves*	3,000	3,000	250	0.35
TOTAL EXPENSES	$104,802	$105,849	$8,821	$12.45
EXPENSES AS % OF EGI	34.0%	31.6%		
NET OPERATING INCOME	$203,699	$228,836	$19,070	$26.92

Please Note:

*These expenses are estimated.

THE VILLAS

FINANCIAL DETAILS

SUMMARY		
Price	$3,675,000	
Down Payment	$3,675,000	100%
Number of Units	12	
Price Per Unit	$306,250	
Price Per SqFt	$432.25	
Gross SqFt	8,502	
Lot Size	0.44 Acres	
Approx. Year Built	1913	

RETURNS	Current	Pro Forma
CAP Rate	5.54%	6.23%
GIM	11.58	10.67
Cash-on-Cash	5.54%	6.23%

# OF UNITS	UNIT TYPE	SCHEDULED RENTS	MARKET RENTS
12	One-Bedroom/One-Bathroom	$2,080	$2,250

OPERATING DATA

INCOME		Current		Pro Forma
Gross Scheduled Rent		$299,480		$324,000
Less: Vacancy/Deductions	3.0%	$8,984	3.0%	$9,720
Total Effective Rental Income		$290,496		$314,280
Other Income		$18,005		$20,405
Effective Gross Income		$308,501		$334,685
Less: Expenses	34.0%	$104,802	31.6%	$105,849
Net Operating Income		$203,699		$228,836
Cash Flow		$203,699		$228,836
Debt Service		$0		$0
Net Cash Flow After Debt Service	5.54%	$203,699	6.23%	$228,836
Principal Reduction		$0		$0
TOTAL RETURN	5.54%	$203,699	6.23%	$228,836

EXPENSES	Current	Pro Forma
Real Estate Taxes*	$46,555	$46,555
Insurance	$6,234	$6,234
Utilities	$6,198	$6,198
Repairs & Maintenance*	$15,874	$15,874
Misc. Expenses	$1,217	$1,217
Off Site Management*	$12,340	$13,387
Rubbish	$7,924	$7,924
Landscaping	$4,560	$4,560
Pest Control	$900	$900
Operating Reserves*	$3,000	$3,000
TOTAL EXPENSES	$104,802	$105,849
Expenses/Unit	$8,733	$8,821
Expenses/SF	$12.33	$12.45

Please Note:
*These expenses are estimated.

