



OFFERING MEMORANDUM

63-67 S Daisy Ave. Pasadena, CA 91107

Pride-of-Ownership 7-Unit Multifamily in Lamanda Park Area, Beautifully Maintained Apartment in an Excellent Location, Excellent Demographics ($\pm$ \$172k) – Walkscore 90, New Roofs, New Exterior Paint, and Other Recent Capital Improvements, Mature SFR Neighborhood, First Time for Sale Since 2009, Clear ADUs Upside.

Exclusively Listed By:
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GIS
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CALIFORNIA

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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of 63-67 S Daisy Ave, Pasadena, CA ("Property").

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information that prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and Growth Investment Group. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor Growth Investment Group, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time, with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Growth Investment Group.



01. EXECUTIVE SUMMARY

SUMMARY

Subject Property:	63-67 S Daisy Ave Pasadena, CA 91107
Price:	\$2,100,000
Price per Unit:	\$300,000
Year Built:	1960
APN:	5748-013-015
Building Area:	4,055 SF
Lot Size:	9,508 SF
Zoning/Parking:	RPD / 8 (6 Car Garage + 1 carport + 1 open)
Unit Mix:	1 x 2B + 1B (Front House) 6 x 1B + 1B

Financials & Rent Roll on Pages 27-28

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Investment Highlights

- Superb Location in a mature Single Family Residential Neighborhood; Walkscore 90
- **Stable Return in A-Class location:** Perfect for 1031 exchanges or long-term holds in a supply-constrained area.
- **Built-in tenant base:** Minutes to Hastings Ranch, San Pasqual neighborhood, PCC, CALTECH, and Easy access to FWY 210
- **Proximity to Premier Amenities and Employers:** Central location close to almost all amenities in Pasadena, and Arcadia
- **Fantastic Demographics:** Average household income ±\$171,985 in a 1-mile radius
- **Value-Add Potential:** Rental Upside on existing occupied units and possible junior ADU conversion of the back 4 garage spaces

Property Highlights

- Well Maintained Pride-of-Ownership asset in a superb SFR neighborhood (Excellent Demographics with High 90 Walkscore)
- Property is adjacent to highly desirable WALDEN Elementary School (private school) and adjacent to newer built condominiums
- Dual Structures: Front 2-story Triplex with back single-story fourplex
- Recent CAPEX Completed: new roofs and new exterior painting
- Premium Unit Mix: Ideal mix of front house 2-bedroom and 1-Bedroom layouts perfectly suited for young professionals
- Unit 1 in front building comes with landscaped private barbeque/seating area, and back four units each comes with a very attractive and highly popular private patio that functionally increases the floor area of the unit.
- 1 unit is vacant and can be delivered vacant for immediate occupancy
- Ample Parking with 6 garages, 1 carport and 1 open spaces; 2 access points – front and rear
- Clear upside for ADUs in the back
- Each unit has individual laundry hookups (2 units come with laundry machines) and individually metered for electricity and gas, Front Triplex has semi-private barbeque/seating area, and back fourplex has semi-private front yard
- Gated and secured property; beautifully landscaped with minimum water usage

EXECUTIVE SUMMARY

Growth Investment Group California is pleased to present 63-67 S Daisy Ave, a pride-of-ownership 7-unit multifamily gem in Pasadena's Lamanda Park neighborhood. This property represents a rare "Value-Add" play in a Class-A location, offering an actual over 5% CAP rate with significant potential for further appreciation through rental increases, ADU development and long-term improvements. This garden-style asset sits in an A-location, in a mature and quiet single family residential neighborhood – adjacent to newer built condominiums, yet only minutes to central Pasadena via Colorado Blvd. With a Walk Score of 90, Fantastic Demographics of \$172k in a-mile radius, and proven appeal to high-caliber tenants (including international PCC students and Caltech professionals), it delivers effortless leasing and superior retention – most units rent to young pros seeking walkable luxury.

