

# EXCLUSIVE LISTING

1757 E Villa St, Pasadena, CA 91106

First Time for Sale Since 1981, 6-unit Value-add near Caltech and PCC, Significant Rental Upside, Fully Upgraded Electrical Panels, Roofs in Excellent Condition, OVERPARKED building, Garage in the back for ADU conversion.



## SUMMARY

Subject Property:	1757 E Villa St. Pasadena, CA 91106
Price:	\$1,798,000
Price per Unit:	\$299,700
Year Built:	1959 (FRONT 4), 1927 (BACK 2)
Building & Lot Area:	3,936 SF / 9,004 SF
APN & Zoning:	5749-016-014 / CL
Parking:	8-10(4 carports+2car garage+owner garage (2 tandem)+2 open space)
Unit Mix:	3 x 2B + 1B 3 x 1B + 1B

## Investment & Property Highlights

- Excellent location minutes away from Old Town Pasadena, Rose Bowl, and FWY 210
- First Time for Sale since 1981
- Rents are approximately 56% below market – all tenants on month-to-month
- Walk Score 79, Bike Score 78
- Excellent demographics with ±\$143,972 average household income in a 1-mile radius
- Great location between Hill Ave and Allen Ave, and minutes away from many amenities in the City of Pasadena
- Excellent access to 210, 134, and 110 freeways; superb access to downtown Los Angeles via FWY 110
- Very well maintained with excellent curb appeal
- Good unit mix with 50% 2bedroom units
- Recent Capital Improvements: Upgraded main electrical panels, driveway resurface
- Large Lot with CL (Commercial zone – high density)
- Additional 2 car garage in the back (1 door, can park 2 tandem) – ready to be converted into an ADU
- Separately metered for electricity and gas, individual water heater, laundry room (seller own machine)
- Roofs are in excellent condition
- Carport and open space parking – no soft story retrofit required
- Unit 1759 has a 2-car garage with direct access to unit

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ROSE BOWL AREA



JET PROPULSION LAB.



1757 E VILLA ST

GROWTH INVESTMENT GROUP

Walk Score  
**79**

**Very Walkable**

Most errands can be accomplished on foot.