SECTION 4

04

SALE COMPARABLES

THE VILLAS

SALE COMPS MAP

SALE COMPS MAP

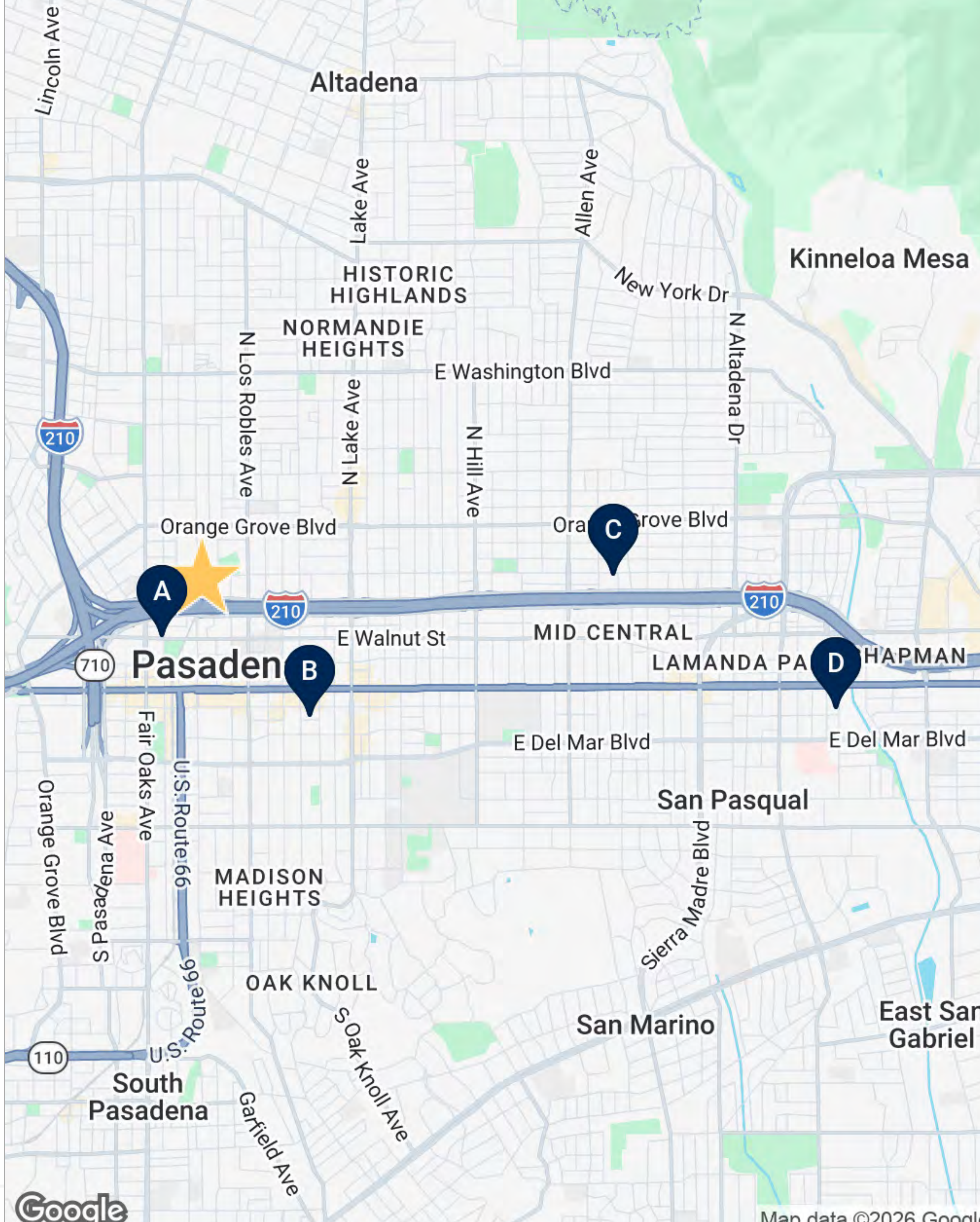
The Villas

A 221 North Raymond Avenue

B 697-701 Mira Monte Place

C 1998 East Villa Street

D 87 El Nido Avenue



THE VILLAS

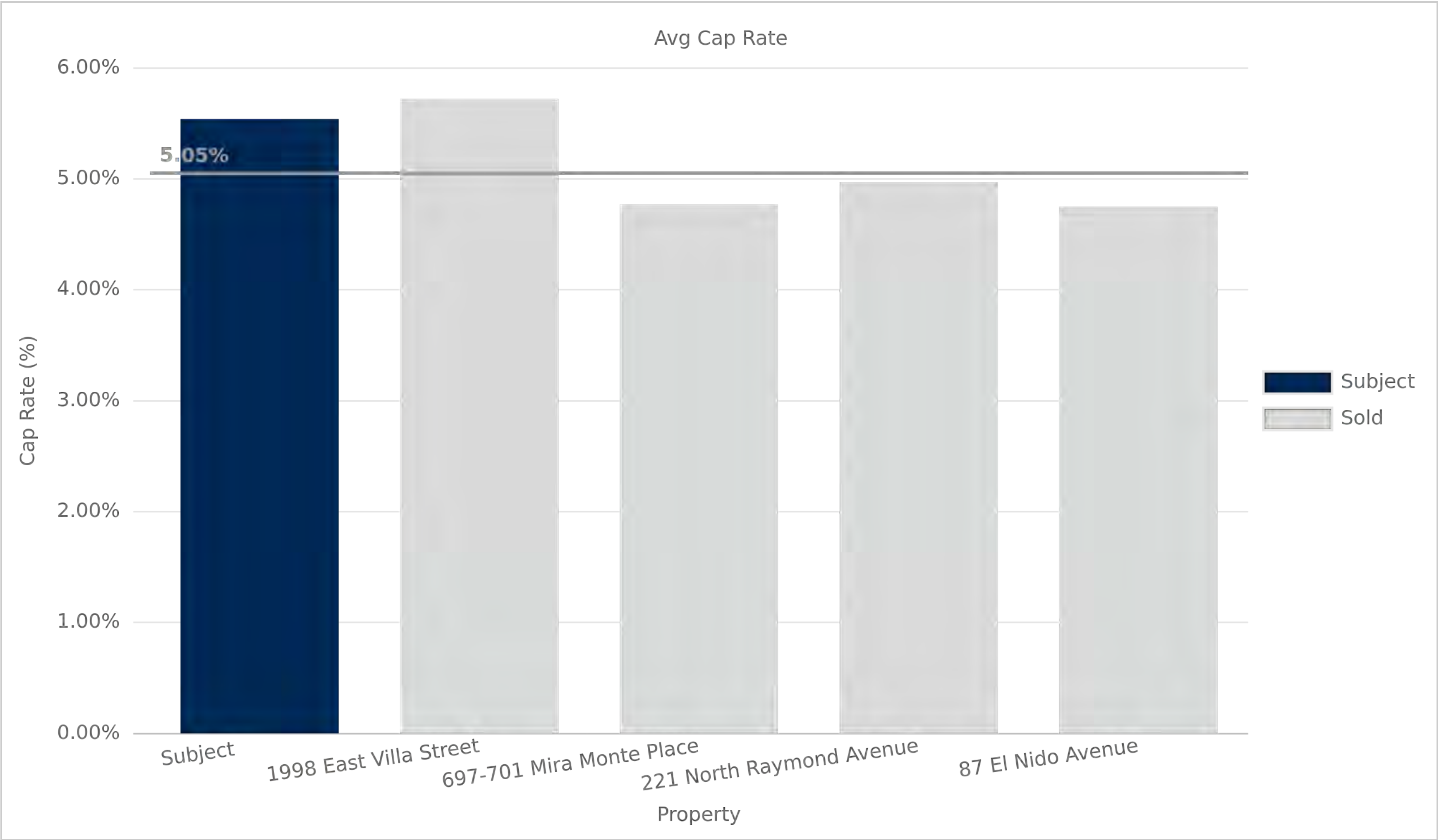
SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	The Villas 231 and 239 East Villa Street Pasadena, CA 91101	$3,675,000	8,502 SF	$432.25	0.44 AC	$306,250	5.54%	12	On Market

	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
A	**221 North Raymond Avenue** Pasadena, CA 91103	$4,200,000	8,612 SF	$487.69	0.17 AC	$466,666	4.97%	9	01/26/2026
B	**697-701 Mira Monte Place** 697 Mira Monte Place Pasadena, CA 91101	$2,995,000	6,403 SF	$467.75	0.24 AC	$427,857	4.77%	7	12/26/2025
C	**1998 East Villa Street** Pasadena, CA 91107	$2,888,000	5,750 SF	$502.26	0.21 AC	$320,888	5.72%	9	02/07/2025
D	**87 El Nido Avenue** Pasadena, CA 91107	$1,951,000	2,816 SF	$692.83	0.25 AC	$325,166	4.75%	6	04/20/2026
	AVERAGES	**$3,008,500**	**5,895 SF**	**$537.63**	**0.22 AC**	**$385,144**	**5.05%**	**8**	**-**

