



934 N LAKE AVE  
Pasadena, CA 91104

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934 N LAKE AVE  
Pasadena, CA  
ACT ID ZAB0121145

**Marcus & Millichap**  

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**LAAA Team**

Expertise | Execution | Excellence

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**Marcus & Millichap**

**LAAA Team**

Expertise | Execution | Excellence

# INVESTMENT OVERVIEW



## EXECUTIVE SUMMARY

VITAL DATA				
			CURRENT	PRO FORMA
Price	\$1,650,000			
Down Payment	56% / \$924,000	CAP Rate	2.79%	5.57%
Loan Amount	\$726,000	GRM	19.37	12.28
Loan Type	Proposed New	Net Operating Income	\$46,105	\$91,920
Interest Rate / Amortization	3.65% / 30 Years	Net Cash Flow After Debt Service	0.68% / \$6,251	5.63% / \$52,066
Price/Unit	\$275,000	Total Return	2.15% / \$19,831	7.16% / \$66,150
Price/SF	\$446.43			
Number of Units	6			
Rentable Square Feet	3,696			
Year Built	1953			
Lot Size	0.21 acre(s)			

UNIT MIX		
NUMBER OF UNITS	UNIT TYPE	APPROX. SQUARE FEET
5	1 Bed / 1 Bath	
1	2 Bed / 1 Bath	
6	Total	3,696



## PROPOSED FINANCING

First Trust Deed	
Loan Amount	\$726,000
Loan Type	Proposed New
Interest Rate	3.65%
Amortization	30 Years
Loan Term	5 Years
Loan to Value	44%
Debt Coverage Ratio	1.16

## MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES
Jet Propulsion Laboratory	6,000
Operations/Risk Group	5,315
Jacobs Engineering Company	4,000
Hudson Gardens	3,400
Blue Chip Stamps Inc	3,074
Saint Elizabeth Church	2,800
CALTECH	2,564
Stater Bros Holdings Inc	2,118
Huntington Memorial Hospital	2,105
Feihe International Inc	1,932
Jacobs Engineering Inc	1,684
Pasadena City College	1,600

## DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2020 Estimate Pop	43,162	182,472	401,638
2010 Census Pop	41,809	174,601	387,248
2020 Estimate HH	16,008	72,266	152,448
2010 Census HH	15,377	68,351	145,289
Median HH Income	\$59,611	\$83,457	\$85,731
Per Capita Income	\$32,821	\$50,479	\$49,691
Average HH Income	\$87,537	\$126,427	\$130,106

## INVESTMENT OVERVIEW

The LAAA Team of Marcus & Millichap is proud to present these 6 units located at 934 N Lake Avenue in Pasadena, California. Built in 1953, the property sits on 9,247 square feet of land with 3,696 square feet of rentable area and consists of (5) 1-Bed/1-Bath and (1) 2-Bed/1-Bath units.

The property offers investors the possibility to renovate all the units and capture the significant upside in rents. Unit #2, which was the owner's unit, will be delivered vacant at the close of escrow. Although the rents are significantly below market, the property is well maintained with no significant deferred maintenance, including the fact that this property does not need seismic retrofitting. Additionally, each unit has above average size floor plans, and each unit has their own water heater.

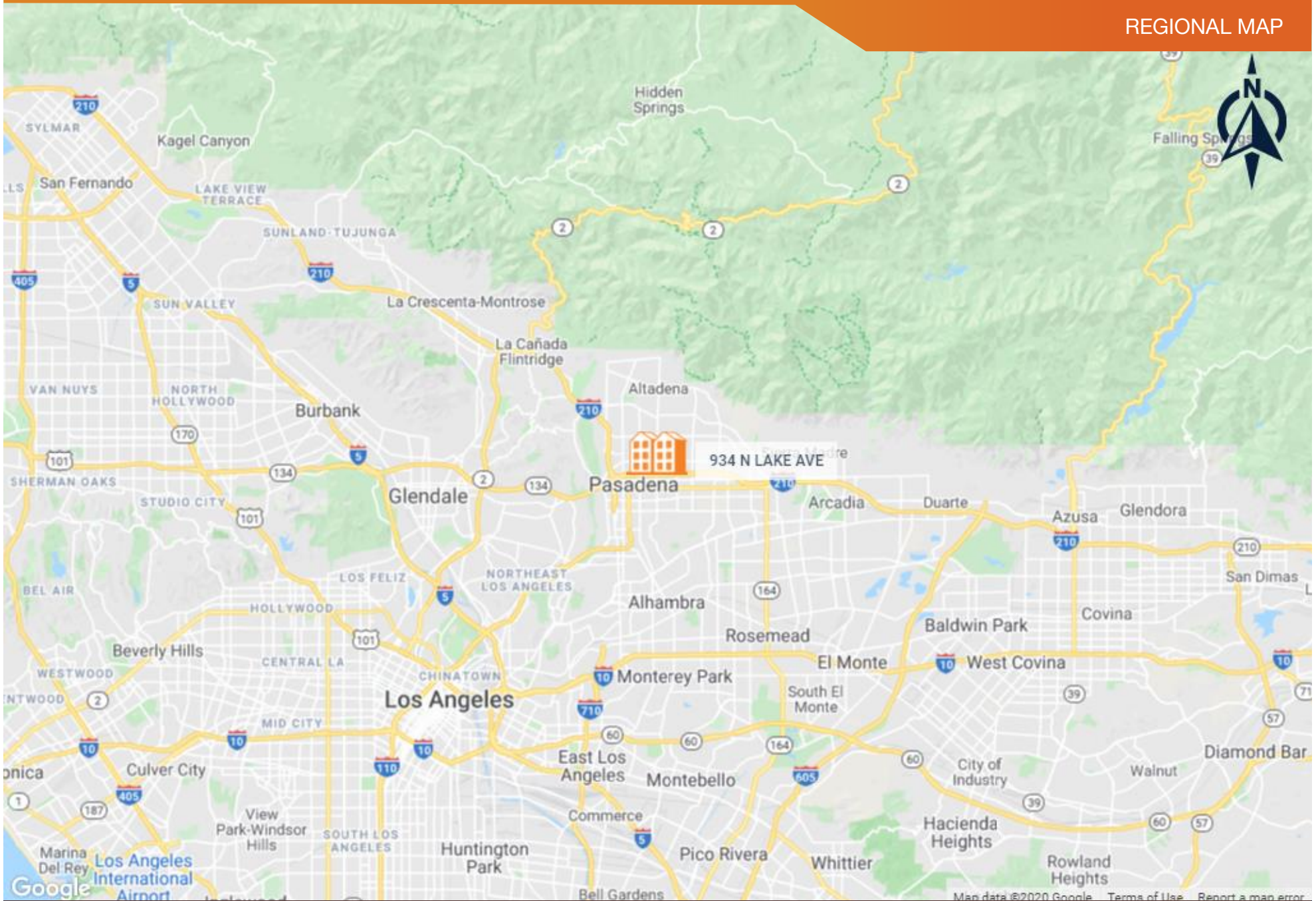
The winning investor on this opportunity might also be able to add another unit, possibly a 1,200 sq.ft. detached unit, through the new ADU program. This is possible because the property is situated on a large lot with almost half of the lot in the back used only for parking. The property should also have significant future development value due to its commercial zoning.

