

EXCLUSIVE LISTING

112 N Mar Vista Ave, Pasadena, CA 91106

SELLER MOTIVATED - SIGNIFICANT PRICE REDUCTION | Prime 10-unit Value-add several blocks from CALTECH and PCC, 6.22% In-place CAP Rate, Class A Location, Corner lot on Union St, Walkscore 94, RM-48 Zone



SUMMARY

Subject Property:	112 N Mar Vista Ave Pasadena, CA 91106
Price:	\$3,688,000 \$3,350,000
Price/Unit :	\$385,000 \$335,000
Year Built:	1959
Building Size:	±6,920 SF
Lot Size:	± 8,744SF
APN / Zoning:	5738-013-030/R4
Unit Mix:	2 x 2B + 1B 8 x 1B + 1B

Investment Highlights

- **Highly Attractive Yield:** 6.22% in-place CAP rate with proven upside potential, offering a rare balance of strong current cash flow and future growth.
- **Premier Educational Hub:** Exceptionally located just blocks from the California Institute of Technology (Caltech) and Pasadena City College (PCC), ensuring a constant tenant pipeline.
- **Strong Demographics:** Situated in a highly affluent area with an average household income of ±\$125,446 within a 1-mile radius.
- **World-Class Walkability:** Just minutes from the Pasadena Playhouse, Old Town Pasadena, Target, Amazon Fresh, Vroman's Bookstore, Urth Caffé, and a vibrant dining scene.
- **Strategic Transit Access:** Seamless connectivity to the 210, 134, and 110 freeways, providing an easy commute to Downtown Los Angeles, Burbank, and Glendale.

Property Highlights

- Well maintained two-story garden style apartment with excellent curb appeal, gated entrance and secured parking
- Corner lot location with a wide ±84' frontage on Union Street
- Eight out of 10 units have been updated: updated kitchen and flooring
- One unit may be delivered vacant
- Excellent roof condition, double pane windows throughout, minimum landscaping, low maintenance property and easy to manage, updated exterior paint
- Good unit mix with good distributions of 2-bedroom and 1-bedroom units
- Great location with Walk Score 94, Bike Score 85
- Separately metered for electricity and gas, carport parking (no soft story retrofit required), seller own laundry machines

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PASADENA CITY COLLEGE



CALTECH

GROWTH INVESTMENT GROUP

COLORADO BLVD



112 N MAR VISTA AVE

UNION ST.

Walk Score **94**
Walker's Paradise
Daily errands do not require a car.

Bike Score **85**
Very Bikeable
Biking is convenient for most trips.

Exclusively Listed By:

HAN WIDJAJA CHEN

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HUNTINGTON LIBRARY



THE PASEO



PASADENA CONVENTION CENTER



OLD TOWN PASADENA



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HASTINGS RANCH



PASADENA CITY COLLEGE

COLORADO BLVD

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