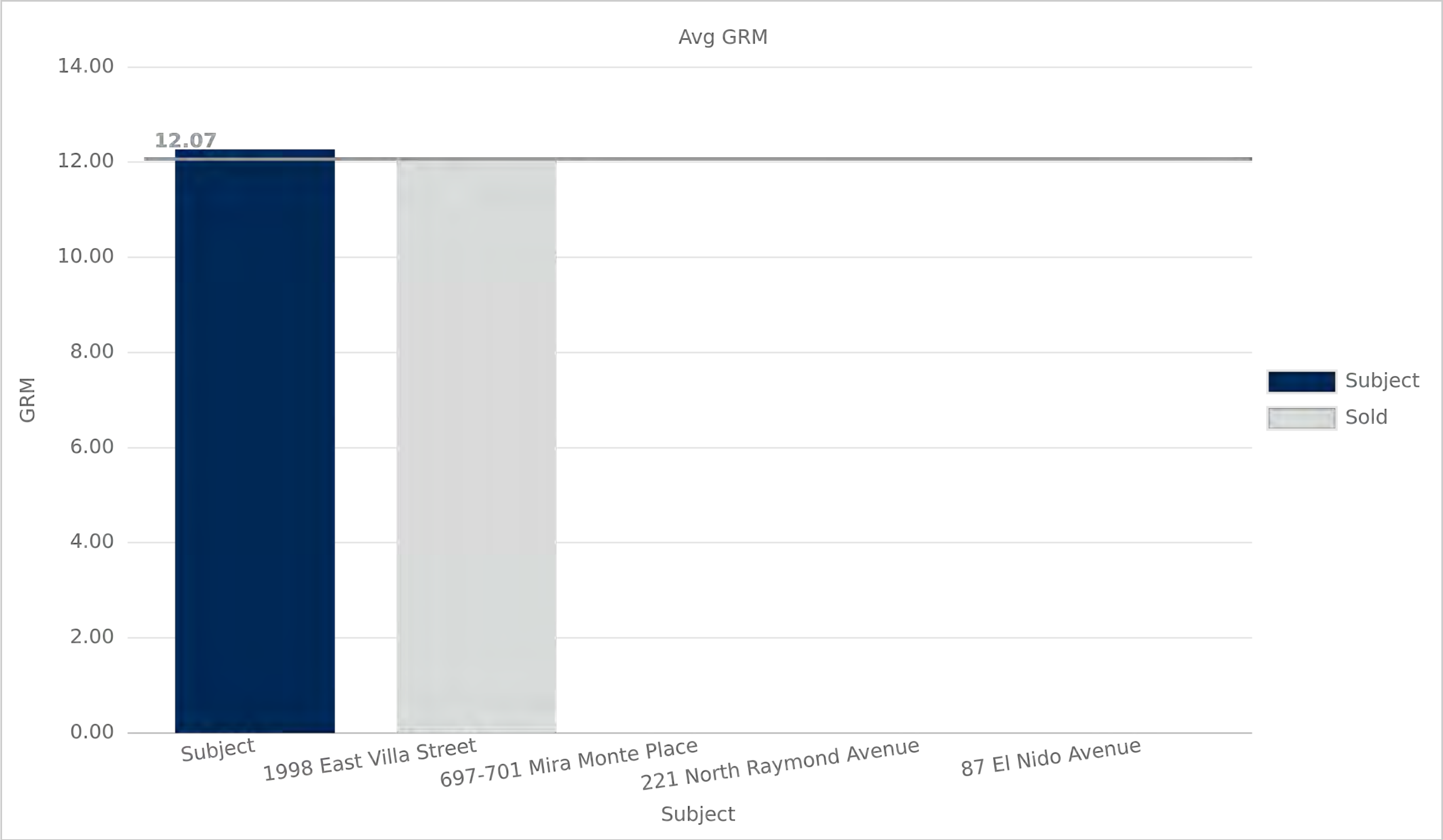
THE VILLAS

CAP RATE CHART



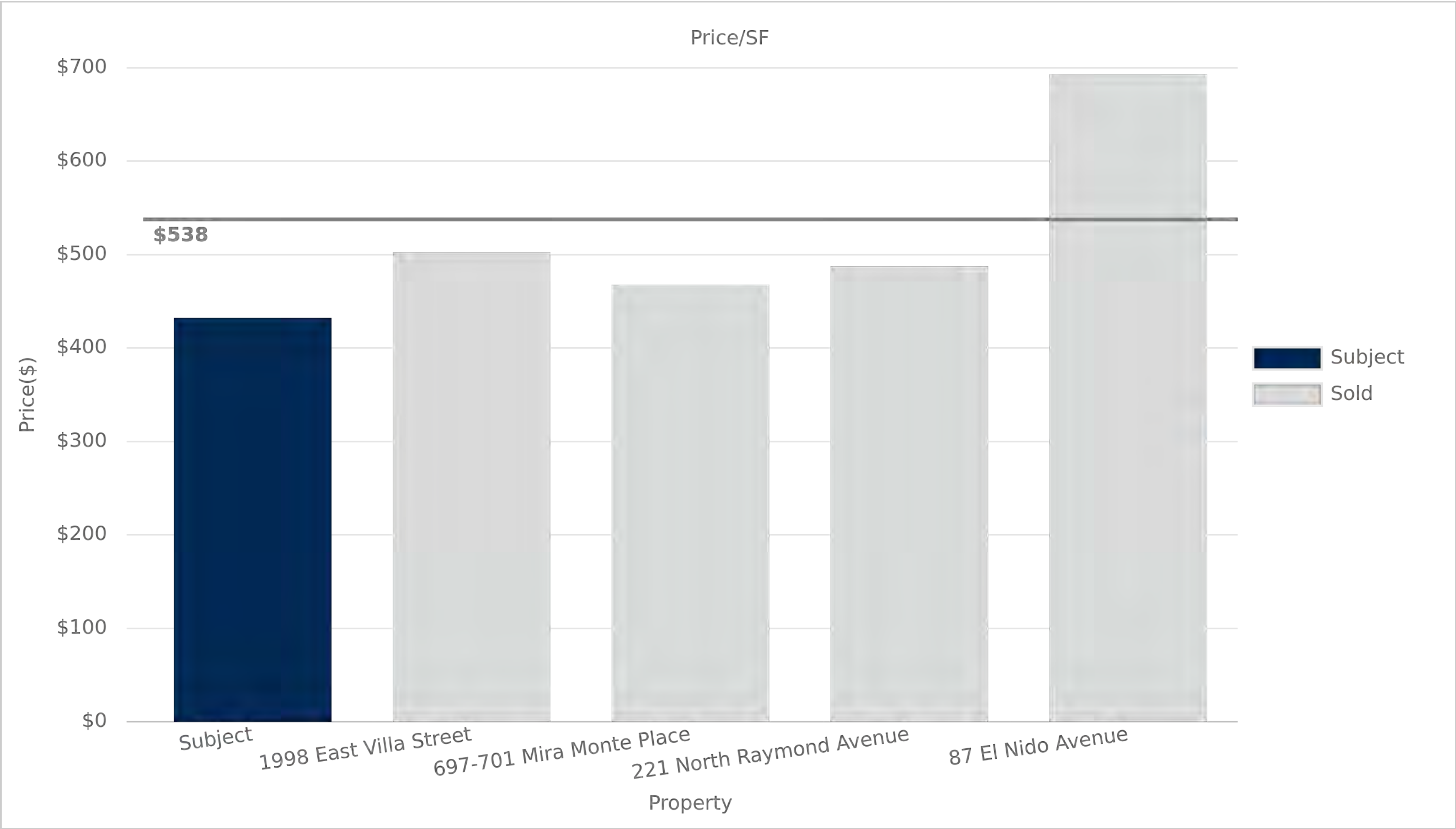
THE VILLAS

GRM CHART



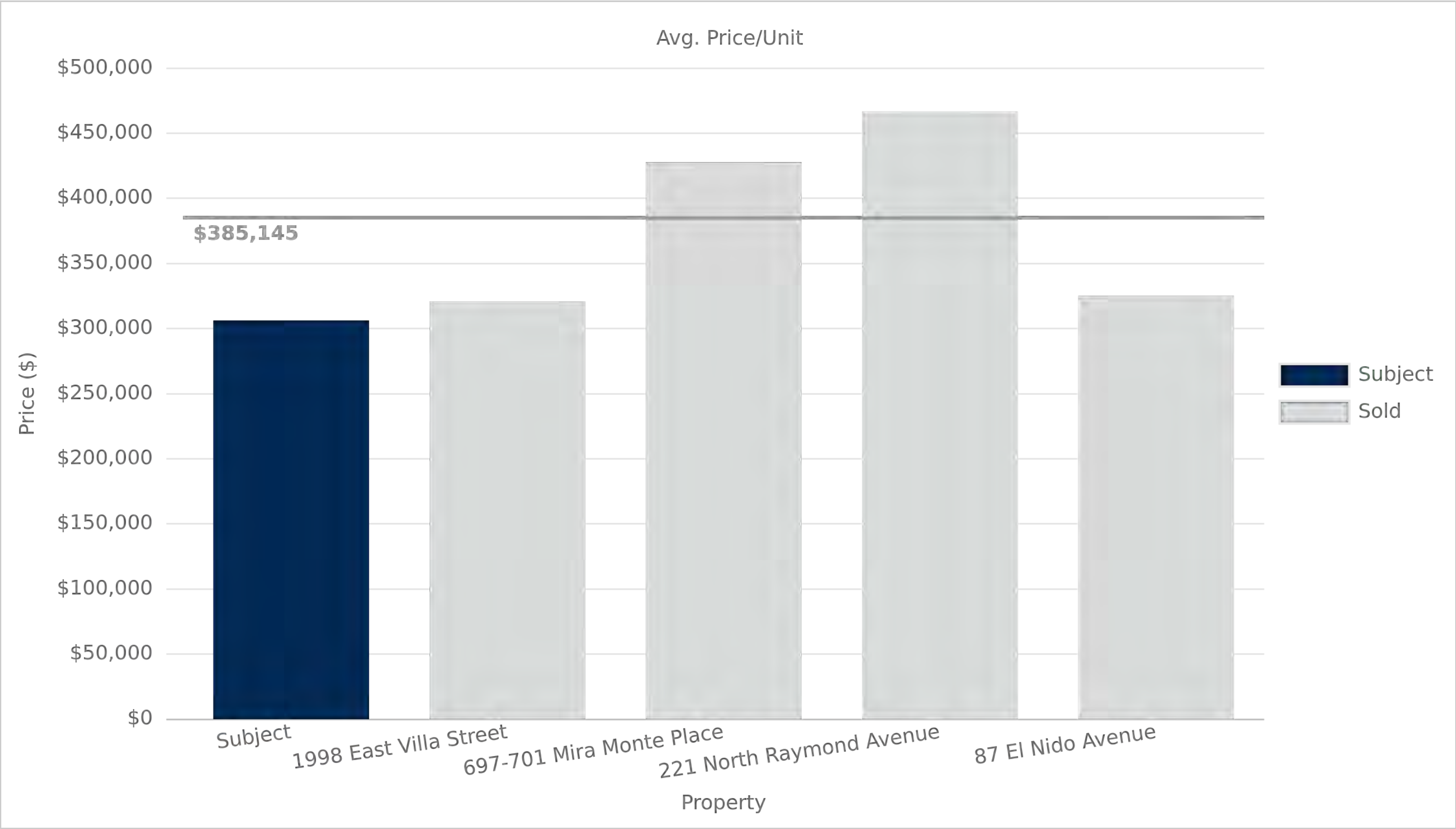
THE VILLAS

PRICE PER SF CHART



THE VILLAS

PRICE PER UNIT CHART



THE VILLAS

SALE COMPS

The Villas
231 and 239 East Villa Street, Pasadena, CA 91101

Listing Price:	$3,675,000	Price/SF:	$432.25
Property Type:	Multifamily	GIM:	11.58
NOI:	$203,699	Cap Rate:	5.54%
Occupancy:	92%	Year Built:	1913
COE:	On Market	Number Of Units:	12
Lot Size:	0.44 Acres	Price/Unit:	$306,250
Total SF:	8,502 SF		

UNIT TYPE	# UNITS	% OF
1+1	12	100.0
TOTAL/AVG	12	100%

221 North Raymond Avenue
Pasadena, CA 91103

Sale Price:	$4,200,000	Price/SF:	$487.69
Property Type:	Multifamily	GRM:	-
Cap Rate:	4.97%	Year Built:	1898
COE:	01/26/2026	Number Of Units:	9
Lot Size:	0.17 Acres	Price/Unit:	$466,666
Total SF:	8,612 SF		

UNIT TYPE	# UNITS	% OF
1+1	6	66.7
2+2.5 TH	3	33.3
TOTAL/AVG	9	100%

THE VILLAS

SALE COMPS