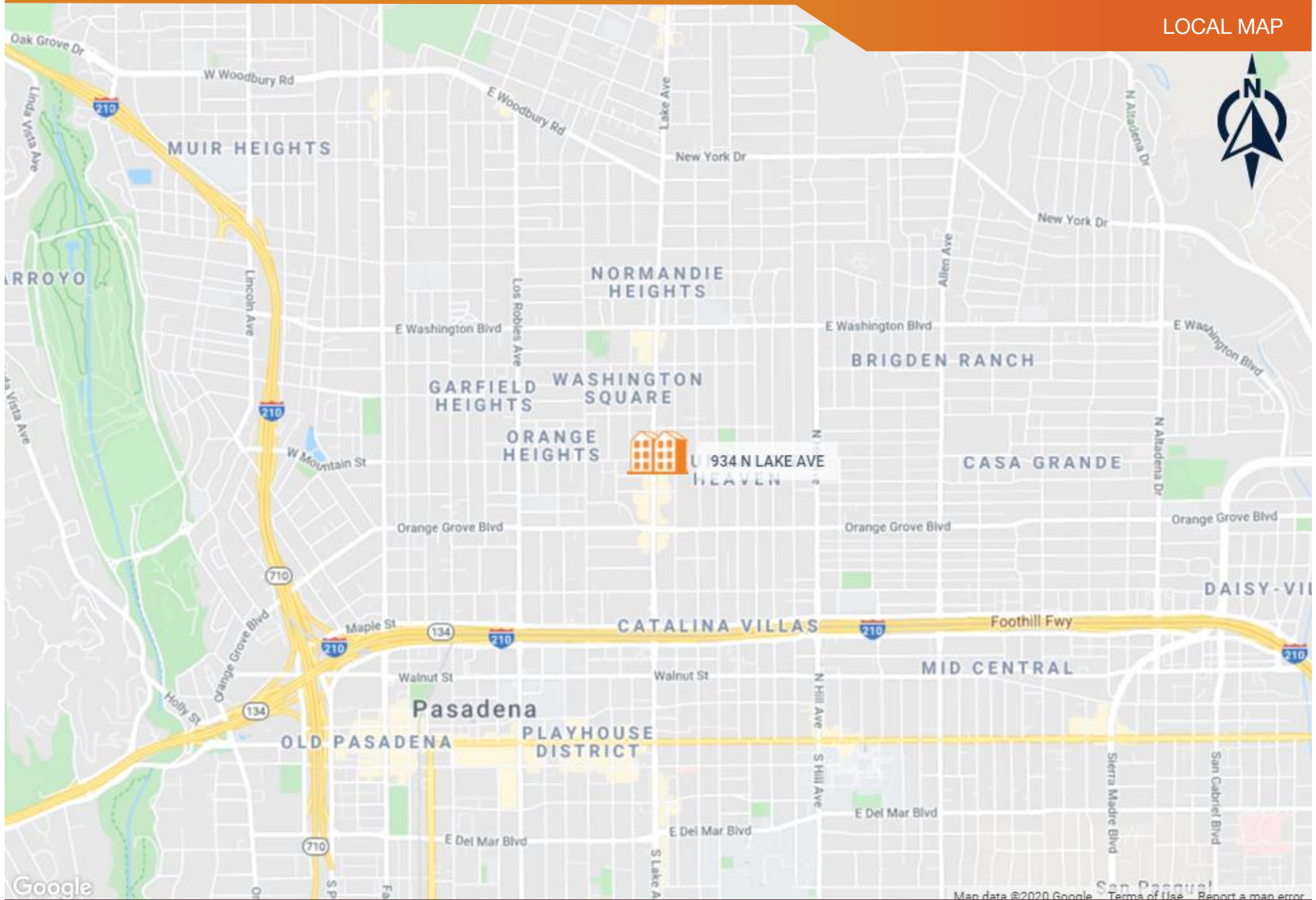
With a walk score of 88, this property is located in a good part of Pasadena, allowing a value add investor to achieve much higher rents through renovation.

## INVESTMENT HIGHLIGHTS

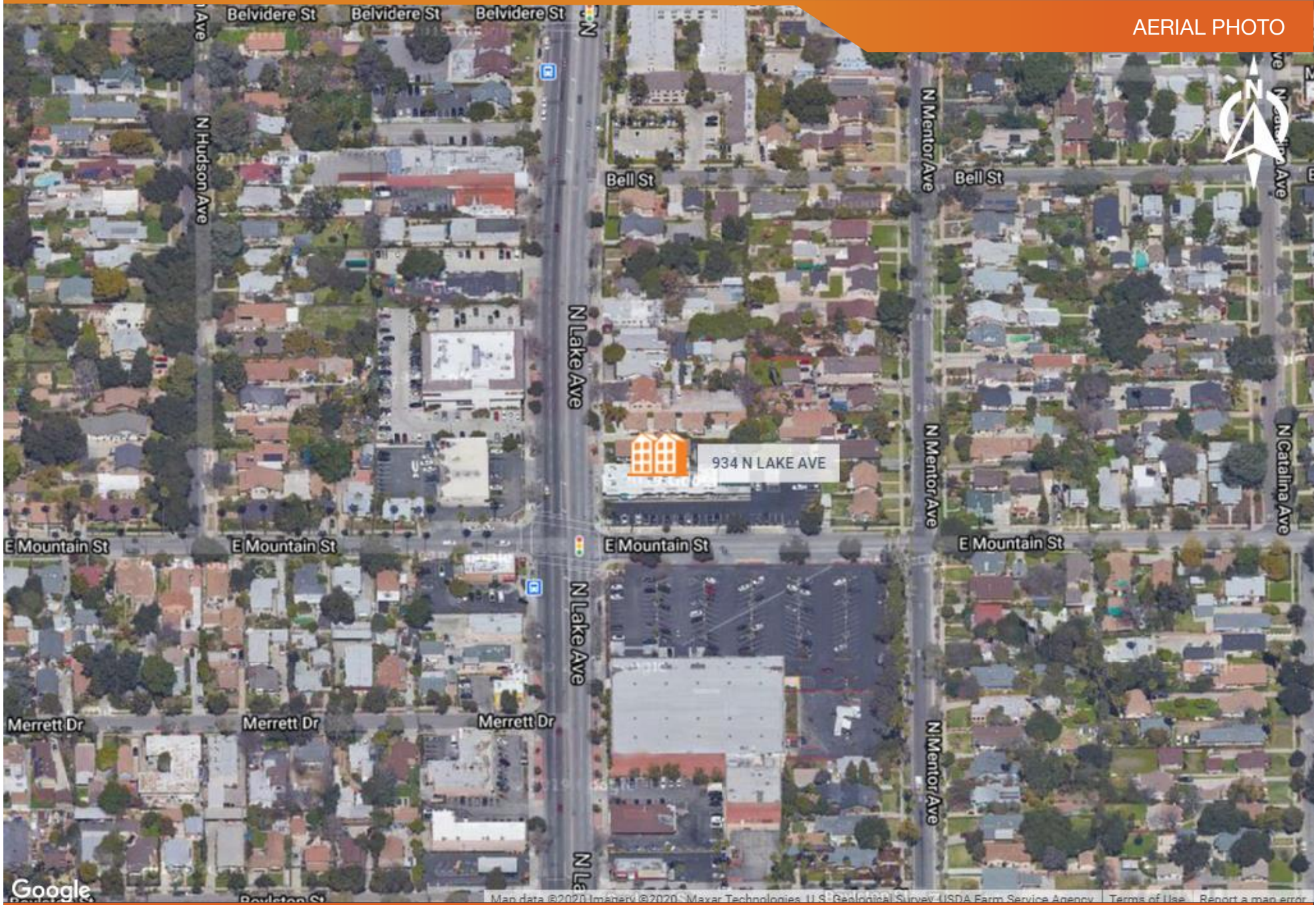
- Built in 1953
- Huge Value Add – 58% Upside
- Ample On-Site Parking
- Not Subject to LA Rent Control (5%+CPI)
- Only Subject to AB-1482
- Potential to Add an ADU
- Well Maintained Property
- Walk Score of 88