Built in 1960, the 4055 SF property sits on a 9496 SF lot boasts pride of ownership Single Family Residential feel and has been meticulously maintained by current ownership. First time offered for sale since 2009, the beautiful apartment consists of 2 buildings: front SFR style triplex and back single-story fourplex. Unit mix includes 1 x 2bedroom+1bathroom and 6 x 1bedroom+1bathroom. The front 2bedroom unit is a single family house setting with private patio, 2 car garage (direct access) and central heating. The back fourplex is a single-story layout with a novel highly popular private patio which makes it very attractive and easy to rent units.

Each unit is spacious with either carpet or vinyl floor, all units have laundry hookups in kitchen area (2 units in the front comes with laundry machines), individual water heater, and individually metered for electricity and gas, and steel secure screen doors on first floor units. Parking is provided by 8 spaces – 2 car garage for the front 2bedroom unit, 1 open space, 4 car garage in the back and 1 carport in the back (accessible through alley). It has undergone many recent Capital Improvements such as: brand new roofs, brand new exterior paints, and brand new contemporary cable fence.



The back of the property is adjacent to the highly rated WALDEN Elementary School – a private, independent progressive school serving Pre-Kindergarten through 6th grade. It is highly regarded and very desirable for families seeking a holistic and developmental approach to early education. The school generally boasts an average rating of 4.5 out of 5 stars on educational platforms like Niche, reflecting strong parent satisfaction and a supportive community reputation.

At over 5% CAP Rate Year-1 in A-Class location, this easy-to-manage pride-of-ownership investment offers immediate cash flow in a market with very limited inventory. With fantastic demographics of \$172k in a-mile radius, its location in a mature and high-priced SFR neighborhood, and area amenities/attractions/job centers, this property offers a stable and strong demand for rental units; ADU conversion unlocks further upside.

LOCATION AMENITIES AND ACCESS

Nestled in Lamanda Park—Pasadena's premier residential enclave known for its high-value single-family homes and picturesque, tree-lined streets—this 7-unit multifamily asset boasts an exceptional strategic location. Situated just south of Colorado Boulevard and one block east of Sierra Madre Boulevard, the property offers a tranquil neighborhood setting while remaining minutes from the vibrant commercial hubs of Central Pasadena, Arcadia, and the Hastings Ranch retail corridor.

Bordering the highly affluent communities of Arcadia and San Marino, the asset benefits from an outstanding local demographic profile, featuring an average household income of \$172,000 within a one-mile radius.

AREA AMENITIES

Old Town Pasadena



Distance from 63-67 S Daisy: 10 minute drive, 4.1 miles

Old Pasadena, often referred to as Old Town Pasadena or just Old Town, is the original commercial center of Pasadena.

The area was also an artistic center, the home to Andy Warhol's west coast debut, the Pasadena Museum of Modern Art (one of the earliest modern art museums in the country, now the Norton Simon Museum), and before that a center of suffragist and pacifist movements, and other liberal causes.

Rose Bowl Stadium

**Distance from 63-67 S Daisy:
12 minute drive, 5.8 miles**

The world-famous Rose Bowl Stadium in Pasadena has hosted five Super Bowls, gold medal matches for two Summer Olympics, two FIFA World Cup Finals, superstar concerts and the annual Rose Bowl Game for which it's named.

Sports Illustrated has named Rose Bowl Stadium the number one venue in college sports and one of the Top 20 Venues of the 20th Century.

Downtown Pasadena



**Distance from 63-67 S Daisy:
9 minute drive, 3.9 miles**

Downtown Pasadena California is the central business district of Pasadena, California. It is centered on Fair Oaks Avenue and Colorado Boulevard and is divided into three distinct neighborhoods: Old Pasadena, the Civic Center, and Monk Hill.

Downtown Pasadena is known for its historical buildings that have been preserved throughout the years.

USC Asia Pacific Museum



**Distance from 63-67 S Daisy:
9 minute drive, 3.6 miles**

The museum was founded in 1971 by the Pacifculture Foundation, which purchased "The Grace Nicholson Treasure House of Oriental Art" from the City of Pasadena.