B **697-701 Mira Monte Place**
697 Mira Monte Place, Pasadena, CA 91101

Sale Price:	$2,995,000	Price/SF:	$467.75
Property Type:	Multifamily	GRM:	-
Cap Rate:	4.77%	Year Built:	1928
COE:	12/26/2025	Number Of Units:	7
Lot Size:	0.24 Acres	Price/Unit:	$427,857
Total SF:	6,403 SF		

UNIT TYPE	# UNITS	% OF
Studio+1	2	28.6
1+1 SFR, Year Built 1922	1	14.3
2+1	4	57.1
TOTAL/AVG	7	100%

C **1998 East Villa Street**
Pasadena, CA 91107

Sale Price:	$2,888,000	Price/SF:	$502.26
Property Type:	Multifamily	GRM:	12.07
Cap Rate:	5.72%	Year Built:	1935
COE:	02/07/2025	Number Of Units:	9
Lot Size:	0.21 Acres	Price/Unit:	$320,888
Total SF:	5,750 SF		

UNIT TYPE	# UNITS	% OF
Studio+1	4	44.4
1+1	2	22.2
2+1	3	33.3
TOTAL/AVG	9	100%

THE VILLAS

SALE COMPS

D

87 El Nido Avenue
Pasadena, CA 91107

Sale Price:	$1,951,000	Price/SF:	$692.83
Property Type:	Multifamily	GRM:	-
Cap Rate:	4.75%	Year Built:	1941
COE:	04/20/2026	Number Of Units:	6
Lot Size:	0.25 Acres	Price/Unit:	$325,166
Total SF:	2,816 SF		