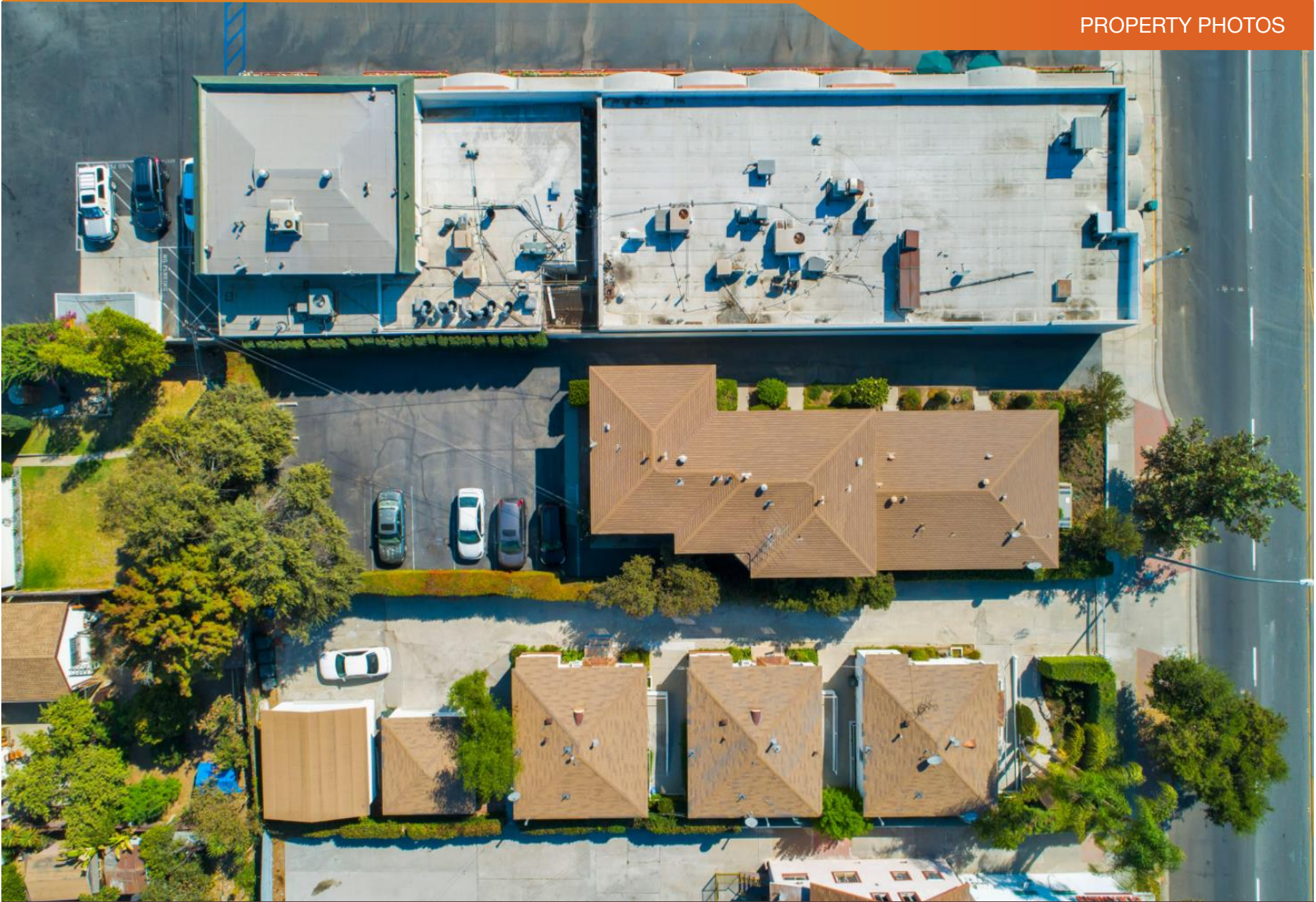


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# FINANCIAL ANALYSIS





RENT ROLL SUMMARY

As of September, 2020

Unit Type	# of Units	Avg Sq Feet	Rental Range	Current			Potential		
				Average Rent	Average Rent / SF	Monthly Income	Average Rent	Average Rent / SF	Monthly Income
1 Bed / 1 Bath	4	N/A	\$1,000 - \$1,100	\$1,025	N/A	\$4,100	\$1,800	N/A	\$7,200
1 Bed / 1 Bath (Vacant)	1	N/A	\$1,800 - \$1,800	\$1,800	N/A	\$1,800	\$1,800	N/A	\$1,800
2 Bed / 1 Bath	1	N/A	\$1,200 - \$1,200	\$1,200	N/A	\$1,200	\$2,200	N/A	\$2,200
<b>Totals/Weighted Averages</b>	<b>6</b>	<b>616</b>		<b>\$1,183</b>	<b>\$1.92</b>	<b>\$7,100</b>	<b>\$1,867</b>	<b>\$3.03</b>	<b>\$11,200</b>
<b>Gross Annualized Rents</b>				<b>\$85,200</b>			<b>\$134,400</b>		

Notes:

Unit Distribution



Unit Rent



## RENT ROLL DETAIL

As of September, 2020

Unit	Unit Type	Current Rent / Month	Current Rent / SF/ Month	Potential Rent / Month	Potential Rent/ SF/ Month
1	1 Bed / 1 Bath	\$1,100	\$0.00	\$1,800	\$0.00
2	1 Bed / 1 Bath (Vacant)	\$1,800	\$0.00	\$1,800	\$0.00
3	1 Bed / 1 Bath	\$1,000	\$0.00	\$1,800	\$0.00
4	1 Bed / 1 Bath	\$1,000	\$0.00	\$1,800	\$0.00
5	1 Bed / 1 Bath	\$1,000	\$0.00	\$1,800	\$0.00
6	2 Bed / 1 Bath	\$1,200	\$0.00	\$2,200	\$0.00
<b>Total</b>	<b>Square Feet: 3,696</b>	<b>\$7,100</b>	<b>\$1.92</b>	<b>\$11,200</b>	<b>\$3.03</b>

## OPERATING STATEMENT

Income	Current		Pro Forma	Notes	Per Unit	Per SF
<b>Gross Current Rent</b>	<b>85,200</b>		<b>134,400</b>		<b>22,400</b>	<b>36.36</b>
Physical Vacancy	(2,556)	3.0%	(4,032)	3.0%	(672)	(1.09)
<b>Total Vacancy</b>	<b>(\$2,556)</b>	<b>3.0%</b>	<b>(\$4,032)</b>	<b>3.0%</b>	<b>(\$672)</b>	<b>(\$1)</b>
<b>Effective Rental Income</b>	<b>82,644</b>		<b>130,368</b>		<b>21,728</b>	<b>35.27</b>
<b>Other Income</b>						
Laundry Income	1,440		1,440		240	0.39
<b>Total Other Income</b>	<b>\$1,440</b>		<b>\$1,440</b>		<b>\$240</b>	<b>\$0.39</b>
<b>Effective Gross Income</b>	<b>\$84,084</b>		<b>\$131,808</b>		<b>\$21,968</b>	<b>\$35.66</b>

Expenses	Current		Pro Forma	Notes	Per Unit	Per SF
Real Estate Taxes	19,800		19,800	[1]	3,300	5.36
Insurance	1,848		1,848	[2]	308	0.50
Utilities	5,600		5,600	[3]	933	1.52
Trash Removal	1,405		1,405	[4]	234	0.38
Repairs & Maintenance	3,000		3,000	[5]	500	0.81
Landscaping	1,121		1,121	[6]	187	0.30
Pest Control	342		342	[7]	57	0.09
Operating Reserves	1,500		1,500	[8]	250	0.41
Management Fee	3,363	4.0%	5,272	4.0%	879	1.43
<b>Total Expenses</b>	<b>\$37,979</b>		<b>\$39,888</b>		<b>\$6,648</b>	<b>\$10.79</b>
<b>Expenses as % of EGI</b>	<b>45.2%</b>		<b>30.3%</b>			
<b>Net Operating Income</b>	<b>\$46,105</b>		<b>\$91,920</b>		<b>\$15,320</b>	<b>\$24.87</b>

Notes and assumptions to the above analysis are on the following page.