It houses some 15,000 rare and representative examples of art from throughout Asia and the Pacific Islands. In 2013, the museum became part of the University of Southern California.

AREA AMENITIES

Pasadena Playhouse



Distance from 63-67 S Daisy: 9 minute drive, 3.0 miles

The Pasadena Playhouse was established in 1917 and is the official State Theatre of California. In recent years, The Playhouse has become instrumental in launching new works and landmark revivals for the American theatre. The Playhouse has displayed a commitment to cultural and theatrical diversity, which is reflected in seasons featuring Tony Award and Pulitzer Prize-winning plays.

**Distance from 63-67 S Daisy:
10 minute drive, 4.8 miles**

NORTON SIMON MUSEUM



Known around the world as one of the most remarkable private art collections ever assembled, industrialist Norton Simon spent over 30 years amassing an astonishing collection of European art from the Renaissance to the 20th century, and a stellar collection of Indian and Southeast Asian art spanning 2,000 years. Modern and Contemporary Art from Europe and the United States, also occupies an important place in the Museum's collections.

The GAMBLE HOUSE



**Distance from 63-67 S Daisy:
10 minute drive, 4.8 miles**

The Gamble House, also known as the David B. Gamble House, is an iconic American Craftsman home in Pasadena, California, designed by the architectural firm Greene and Greene. Constructed in 1908-1909 as a home for David B. Gamble, son of the Procter & Gamble founder James Gamble, it is today a National Historic Landmark, a California Historical Landmark, and open to the public for tours and events.

Paseo Colorado



**Distance from 63-67 S Daisy:
9 minute drive, 3.1 miles**

The Paseo is an upscale outdoor mall in Pasadena, covering three city blocks with office space, shops, restaurants, a movie theater, and 400 loft-style condominiums above. It is located in downtown Pasadena between Colorado Boulevard to the north and Green Street to the south.

It is the location of the Arclight theater. At the Paseo you will find BCBG, Macy's, Brighton, Coach, DSW, among other popular stores.

SHOPS on LAKE



**Distance from 63-67 S Daisy:
11 minute drive, 3.3 miles**

The Urth Caffé is an organic coffee company that exclusively carries its own brand of premium, fresh roasted whole bean organic coffee, and hand selected fine teas sold under strict quality and ethical standards.

California Institute of Technology



**Distance from 63-67 S Daisy:
6 minute drive, 1.9 miles**

Caltech is an independent, privately supported institution with a 124-acre campus located in Pasadena, California. The Institute manages JPL for NASA, sending probes to explore the planets of our solar system and quantify changes on our home planet.

Aerial Photos



Walk Score
90

Walker's Paradise
Daily errands do not require a car.

Aerial Photos



Aerial Photos



Aerial Photos



Aerial Photos



Aerial Photos



HASTINGS RANCH PLAZA



ARCADIA



SANTA ANITA PARK



HASTINGS RANCH



SHOPS AT SANTA ANITA

NEWLY BUILT CONDOS



63-67 S DAISY AVE



Walker's Paradise
Daily errands do not require a car.

Aerial Photos



Aerial Photos



Aerial Photos - Street View



DAISY AVE STREET VIEW

Walk Score
90

Walker's Paradise
Daily errands do not require a car.