UNIT TYPE	# UNITS	% OF
1+1	6	100
TOTAL/AVG	6	100%

05

SECTION 5

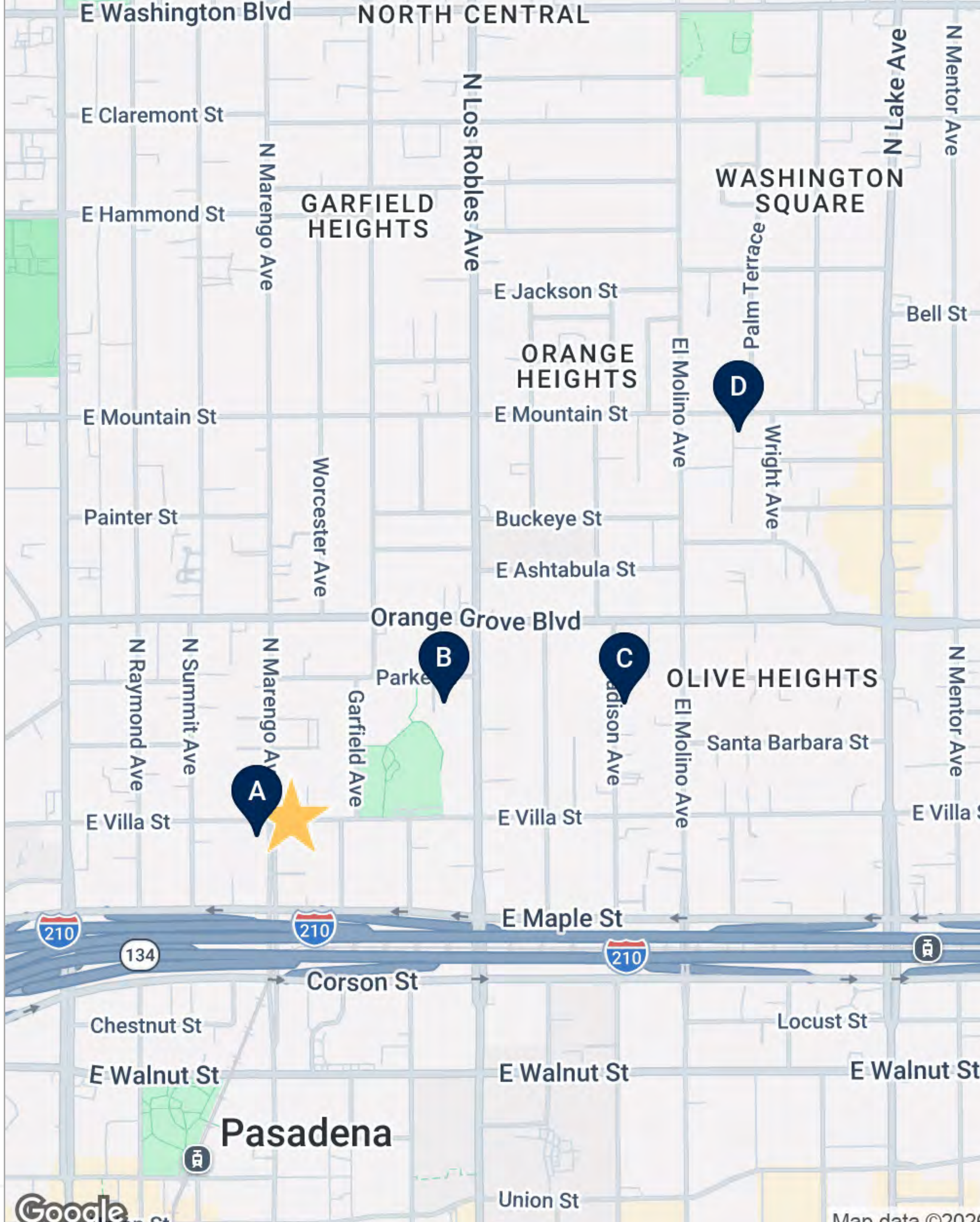
LEASE COMPARABLES

THE VILLAS

RENT COMPS MAP

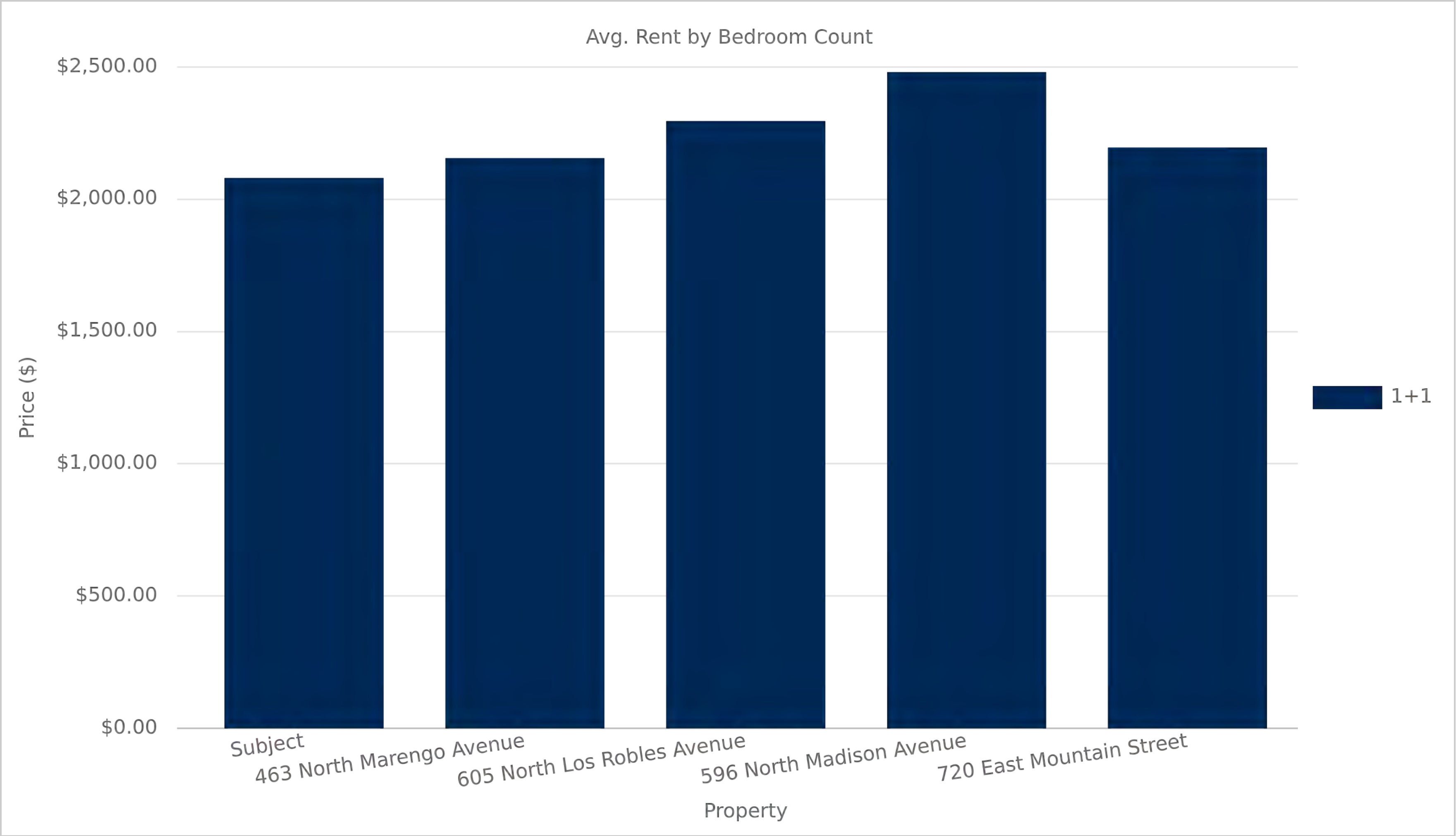
RENT COMPS MAP

- The Villas
- A 463 North Marengo Avenue
- B 605 North Los Robles Avenue
- C 596 North Madison Avenue
- D 720 East Mountain Street



THE VILLAS

RENT BY BED CHART



THE VILLAS

RENT COMPS

The Villas
231 and 239 East Villa Street, Pasadena, CA 91101

12 Units | 92% Total Occupancy | Year Built 1913

UNIT TYPE	# UNITS	RENT
1+1	12	$2,080
TOTAL/AVG	12	$2,080

A

463 North Marengo Avenue
Pasadena, CA 91101

4 Units | Year Built 1923

UNIT TYPE	# UNITS	RENT
1+1	1	$2,155
TOTAL/AVG	1	$2,155

THE VILLAS

RENT COMPS

B **605 North Los Robles Avenue**
Pasadena, CA 91101

8 Units | Year Built 1963

UNIT TYPE	# UNITS	RENT
1+1	1	$2,295
TOTAL/AVG	1	$2,295

C **596 North Madison Avenue**
Pasadena, CA 91101

10 Units | Year Built 1941

UNIT TYPE	# UNITS	RENT
1+1	1	$2,480
TOTAL/AVG	1	$2,480

THE VILLAS

RENT COMPS

720 East Mountain Street
Pasadena, CA 91104

15 Units | Year Built 1959

UNIT TYPE	# UNITS	RENT
1+1	1	$2,195
TOTAL/AVG	1	$2,195

SECTION 6

06

MARKET OVERVIEW

LOS ANGELES

The Los Angeles-Long Beach metro is located entirely within Los Angeles County, covering 4,751 square miles. The county encompasses 88 incorporated cities and numerous unincorporated areas. It is bordered on the east by San Bernardino County, on the north by Kern and Ventura counties, on the west by the Pacific Ocean, and on the south by Orange County. The area is home to nearly 10 million residents and is the largest metropolitan area in the country. A desirable climate, proximity to the ocean and recreational opportunities lure companies and residents to the metro. The city of Los Angeles accounts for about 3.8 million people, and the Los Angeles coastline stretches along 81 miles of world-famous beaches. The Santa Monica and San Gabriel mountains are located in the county, with the highest point at Mount San Antonio reaching more than 10,000 feet.

METRO HIGHLIGHTS

ECONOMIC CENTER

Los Angeles is the entertainment capital of the world, as well as a leading international trade and manufacturing center.

PROMINENT PORT ACTIVITY

The Port of Los Angeles and the Port of Long Beach are the largest and busiest ports in the nation, making the metro a key link in the international supply chain.

WORLD PROMINENCE

Los Angeles will host the 2028 Summer Olympic and Paralympic games. The games are serving as a catalyst for infrastructure improvements and will introduce numerous new tourists to the market.