**NOTES****Notes to Operating Statement**

- [1] 1.20% of the purchase price
- [2] \$0.50 per rentable sf
- [3] Owner provided expense
- [4] Owner provided expense
- [5] \$500 per unit per year
- [6] Owner provided expense
- [7] Owner provided expense
- [8] \$250 per unit per year

## PRICING DETAIL

Summary		
<b>Price</b>	<b>\$1,650,000</b>	
Down Payment	\$924,000	56%
Number of Units	6	
Price Per Unit	\$275,000	
Price Per SqFt	\$446.43	
Gross SqFt	3,696	
Lot Size	0.21 Acres	
Approx. Year Built	1953	

Returns	Current	Pro Forma
<b>CAP Rate</b>	<b>2.79%</b>	<b>5.57%</b>
GRM	19.37	12.28
Cash-on-Cash	0.68%	5.63%
Debt Coverage Ratio	1.16	2.31

Financing	1st Loan
Loan Amount	\$726,000
Loan Type	New
Interest Rate	3.65%
Amortization	30 Years
Year Due	2025

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

# Of Units	Unit Type	SqFt/Unit	Scheduled Rents	Market Rents
5	1 Bed / 1 Bath	0	\$1,180	\$1,800
1	2 Bed / 1 Bath	0	\$1,200	\$2,200

Operating Data				
Income		Current		Pro Forma
<b>Gross Scheduled Rent</b>		<b>\$85,200</b>		<b>\$134,400</b>
Less: Vacancy/Deductions	3.0%	\$2,556	3.0%	\$4,032
Total Effective Rental Income		\$82,644		\$130,368
Other Income		\$1,440		\$1,440
Effective Gross Income		\$84,084		\$131,808
Less: Expenses	45.2%	\$37,979	30.3%	\$39,888
<b>Net Operating Income</b>		<b>\$46,105</b>		<b>\$91,920</b>
Cash Flow		\$46,105		\$91,920
Debt Service		\$39,854		\$39,854
Net Cash Flow After Debt Service	0.68%	\$6,251	5.63%	\$52,066
Principal Reduction		\$13,581		\$14,085
<b>Total Return</b>	<b>2.15%</b>	<b>\$19,831</b>	<b>7.16%</b>	<b>\$66,150</b>

Expenses	Current	Pro Forma
Real Estate Taxes	\$19,800	\$19,800
Insurance	\$1,848	\$1,848
Utilities	\$5,600	\$5,600
Trash Removal	\$1,405	\$1,405
Repairs & Maintenance	\$3,000	\$3,000
Landscaping	\$1,121	\$1,121
Pest Control	\$342	\$342
Operating Reserves	\$1,500	\$1,500
Management Fee	\$3,363	\$5,272
<b>Total Expenses</b>	<b>\$37,979</b>	<b>\$39,888</b>
<b>Expenses/Unit</b>	<b>\$6,330</b>	<b>\$6,648</b>
<b>Expenses/SF</b>	<b>\$10.28</b>	<b>\$10.79</b>

## MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources providing the most competitive rates and terms.

We leverage our prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



**Closed 1,994 debt and equity financings in 2019**



**National platform operating within the firm's brokerage offices**



**\$ 7.18 billion total national volume in 2019**



**Access to more capital sources than any other firm in the industry**

## WHY MMCC?

**Optimum financing solutions to enhance value**

**Enhanced control through investor qualification support**

**Enhanced control through MMCC's ability to qualify investor finance contingencies**

**Enhanced control through quickly identifying potential debt/equity sources, processing, and closing buyer's finance alternatives**

**Enhanced control through MMCC's ability to monitor investor/due diligence and underwriting to ensure timely, predictable closings**

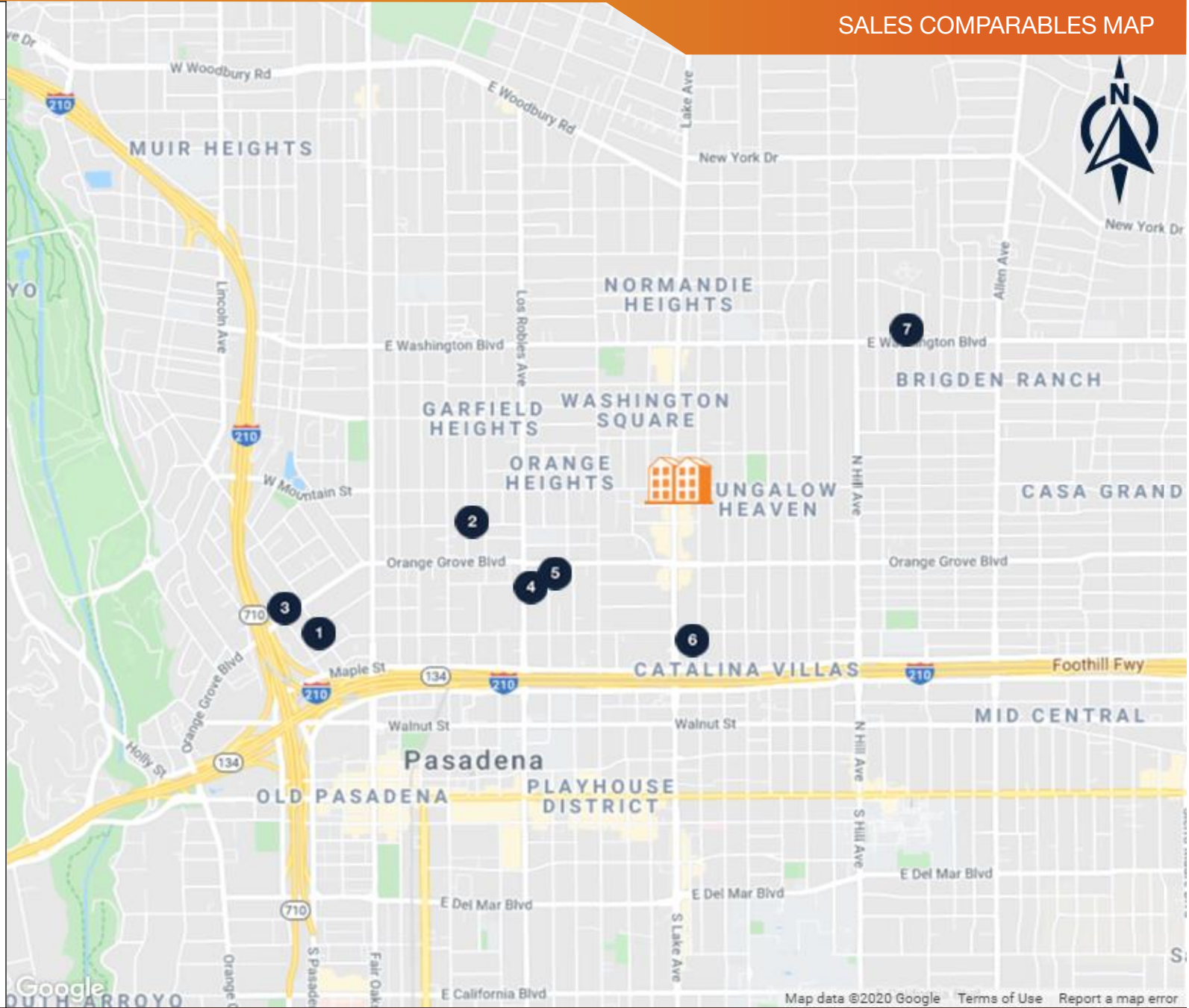
# MARKET COMPARABLES





934 N LAKE AVE  
Pasadena, CA 91104

- 1 466 Cypress Ave
- 2 760 Worcester Ave
- 3 642 N Orange Grove Blvd
- 4 570 N Los Robles Ave
- 5 610 N Oakland Ave
- 6 405 N Mentor Ave
- 7 1552 E Washington Blvd