Property Photos



Property Photos



Property Photos



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Property Photos

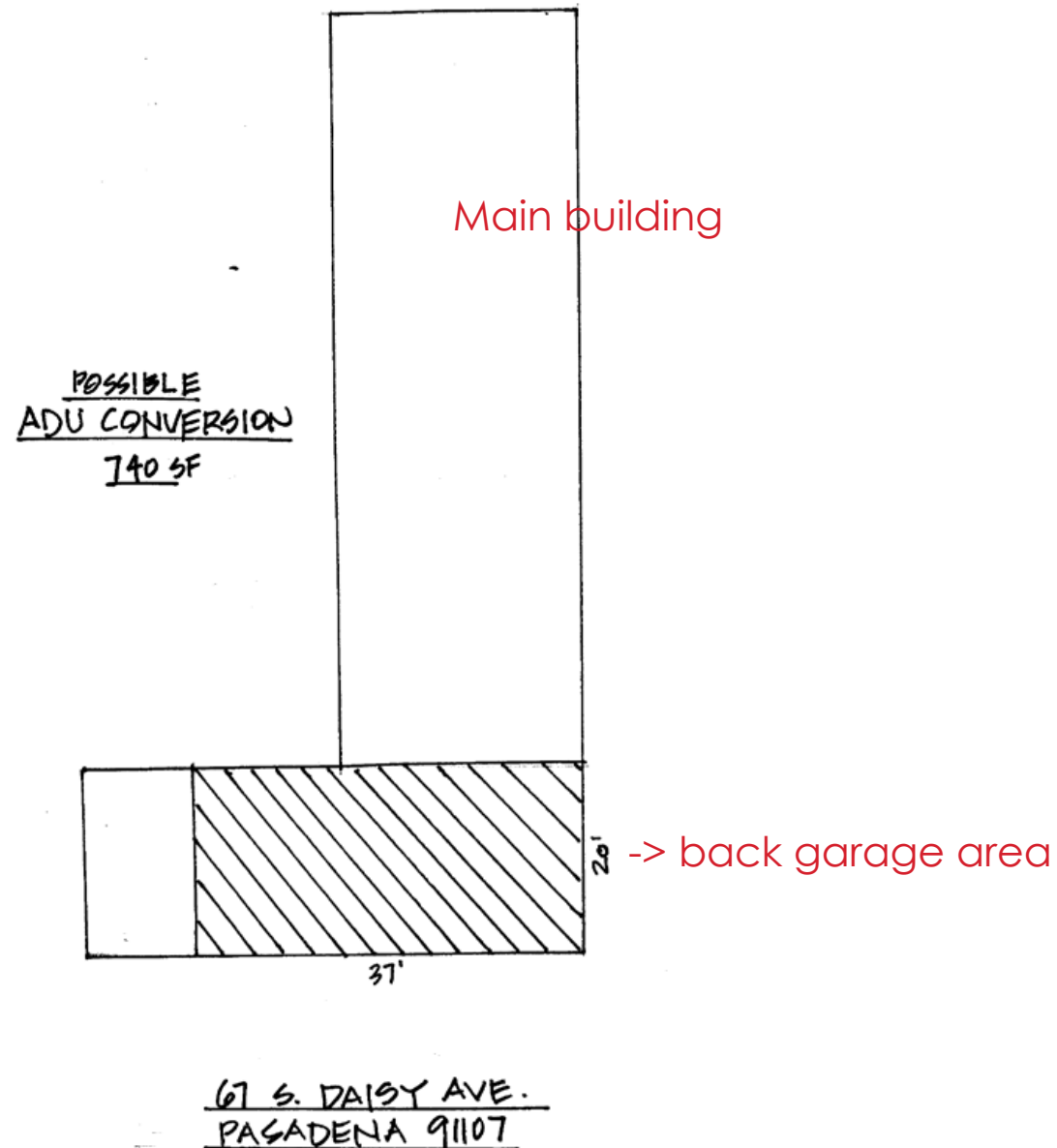


Property Photos



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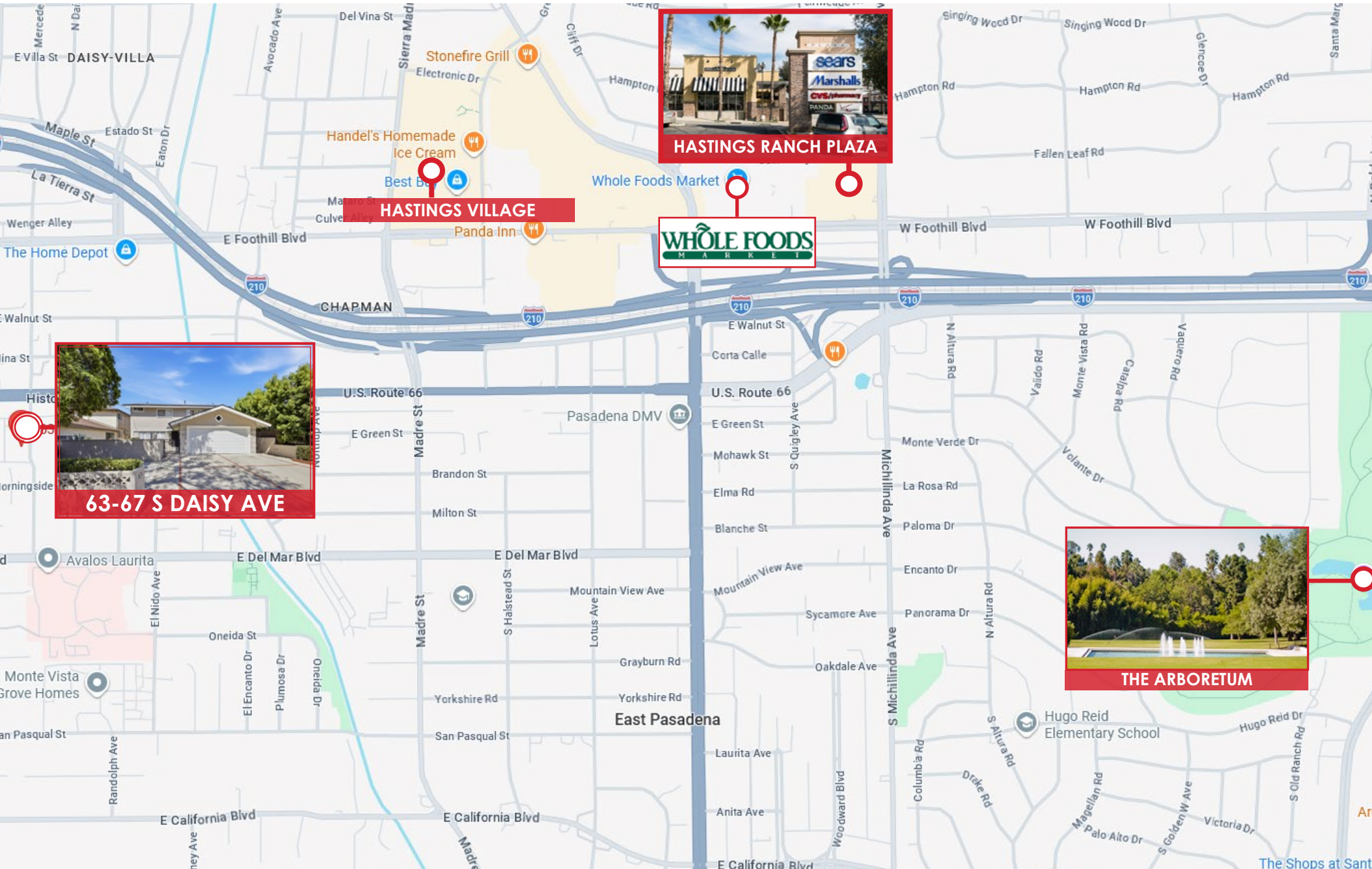
Rough Draft Concept for ADU back parking space (buyer to consult their own architect)



Local Map



Local Map (Continued)



Regional Map





02. FINANCIALS

Financial Analysis

Investment Overview

Price	\$	2,180,000
Price Per Unit	\$	311,000
Price Per SF	\$	538
Cap Rate		5.05%
GRM		13.67
Proforma CAP Rate		7.00%
Proforma GRM		10.75

Property Information

Building Size	4,055
Lot Size	9,508
Number of Units	7
Year Built	1960
Parcel(s)	5748-013-015
Zoning	RPD
Parking	8 spaces (6 car garage + 1 carport + 1 open)

Financing Assumption (Proposed NEW LOAN)