THE VILLAS

MARKET OVERVIEW

TRANSPORTATION

- The region has well-established and interconnected transportation systems by road, rail and sea, allowing access to most of the world's markets.
- Various interstate routes make the area accessible nationwide, a list that includes interstates 5, 10, 15, 110, 210, 215, 405 and 710.
- Amtrak and Metrolink provide passenger rail service. Freight rail lines servicing the county include Union Pacific and BNSF.
- The expanding light rail network provides increased access to in-town travel.
- LAX is one of the busiest airports in the nation. Other commercial airports serving the county include Long Beach, Burbank and Palmdale.
- Alameda Corridor, a 20-mile railroad express line, facilitates port activity, as it connects the two local ports to the transcontinental rail network east of downtown.

$10+
Billion in U.S. customs revenues and taxes.

4
Commercial airports in the county.

150
Miles to the Mexican border.

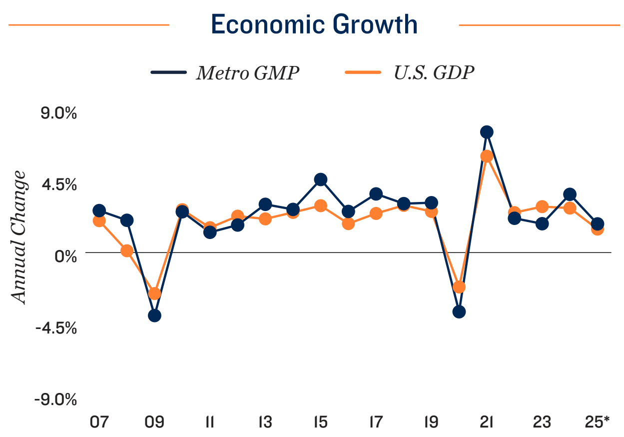
MORE THAN
15.6 M
TEU containers are shipped through the ports of Los Angeles and Long Beach Annually, ranking them first and second in the nation.

THE VILLAS

MARKET OVERVIEW

ECONOMY

- The motion picture/entertainment industry is one of the most high-profile sectors of the economy.
- The gross metropolitan product is expected to grow at a pace faster than the United States in 2025
- Fortune 500 companies headquartered in the metro include Walt Disney, Molina Healthcare, Edison International, Live Nation and Skechers USA.
- A sizable aerospace presence exists in the South Bay, led by employers that include Boeing, Northrop Grumman and Raytheon Technologies Corp.
- The upcoming 2028 Olympic Games are expected to lead to the creation through both direct and indirect channels of thousands of jobs.
- Its two ports make the metro a hub in the domestic supply chain, fueling demand for warehouse and distribution space throughout the county.



* Forecast

SHARE OF 2025 TOTAL EMPLOYMENT

7%
MANUFACTURING

19%
TRADE, TRANSPORTATION AND UTILITIES

13%
GOVERNMENT

19%
EDUCATION AND HEALTH SERVICES

5%
FINANCIAL ACTIVITIES

15%
PROFESSIONAL AND BUSINESS SERVICES

3%
CONSTRUCTION

11%
LEISURE AND HOSPITALITY

5%
INFORMATION

3%
OTHER SERVICES

Note: Figures are rounded to nearest whole percentage point

MAJOR AREA EMPLOYERS

- Kaiser Permanente
- Northrop Grumman Corp.
- The Boeing Co.
- Kroger Co.
- Cedars-Sinai Medical Center
- University of California, Los Angeles
- Target Corp.
- Amazon
- Home Depot
- Providence Health & Services

THE VILLAS

MARKET OVERVIEW

DEMOGRAPHICS

- A population approaching 10 million people makes Los Angeles County the most populous metropolitan area in the United States.
- About 90,000 new residents are expected through 2029 — a dynamic that will positively impact the local economy and commercial real estate sector.
- A median home price that is more than twice that of the U.S. average translates to a homeownership rate of 46 percent, which is well below the national level.
- Approximately 35 percent of residents ages 25 and older have attained at least a bachelor's degree. Close to 13 percent also hold a graduate or professional degree.

QUICK FACTS

POPULATION
9.8M
2024-2029* Growth:
0.9%

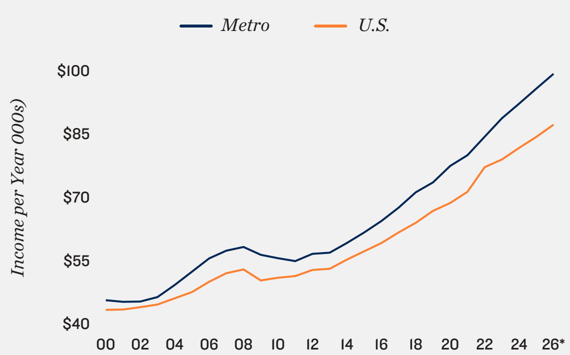
HOUSEHOLDS
3.5M
2024-2029* Growth:
1.4%

MEDIAN AGE
38
U.S. Median:
39

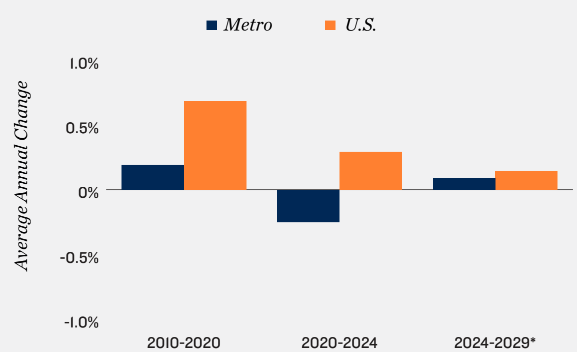
MEDIAN HOUSEHOLD INCOME
$91,000
U.S. Median:
$76,000

** Forecast*

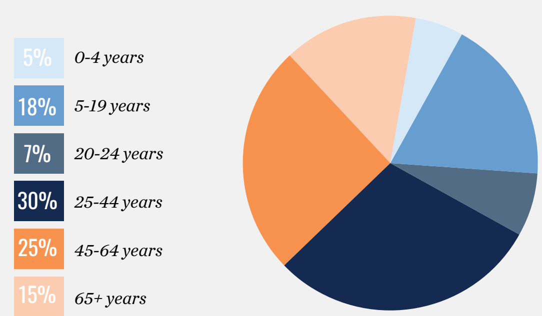
Median Household Income



Population Growth



2025 Population by Age



** Forecast*

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

THE VILLAS

MARKET OVERVIEW

QUALITY OF LIFE

Los Angeles County enjoys pleasant weather with sunshine throughout the year. Bounded by mountains and the Pacific Ocean, the temperature rarely rises above 85 degrees or falls below 40 degrees, and rainfall is moderate most years. During winter and early spring, it's possible to swim in the ocean and ski on the mountains during the same day.

There are almost 60 institutes of higher learning in the county, including one campus for the University of California and six California State University campuses. Private institutions such as Caltech, the Claremont Colleges, Occidental College and the University of Southern California, along with a number of community colleges, are also included in this count.

A number of professional and college sports teams are located in the area. Cultural venues include Walt Disney Concert Hall, Dorothy Chandler Pavilion, the Hollywood Bowl, Warner Bros. Studios, the Huntington Library, the Museum of Art and the Natural History Museum of Los Angeles County.