● SALES COMPARABLES

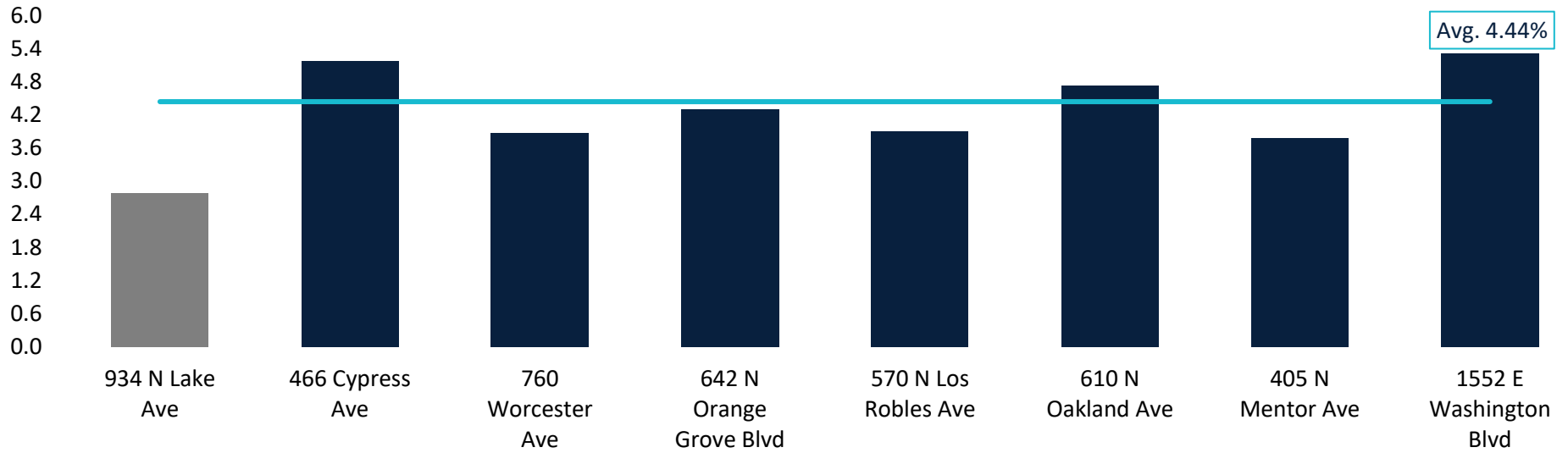


SALES COMPARABLES

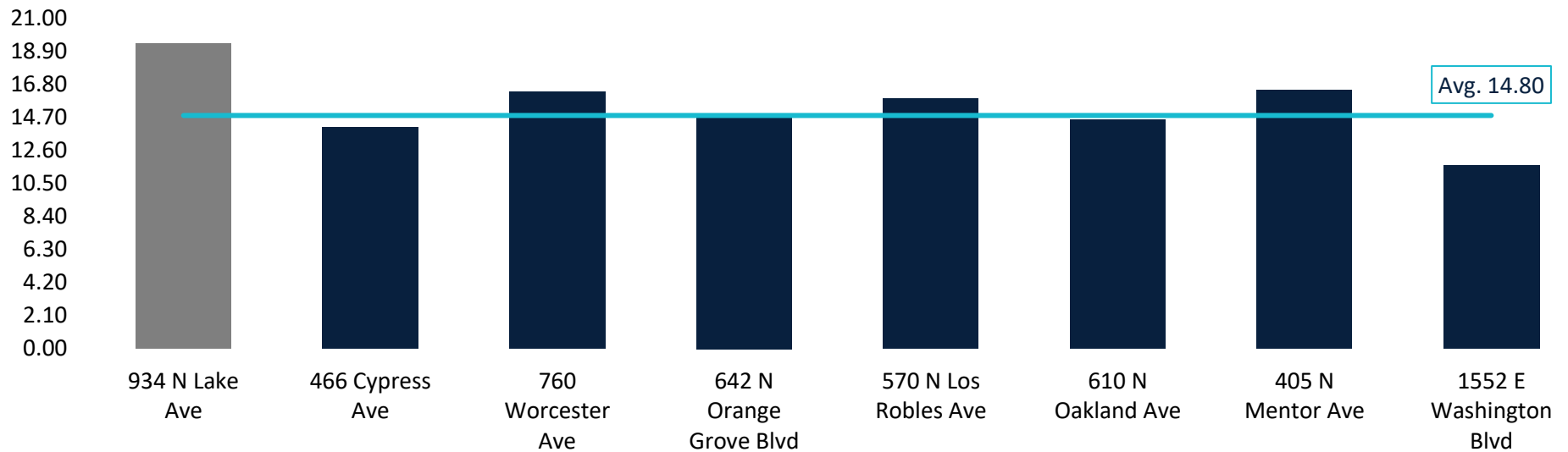
SALES COMPS AVG

SALES COMPARABLES

Average Cap Rate



Average GRM

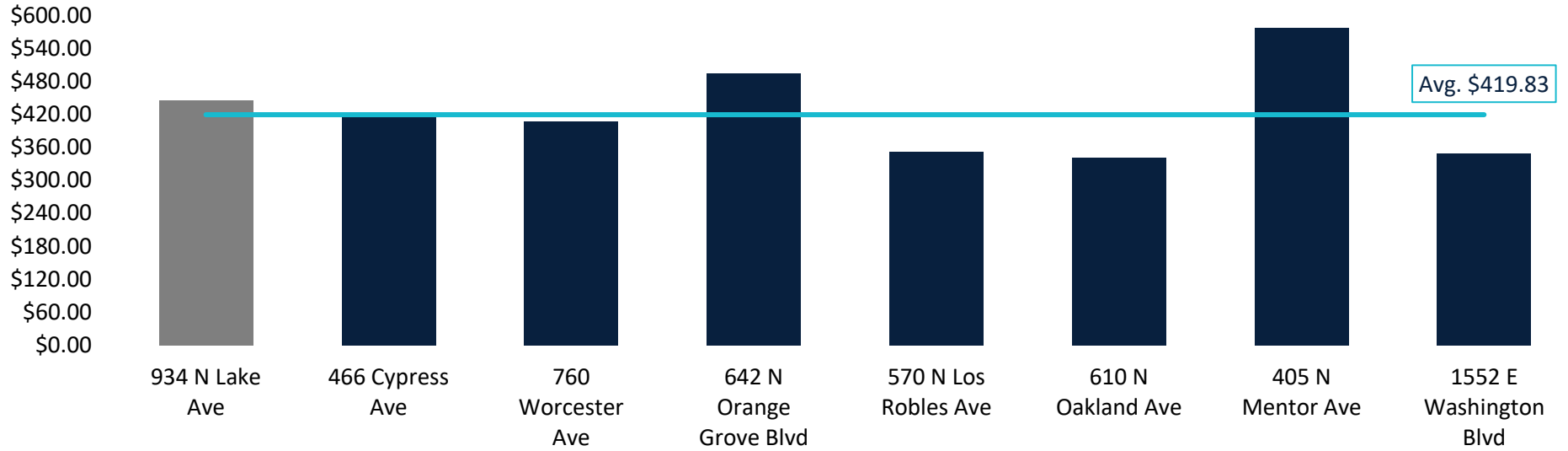


SALES COMPARABLES

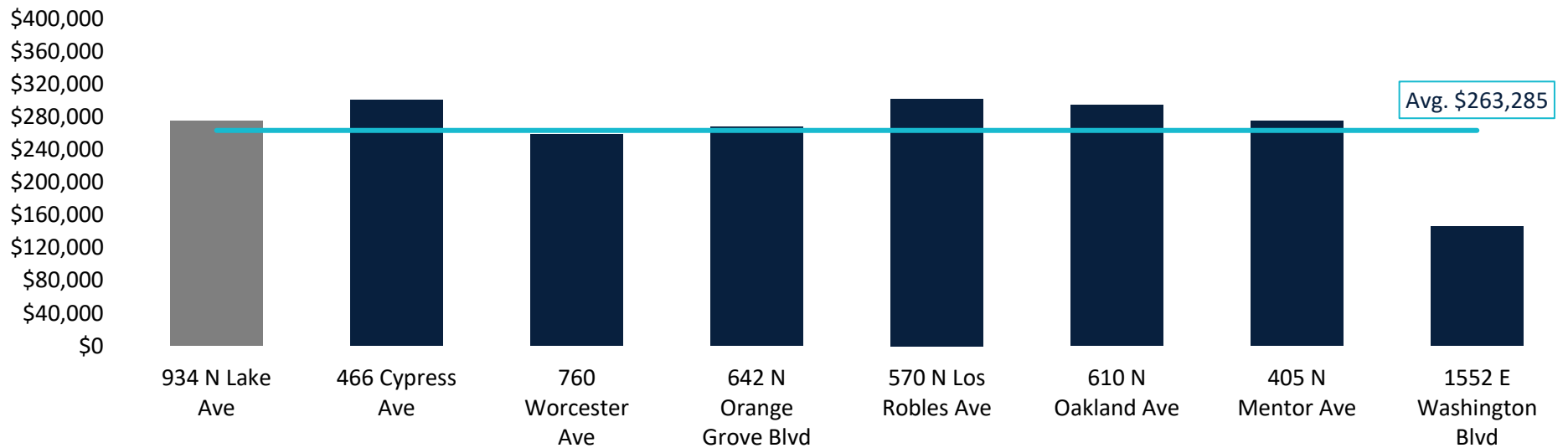
SALES COMPS AVG

SALES COMPARABLES

**Average Price Per Square Foot**



**Average Price Per Unit**



SALES COMPARABLES

**934 N LAKE AVE**

934 N Lake Ave, Pasadena, CA, 91104



		Units	Unit Type
Offering Price:	\$1,650,000	5	1 Bed 1 Bath
Price/Unit:	\$275,000	1	2 Bed 1 Bath
Price/SF:	\$446.43		
CAP Rate:	2.79%		
GRM:	19.37		
Total No. of Units:	6		
Year Built:	1953		

Underwriting Criteria			
Income	\$84,084	Expenses	\$37,979
NOI	\$46,105	Vacancy	(\$2,556)

**466 CYPRESS AVE**

466 Cypress Ave, Pasadena, CA, 91103



		Units	Unit Type
Close Of Escrow:	5/8/2020	1	Studio 1 Bath
Sales Price:	\$2,100,000	1	1 Bdr 1 Bath
Price/Unit:	\$300,000	3	2 Bdr 1 Bath
Price/SF:	\$414.86	1	3 Bdr 1 Bath
CAP Rate:	5.18%	1	3 Bdr 2 Bath
GRM:	14.03		
Total No. of Units:	7		
Year Built:	1944		

Underwriting Criteria			
Income	\$149,700		
NOI	\$108,819		

NOTES

Renovated property.

**760 WORCESTER AVE**

760 Worcester Ave, Pasadena, CA, 91104



		Units	Unit Type
Close Of Escrow:	2/6/2020	4	1 Bdr 1 Bath
Sales Price:	\$1,550,000	2	2 Bdr 1 Bath
Price/Unit:	\$258,333		
Price/SF:	\$407.89		
CAP Rate:	3.87%		
GRM:	16.29		
Total No. of Units:	6		
Year Built:	1962		

Underwriting Criteria			
Income	\$95,136		
NOI	\$60,024		

SALES COMPARABLES

**642 N ORANGE GROVE BLVD**

642 N Orange Grove Blvd, Pasadena, CA, 91103



		Units	Unit Type