Down Payment	\$1,090,500
Approximate Loan Amount	\$1,090,500
Interest Rate	6.250%
Loan To Value	50.0%
Annual Debt Service (Interest Only)	\$68,156
Debt Coverage Ratio (Amortized)	1.35
Year-1 Net Cash-Flow (IO)	\$41,985
Year-1 Cash-On-Cash Return % (IO)	3.85%
Loan Type	New 3-yr fixed loan, 3-year Interest Only, 30-year Amortization

Unit Mix and Rent Schedule

Units	Type	Avg. Monthly Rent	Total Rent	Proforma Rent	Total Proforma Rent
1	2B + 1B (Front House)	\$ 2,400	\$ 2,400	\$ 2,900	\$ 2,900
6	1B + 1B	\$ 1,815	\$ 10,888	\$ 2,333	\$ 14,000
7			\$ 13,288		\$ 16,900

Est. Upside 27%

Income

	Current	Proforma
Annual Gross Rent (Current/Potential)	\$ 13,288 per month	\$ 159,456 \$ 202,800
Each unit has laundry hookups		
Gross Scheduled Income	\$ 159,456	\$ 202,800
Vacancy Factor	\$ (3,189)	\$ (4,056)
Effective Gross Income	\$ 156,267	\$ 198,744

Expenses

	Current	Proforma
Operating Expenses (Current/Potential)		
New Property Taxes	\$ 24,429	\$ 24,429 PER TAX ASSESSOR
Direct Assessments	\$ 1,365	\$ 1,365 PER TAX ASSESSOR
Insurance	\$ 7,230	\$ 7,230 2026
Utilities	\$ 2,396	\$ 2,396 2025
Trash	\$ 4,208	\$ 4,208 2025
Gardener	\$ 1,320	\$ 1,320 2025
Rent Registration	\$ 1,666	\$ 1,666 2025
Maintenance	\$ 3,500	\$ 3,500 2025
Total Operating Expenses	\$ 46,114	\$ 46,114
Expenses Per Unit	\$ 6,588	\$ 6,588
Expenses Per SF	\$ 11.37	\$ 11.37

* Broker assumes that new owner will self manage the property. Property is currently managed by a 3rd party management company.

Net Operating Income

Current	Proforma
\$ 110,153	\$ 152,630

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Rent Roll

Unit No.	Unit Type	Current Rent	Proforma Rent	Laundry Hookups?	Laundry Machines Provided?	Remark
63-1	2B + 1B (Front House)	\$ 2,400.00	\$ 2,900	YES		w/ 2 Car Garage (direct access from unit)
63-2	1B + 1B	\$ 1,744.00	\$ 2,400	YES	YES	
63-3	1B + 1B	\$ 1,618.00	\$ 2,400	YES	YES	
67-1	1B + 1B (Back Bungalow)	\$ 2,300.00	\$ 2,300	YES		VACANT - Stated Rent is Asking Rent, semi-private front yard
67-2	1B + 1B (Back Bungalow)	\$ 1,712.00	\$ 2,300	YES		semi-private front yard, garage parking
67-3	1B + 1B (Back Bungalow)	\$ 1,854.00	\$ 2,300	YES		semi-private front yard, garage parking
67-4	1B + 1B (Back Bungalow)	\$ 1,660.00	\$ 2,300	YES		semi-private front yard, garage parking
TOTAL		\$ 13,288.00	\$ 16,900.00			

# Units	Unit Type	Average Rent	Proforma Rent
1	2B + 1B (Front House)	\$ 2,400	\$ 2,900
6	1B + 1B	\$ 1,815	\$ 2,333

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An aerial photograph of San Francisco at sunset. The sky is a vibrant blue with scattered white clouds. The sun is low on the horizon, casting a warm orange glow over the city. In the foreground, the white dome of San Francisco City Hall is prominent. The city's architecture, including various buildings and streets, is visible below.

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A faded, semi-transparent aerial view of San Francisco City Hall and the surrounding urban area, serving as a background for the text.