$916,000
Median
Home Price

100+
Museums

81
Miles of Shoreline

SPORTS

Baseball | MLB | Los Angeles Dodgers

Football | NFL | Los Angeles Rams

Basketball | NBA | Los Angeles Lakers

Hockey | NHL | Los Angeles Kings

Soccer | MLS | Los Angeles Galaxy

Basketball | NBA | Los Angeles Clippers

Football| NFL | Los Angeles Chargers

Soccer| MLS | Los Angeles FC

EDUCATION

- University of California, Los Angeles
- University of Southern California
- California Institute of Technology
- Loyola Marymount University
- California State University, Los Angeles
- California State University, Northridge

ARTS & ENTERTAINMENT

- Los Angeles Zoo & Botanical Gardens
- Los Angeles County Museum of Art
- Natural History Museum of Los Angeles County

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

THE VILLAS

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	38,545	183,791	444,366
2025 Estimate			
Total Population	37,918	181,771	441,211
2020 Census			
Total Population	37,505	184,065	450,155
2010 Census			
Total Population	36,871	183,103	450,825
Daytime Population			
2025 Estimate	55,088	206,907	416,968

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	17,414	77,814	177,290
2025 Estimate			
Total Households	16,956	76,710	175,107
Average (Mean) Household Size	2.3	2.4	2.5
2020 Census			
Total Households	16,095	74,655	171,070
2010 Census			
Total Households	14,738	71,912	165,268
Growth 2025-2030	2.7%	1.4%	1.2%

HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2030 Projection	18,896	82,686	186,979
2025 Estimate	18,373	81,472	184,627
Owner Occupied	3,434	34,956	85,756
Renter Occupied	13,542	41,692	89,359
Vacant	1,417	4,761	9,519
Persons in Units			
2025 Estimate Total Occupied Units	16,956	76,710	175,107
1 Person Units	41.7%	33.2%	28.3%
2 Person Units	29.6%	32.8%	32.5%
3 Person Units	12.2%	15.2%	17.1%
4 Person Units	8.3%	11.2%	13.2%
5 Person Units	4.3%	4.4%	5.4%
6+ Person Units	3.9%	3.2%	3.5%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
$200,000 or More	13.3%	23.0%	22.6%
$150,000-$199,999	10.5%	12.4%	12.1%
$100,000-$149,999	15.9%	17.8%	18.6%
$75,000-$99,999	11.7%	11.1%	11.4%
$50,000-$74,999	12.0%	11.8%	12.2%
$35,000-$49,999	7.9%	6.3%	6.5%
$25,000-$34,999	5.5%	4.6%	4.8%
$15,000-$24,999	6.9%	4.5%	4.6%
Under $15,000	16.2%	8.5%	7.4%
Average Household Income	$103,743	$141,240	$140,782
Median Household Income	$78,623	$116,229	$116,497
Per Capita Income	$48,013	$59,886	$56,106

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	37,918	181,771	441,211
Under 20	18.5%	19.0%	19.7%
20 to 34 Years	27.6%	21.0%	20.1%
35 to 39 Years	9.4%	8.1%	7.6%
40 to 49 Years	13.1%	13.7%	13.8%
50 to 64 Years	16.4%	19.6%	19.9%
Age 65+	15.1%	18.6%	18.8%
Median Age	40.0	42.0	42.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	28,670	137,913	330,979
Elementary (0-8)	10.7%	6.0%	6.7%
Some High School (9-11)	5.6%	3.4%	4.3%
High School Graduate (12)	14.6%	12.9%	14.7%
Some College (13-15)	15.4%	15.1%	15.4%
Associate Degree Only	6.1%	6.4%	6.9%
Bachelor's Degree Only	25.7%	29.7%	29.4%
Graduate Degree	22.0%	26.6%	22.7%
Population by Gender			
2025 Estimate Total Population	37,918	181,771	441,211
Male Population	49.2%	48.8%	48.6%
Female Population	50.8%	51.2%	51.4%

THE VILLAS

DEMOGRAPHICS

POPULATION

In 2025, the population in your selected geography is 441,211. The population has changed by -2.13 percent since 2010. It is estimated that the population in your area will be 444,366 five years from now, which represents a change of 0.7 percent from the current year. The current population is 48.6 percent male and 51.4 percent female. The median age of the population in your area is 42.0, compared with the U.S. average, which is 40.0. The population density in your area is 5,617 people per square mile.

HOUSEHOLDS

There are currently 175,107 households in your selected geography. The number of households has changed by 5.95 percent since 2010. It is estimated that the number of households in your area will be 177,290 five years from now, which represents a change of 1.2 percent from the current year. The average household size in your area is 2.5 people.

INCOME

In 2025, the median household income for your selected geography is $116,497, compared with the U.S. average, which is currently $78,171.The median household income for your area has changed by 81.30 percent since 2010. It is estimated that the median household income in your area will be $137,363 five years from now, which represents a change of 17.9 percent from the current year.

The current year per capita income in your area is $56,106, compared with the U.S. average, which is $41,680. The current year's average household income in your area is $140,782, compared with the U.S. average, which is $103,571.

EMPLOYMENT

In 2025, 230,679 people in your selected area were employed. The 2010 Census revealed that 71.1 of employees are in white-collar occupations in this geography, and 13.5 are in blue-collar occupations. In 2025, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 30.00 minutes.

HOUSING

The median housing value in your area was $1,000,000 in 2025, compared with the U.S. median of $333,538. In 2010, there were 84,577.00 owner-occupied housing units and 80,690.00 renter-occupied housing units in your area.

EDUCATION

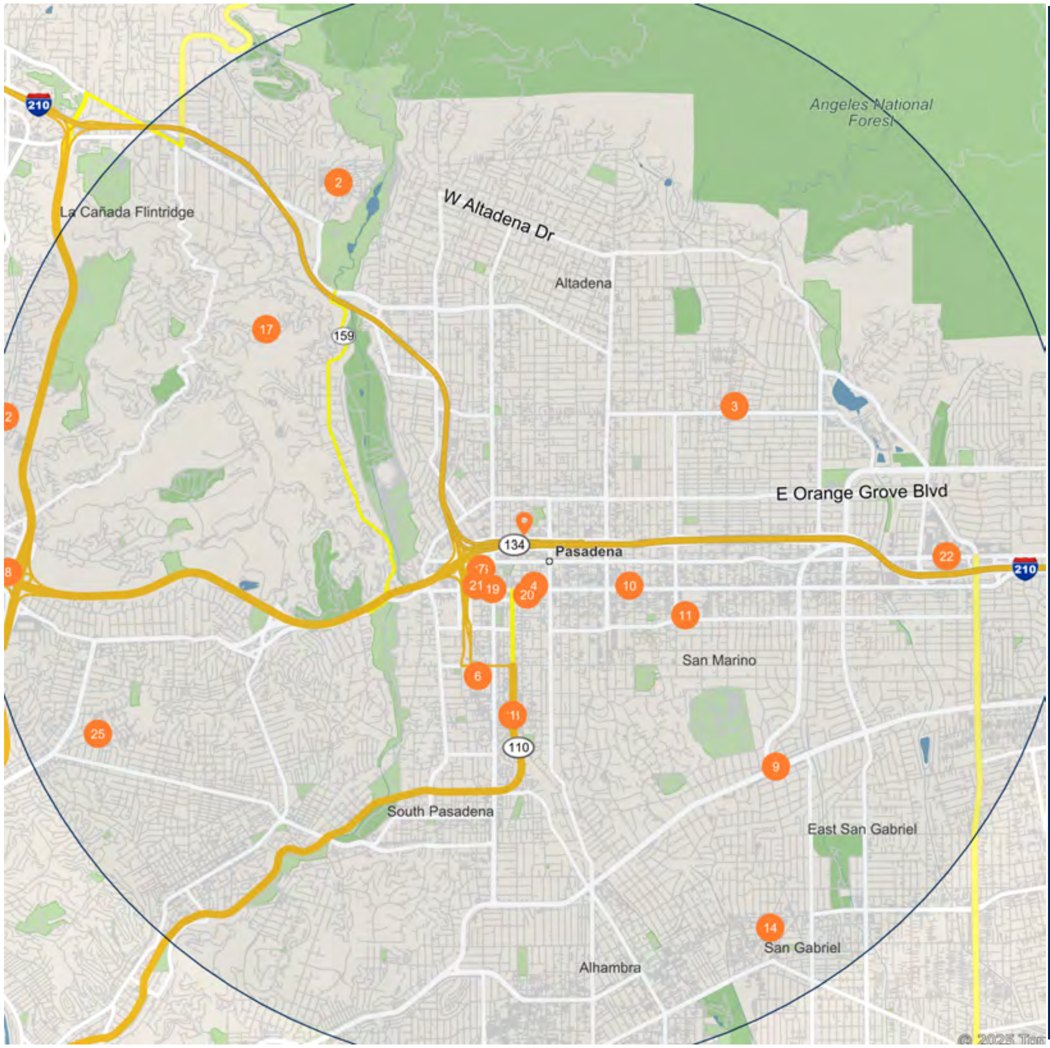
The selected area in 2025 had a lower level of educational attainment when compared with the U.S averages. 48.8 percent of the selected area’s residents had earned a graduate degree compared with the national average of only 13.7 percent, and 6.9 percent completed a bachelor’s degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation’s at 11.6 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.8 percent vs. 26.1 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 18.5 percent in the selected area compared with the 19.6 percent in the U.S.