Close Of Escrow:	10/17/2019	10	2 Bdr 1 Bath
Sales Price:	\$2,675,000		
Price/Unit:	\$267,500		
Price/SF:	\$495.37		
CAP Rate:	4.30%		
GRM:	14.78		
Total No. of Units:	10		
Year Built:	1963		

Underwriting Criteria	
Income	\$180,946
NOI	\$115,114

**570 N LOS ROBLES AVE**

570 N Los Robles Ave, Pasadena, CA, 91101



		Units	Unit Type
Close Of Escrow:	6/11/2019	1	1 Bdr 1 Bath
Sales Price:	\$3,625,000	10	2 Bdr 1 Bath
Price/Unit:	\$302,083	1	3 Bdr 2 Bath
Price/SF:	\$352.76		
CAP Rate:	3.90%		
GRM:	15.90		
Total No. of Units:	12		
Year Built:	1963		

Underwriting Criteria	
Income	\$228,024
NOI	\$141,375

**610 N OAKLAND AVE**

610 N Oakland Ave, Pasadena, CA, 91101



		Units	Unit Type
Close Of Escrow:	7/1/2020	4	1 Bdr 1 Bath
Sales Price:	\$2,357,000	4	2 Bdr 1 Bath
Price/Unit:	\$294,625		
Price/SF:	\$341.40		
CAP Rate:	4.74%		
GRM:	14.54		
Total No. of Units:	8		
Year Built:	1958		

Underwriting Criteria	
Income	\$162,087
NOI	\$111,683

SALES COMPARABLES

**405 N MENTOR AVE**

405 N Mentor Ave, Pasadena, CA, 91106



		Units	Unit Type
Close Of Escrow:	5/7/2020	4	Studio 1 Bath
Sales Price:	\$2,200,000	2	1 Bdr 1 Bath
Price/Unit:	\$275,000	2	2 Bdr 1 Bath
Price/SF:	\$577.73		
CAP Rate:	3.78%		
GRM:	16.40		
Total No. of Units:	8		
Year Built:	1908		

**Underwriting Criteria**

Income	\$134,106
NOI	\$83,146

NOTES

Renovated property.

**1552 E WASHINGTON BLVD**

1552 E Washington Blvd, Pasadena, CA, 91104



		Units	Unit Type
Close Of Escrow:	11/26/2019	9	Studio 1 Bath
Sales Price:	\$1,600,000	1	1 Bdr 1 Bath
Price/Unit:	\$145,455	1	2 Bdr 1 Bath
Price/SF:	\$348.81		
CAP Rate:	5.32%		
GRM:	11.65		
Total No. of Units:	11		
Year Built:	1949		