HAN WIDJAJA CHEN

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PASADENA CITY COLLEGE



CALIFORNIA INSTITUTE OF TECHNOLOGY

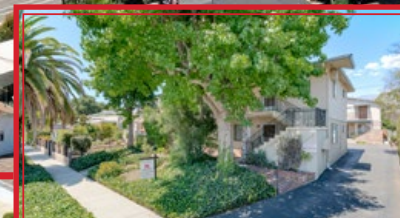


SHOPS ON LAKE



OLD TOWN PASADENA

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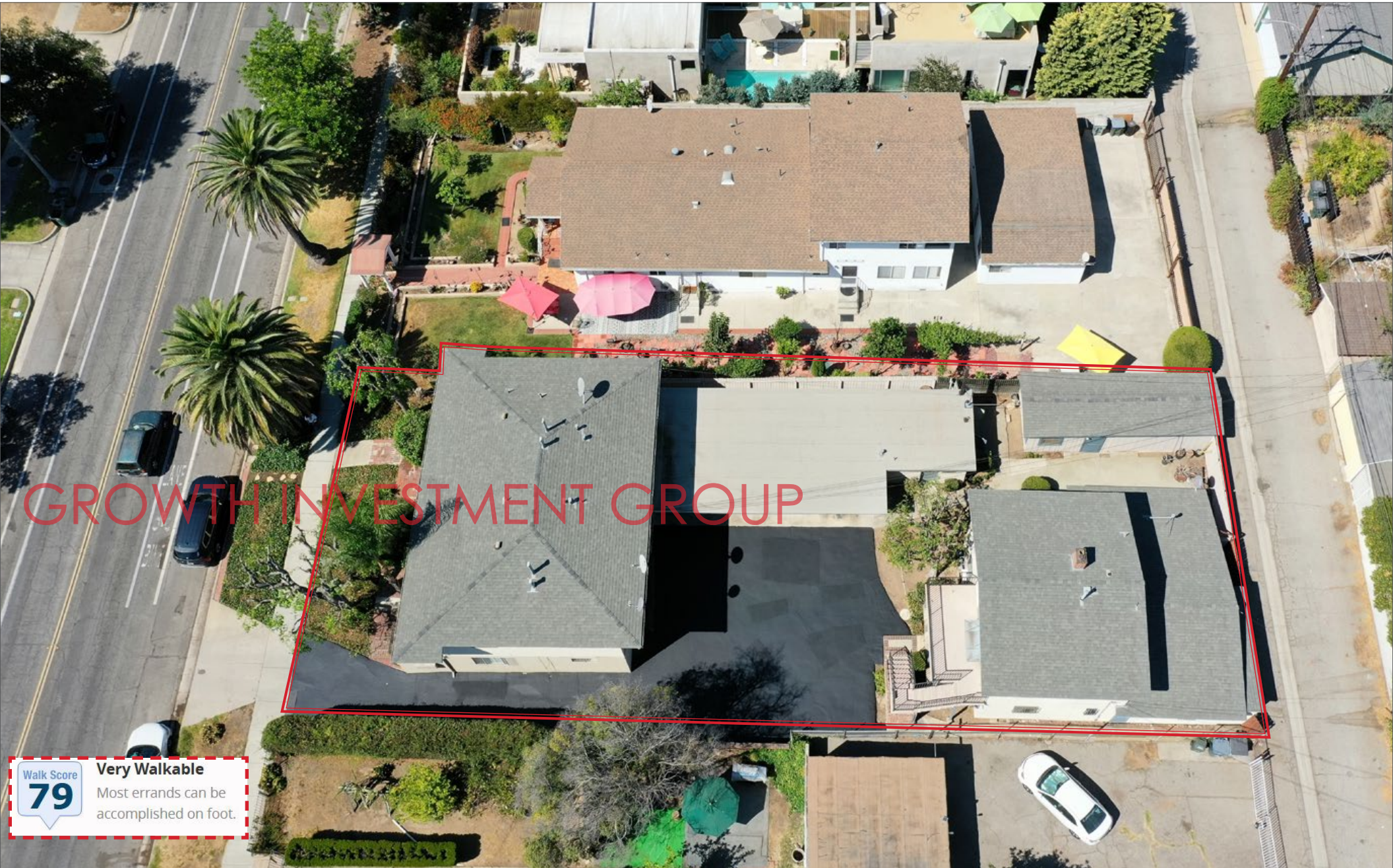
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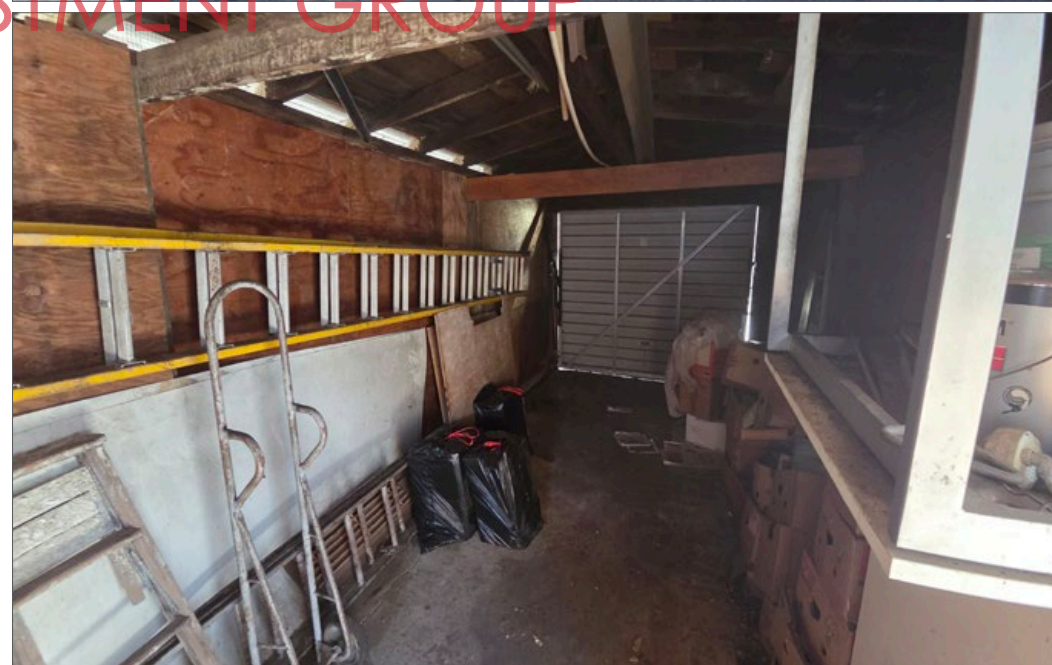
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