THE VILLAS

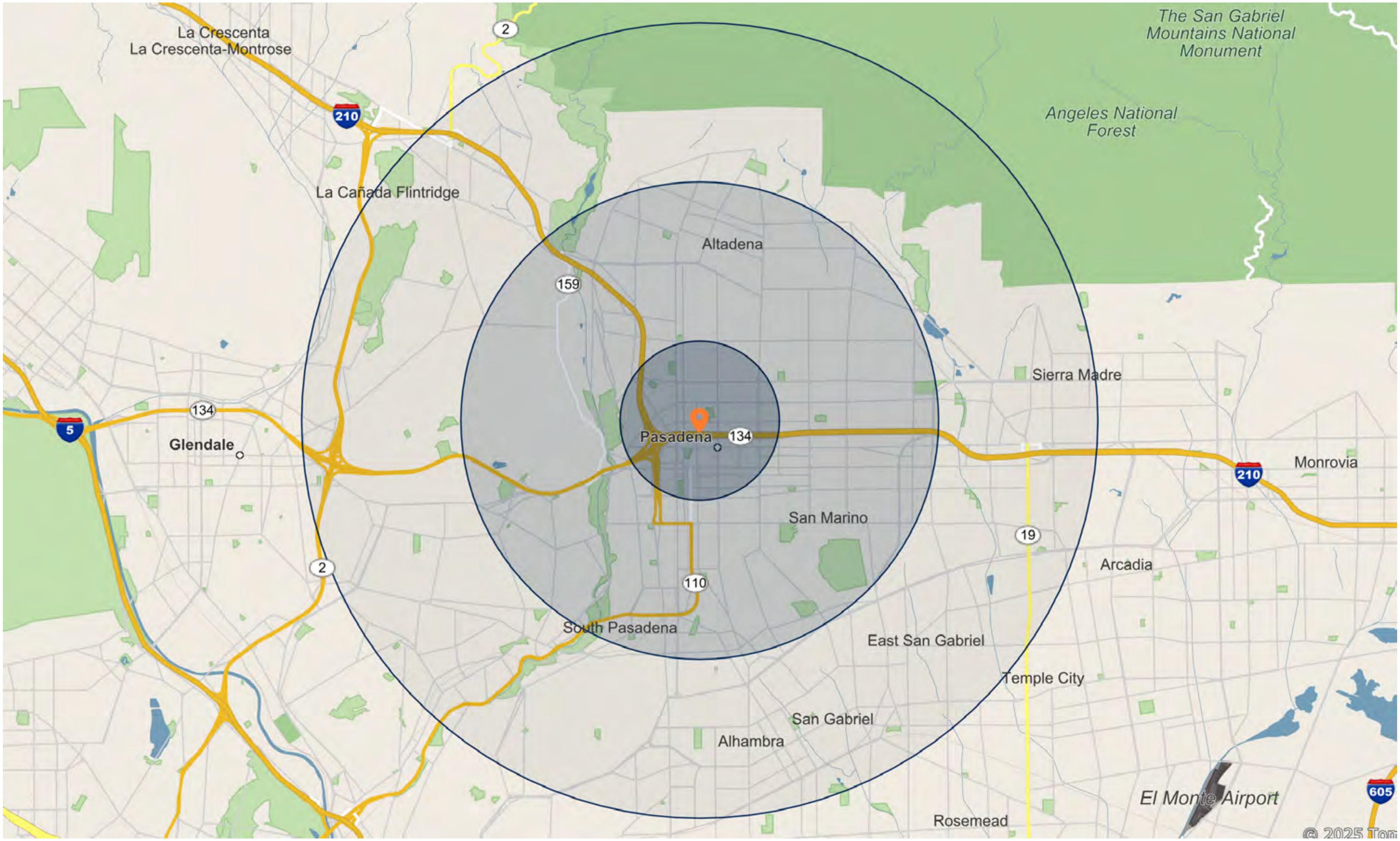
DEMOGRAPHICS



	Major Employers	Employees
1	Astec America LLC-Astec USA	7,567
2	California Institute Tech-Jet Propulsion Laboratory	6,000
3	Stater Bros Holdings Inc-	3,150
4	Blue Chip Stamps Inc-	3,074
5	Glendale Adventist Medical Ctr-	2,550
6	Pasadena Hospital Assn Ltd-Huntington Memorial Hospital	2,100
7	Parsons Intl Cayman Islands-	2,000
8	Rusty Pelican Restaurants Inc-Rusty Pelican Restaurant 25	1,983
9	Feihe International Inc-	1,932
10	Confido LLC-123 Home Care	1,900
11	Pasadena Area Cmnty Cllege Dst-Pasadena City College	1,600
12	Glendale Cmnty College Dist-Glendale Community College	1,180
13	AON Consulting Worldwide Inc-AON	1,163
14	San Gabriel Valley Medical Ctr-	850
15	San Gabriel Valley Med Ctr Aux-Sgvmc Gift Shop	800
16	Parsons Service Corporation-	797
17	Protestant Epscpal Ch In The D-Flintridge Sacred Heart Acad	772
18	Sfn Group Inc-Interim Services	734
19	I3dnet LLC-	676
20	La Asccion Ncnal Pro Prsnas My-Natl Assn For Hspanic Elderly	648
21	Idealab Holdings LLC-	626
22	Tetra Tech Inc-Tetra Tech	617
23	Sfn Group Inc-Spherion Staffing Group	611
24	Spherion Corporation-	611
25	Occidental College-	600

THE VILLAS

DEMOGRAPHICS



231 and 239 EAST VILLA

EXCLUSIVELY LISTED BY

GAYLE FACTOR
Managing Director Investments
Encino
Direct: 818.212.2756
Gayle.Factor@marcusmillichap.com
CalDRE #01066258

Marcus & Millichap