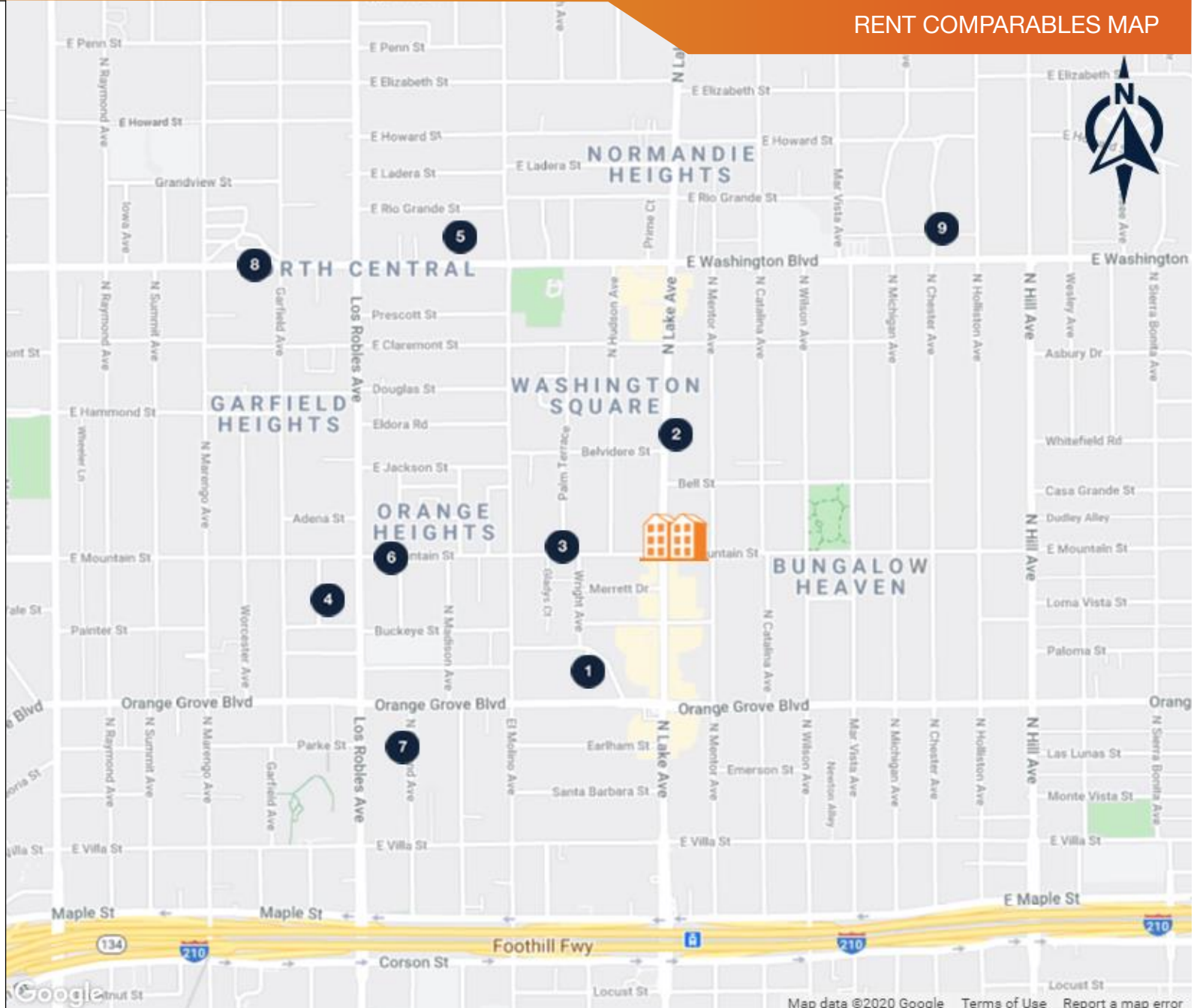
**Underwriting Criteria**

Income	\$137,393
NOI	\$85,183



**934 N LAKE AVE  
Pasadena, CA 91104**

- 1 761 E Orange Grove Blvd
- 2 1070 N Lake Ave
- 3 734 Mountain St
- 4 824 N Euclid Ave
- 5 585 E Washington Blvd
- 6 881 N Oakland Ave
- 7 597 N Oakland Ave
- 8 1305 N Garfield Ave
- 9 1273 E Washington Blvd

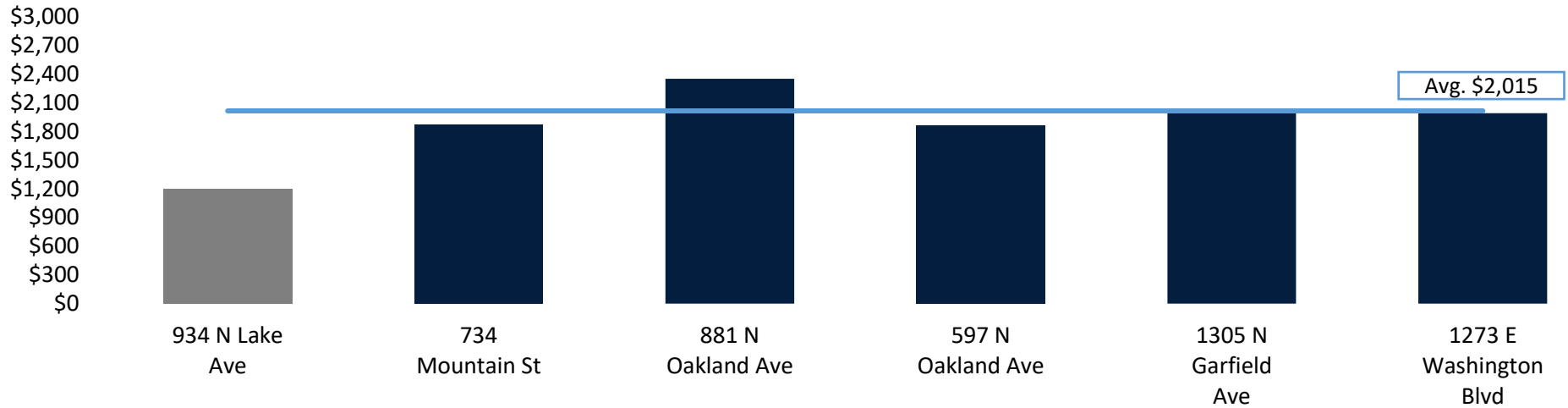


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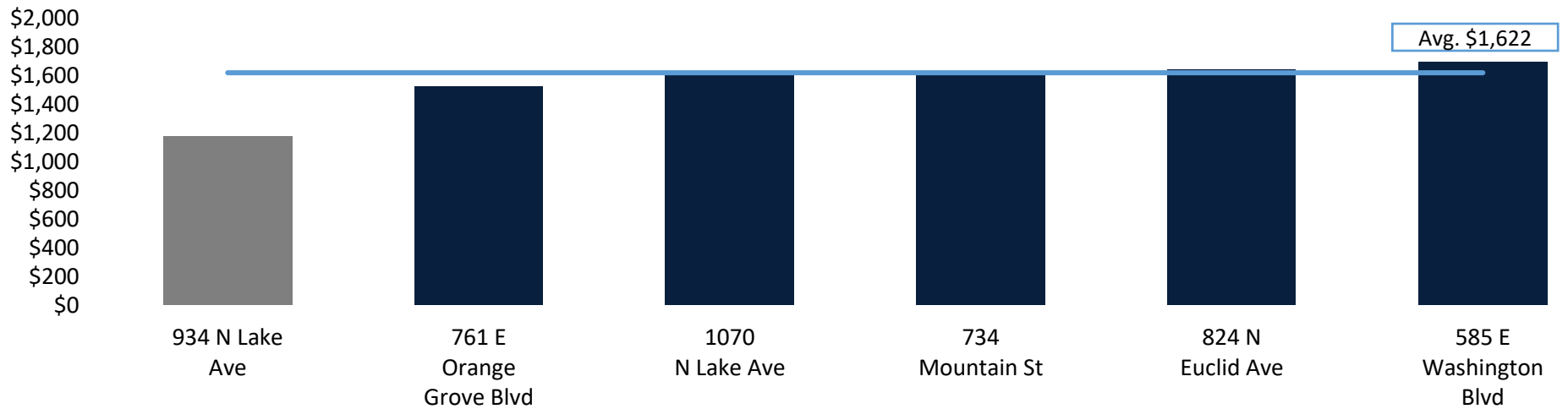
**AVERAGE RENT - MULTIFAMILY**

**RENT COMPARABLES**

**2 Bedroom**



**1 Bedroom**



**934 N LAKE AVE**

934 N Lake Ave, Pasadena, CA, 91104



Unit Type	Units	SF	Rent	Rent/SF
1 Bed 1 Bath	5		\$1,180	\$0.00
2 Bed 1 Bath	1		\$1,200	\$0.00
<b>Total/Avg.</b>	<b>6</b>		<b>\$1,183</b>	

YEAR BUILT: 1953

**761 E ORANGE GROVE BLVD**

761 E Orange Grove Blvd, Pasadena, CA, 91104



Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	1	650	\$1,525	\$2.35
<b>Total/Avg.</b>	<b>1</b>	<b>650</b>	<b>\$1,525</b>	<b>\$2.35</b>

YEAR BUILT: 1965

**1070 N LAKE AVE**

1070 N Lake Ave, Pasadena, CA, 91104



Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	1	559	\$1,620	\$2.90
<b>Total/Avg.</b>	<b>1</b>	<b>559</b>	<b>\$1,620</b>	<b>\$2.90</b>

YEAR BUILT: 1973



**734 MOUNTAIN ST**

734 Mountain St, Pasadena, CA, 91104



Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	1	550	\$1,625	\$2.95
2 Bdr 1 Bath	1	900	\$1,875	\$2.08
<b>Total/Avg.</b>	<b>2</b>	<b>725</b>	<b>\$1,750</b>	<b>\$2.41</b>

YEAR BUILT: 1965

**824 N EUCLID AVE**

824 N Euclid Ave, Pasadena, CA, 91104



Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	1	525	\$1,645	\$3.13
<b>Total/Avg.</b>	<b>1</b>	<b>525</b>	<b>\$1,645</b>	<b>\$3.13</b>

YEAR BUILT: 1964

**585 E WASHINGTON BLVD**

585 E Washington Blvd, Pasadena, CA, 91104



Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	1	700	\$1,695	\$2.42
<b>Total/Avg.</b>	<b>1</b>	<b>700</b>	<b>\$1,695</b>	<b>\$2.42</b>

YEAR BUILT: 1958

**881 N OAKLAND AVE**

881 N Oakland Ave, Pasadena, CA, 91104



Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 1 Bath	1	975	\$2,350	\$2.41
Total/Avg.	1	975	\$2,350	\$2.41

YEAR BUILT: 1963

**597 N OAKLAND AVE**

597 N Oakland Ave, Pasadena, CA, 91101



Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 1 Bath	1	650	\$1,865	\$2.87
Total/Avg.	1	650	\$1,865	\$2.87

YEAR BUILT: 1954

**1305 N GARFIELD AVE**

1305 N Garfield Ave, Pasadena, CA, 91104



Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 1 Bath	1	850	\$1,995	\$2.35
Total/Avg.	1	850	\$1,995	\$2.35

YEAR BUILT: 1964

**1273 E WASHINGTON BLVD**

1273 E Washington Blvd, Pasadena, CA, 91104

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Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 1 Bath	1	850	\$1,990	\$2.34
Total/Avg.	1	850	\$1,990	\$2.34

YEAR BUILT: 1939

# MARKET OVERVIEW



Created on October 2020

POPULATION	1 Miles	3 Miles	5 Miles
■ 2025 Projection			
Total Population	43,499	185,859	409,016
■ 2020 Estimate			
Total Population	43,162	182,472	401,638
■ 2010 Census			
Total Population	41,809	174,601	387,248
■ 2000 Census			
Total Population	42,899	171,409	382,217
■ Daytime Population			
2020 Estimate	32,099	213,115	405,170
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2025 Projection			
Total Households	16,257	74,155	155,972
■ 2020 Estimate			
Total Households	16,008	72,266	152,448
Average (Mean) Household Size	2.64	2.46	2.59
■ 2010 Census			
Total Households	15,377	68,351	145,289
■ 2000 Census			
Total Households	14,578	64,672	140,610
Growth 2015-2020	1.56%	2.61%	2.31%
HOUSING UNITS	1 Miles	3 Miles	5 Miles
■ Occupied Units			
2025 Projection	16,257	74,155	155,972
2020 Estimate	17,124	76,664	160,487
Owner Occupied	4,705	33,595	76,563
Renter Occupied	11,303	38,671	75,884
Vacant	1,116	4,398	8,039
■ Persons In Units			
2020 Estimate Total Occupied Units	16,008	72,266	152,448
1 Person Units	31.95%	32.66%	28.01%
2 Person Units	27.45%	30.87%	30.56%
3 Person Units	14.42%	14.60%	16.60%
4 Person Units	12.18%	11.43%	13.70%
5 Person Units	6.80%	5.37%	6.10%
6+ Person Units	7.19%	5.07%	5.03%

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2020 Estimate			
\$200,000 or More	7.19%	14.78%	15.46%
\$150,000 - \$199,000	6.61%	9.49%	9.83%
\$100,000 - \$149,000	14.53%	17.58%	17.88%
\$75,000 - \$99,999	12.35%	12.74%	12.45%
\$50,000 - \$74,999	15.11%	14.05%	14.11%
\$35,000 - \$49,999	9.75%	7.80%	8.34%
\$25,000 - \$34,999	8.56%	5.86%	5.91%
\$15,000 - \$24,999	9.17%	6.71%	6.77%
Under \$15,000	16.73%	10.99%	9.24%
Average Household Income	\$87,537	\$126,427	\$130,106
Median Household Income	\$59,611	\$83,457	\$85,731
Per Capita Income	\$32,821	\$50,479	\$49,691
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2020 Estimate Total Population	43,162	182,472	401,638
Under 20	23.11%	20.80%	21.05%
20 to 34 Years	26.36%	22.47%	20.38%
35 to 39 Years	8.29%	7.54%	7.01%
40 to 49 Years	13.63%	13.59%	13.76%
50 to 64 Years	16.48%	19.63%	20.69%
Age 65+	12.13%	15.96%	17.10%
Median Age	35.30	39.43	41.15
■ Population 25+ by Education Level			
2020 Estimate Population Age 25+	30,432	134,076	294,882
Elementary (0-8)	10.11%	5.88%	4.93%
Some High School (9-11)	7.30%	5.31%	5.25%
High School Graduate (12)	18.62%	14.67%	15.33%
Some College (13-15)	17.10%	16.37%	16.38%
Associate Degree Only	6.56%	6.98%	7.07%
Bachelors Degree Only	22.76%	26.65%	27.99%
Graduate Degree	14.04%	22.05%	20.92%
■ Population by Gender			
2020 Estimate Total Population	43,162	182,472	401,638
Male Population	49.18%	48.54%	48.10%
Female Population	50.82%	51.46%	51.90%

Source: © 2019 Experian



### Population

In 2019, the population in your selected geography is 43,162. The population has changed by 0.61% since 2000. It is estimated that the population in your area will be 43,499.00 five years from now, which represents a change of 0.78% from the current year. The current population is 49.18% male and 50.82% female. The median age of the population in your area is 35.30, compare this to the US average which is 38.21. The population density in your area is 13,736.58 people per square mile.



### Households

There are currently 16,008 households in your selected geography. The number of households has changed by 9.81% since 2000. It is estimated that the number of households in your area will be 16,257 five years from now, which represents a change of 1.56% from the current year. The average household size in your area is 2.64 persons.



### Income

In 2019, the median household income for your selected geography is \$59,611, compare this to the US average which is currently \$62,990. The median household income for your area has changed by 76.59% since 2000. It is estimated that the median household income in your area will be \$70,023 five years from now, which represents a change of 17.47% from the current year.

The current year per capita income in your area is \$32,821, compare this to the US average, which is \$34,935. The current year average household income in your area is \$87,537, compare this to the US average which is \$90,941.



### Race and Ethnicity

The current year racial makeup of your selected area is as follows: 49.51% White, 11.71% Black, 0.11% Native American and 11.16% Asian/Pacific Islander. Compare these to US averages which are: 69.84% White, 12.88% Black, 0.20% Native American and 5.75% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 49.44% of the current year population in your selected area. Compare this to the US average of 18.38%.



### Housing

The median housing value in your area was \$596,946 in 2019, compare this to the US average of \$221,068. In 2000, there were 4,502 owner occupied housing units in your area and there were 10,076 renter occupied housing units in your area. The median rent at the time was \$603.



### Employment

In 2019, there are 19,969 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 57.25% of employees are employed in white-collar occupations in this geography, and 43.18% are employed in blue-collar occupations. In 2019, unemployment in this area is 6.66%. In 2000, the average time traveled to work was 31.00 minutes.