03. MARKET OVERVIEW

Market Overview

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Choose Pasadena

The City with Exponential Investment Value

The city of Pasadena was incorporated in 1886 and encompasses approximately 22.5 square miles, with an average of ten residents per acre. It is located at the base of the San Gabriel Mountains, just ten miles northeast of Downtown Los Angeles. It is bordered by seven cities, including: La Canada Flintridge, South Pasadena, Arcadia, Sierra Madre, San Marino, Glendale, Los Angeles and unincorporated Altadena.

Pasadena is home to a variety of businesses, with major employers including: Jet Propulsion Laboratory (JPL), California Institute of Technology, Huntington Memorial Hospital, Bank of America, Kaiser Permanente, Pasadena Unified School District, Pasadena City College, City of Pasadena, SBC, and the Ralph M. Parsons Company.

Market Overview

CONVENIENT TRANSPORTATION AND ACCESS

Regional access to the city is primarily from the Foothill (210) Freeway, which runs in an east-west direction approximately one-third mile south of the subject property, the Ventura (134) Freeway, which runs in an east-west direction approximately one and one-half miles west of the subject property, and the Pasadena (110) Freeway, which runs in a north-south direction approximately two and one-half miles southwest of the subject property. These freeways provide direct access to other major interstates serving the Southern California region, including the Golden State (5) Freeway and the Glendale (2) Freeway to the west, the San Bernardino (10) Freeway and the Long Beach (710) Freeway to the south, and the San Gabriel River (605) Freeway to the east.

The city of Pasadena is centrally located to major forms of transportation, including the Burbank/Bob Hope Airport which is 15 miles northwest, the Los Angeles International Airport which is 30 miles southwest, and the Ontario International Airport which is 35 miles east.

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Market Overview

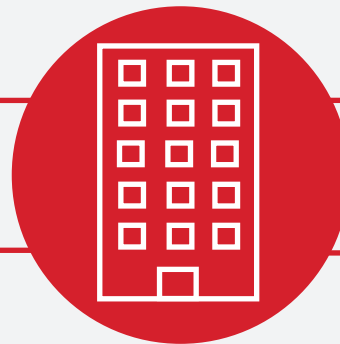
PASADENA POPULATION AND HOUSING TRENDS

Pasadena's urban renaissance is drawing a younger more dynamic population to its core. The largest age bracket in the city of Pasadena is now millennials age 25-34 (17.1%) with the second largest age group consisting of adults ages 35-44 (15.1%). Increasing numbers of people in these age brackets are seeking the "no car" urban lifestyle where they can walk to the office, gym, supermarket, local restaurants, entertainment venues, have access to mass transit, and convenient apartment living. Accordingly, city officials are dedicated to improving the City's "walkability" by using the city's transportation improvement fee to make pedestrian and bike-friendly upgrades to downtown streets and using residential impact fees to create parks in the central district.



Pasadena multifamily rents have risen approximately 27% since 2010.

Since 2000, over 4,000 new residential units have been completed and absorbed in Pasadena.



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The Pasadena multifamily market occupancy averaged more than 95% over the last 10 years.

The population of Pasadena in 2015 was 141,641, almost a 3.3% increase from 2010, and is expected to grow by over 3.7% for the next 5 years.

Market Overview

EXCELLENT BUSINESS ENVIRONMENT

Located in the foothills of the picturesque San Gabriel Mountains, Pasadena has a population of nearly 140,000 people and benefits from a unique combination of sophisticated charm, culture, and historical ambiance. Pasadena's pro-business tax benefits, no city business taxes, parking taxes or utility taxes, coupled with its central location and excellent freeway and public transportation access offers local businesses the ability to draw from an enormous and diverse labor base while providing local residents easy access to amenities in Downtown Los Angeles and the surrounding markets. Initially one of Los Angeles' first suburbs, Pasadena has become a thriving 24/7 urban center where residents can live, work and play in one of the most dynamic markets in Southern California.

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Market Overview



LOCAL AMENITIES

- Apple
- Paseo Colorado
- Macy's
- Target
- Urth Cafe
- Vroman's Bookstore
- Pasadena Playhouse
- Whole Foods Market
- Vons
- CVS
- Americana at Brand
- Beyond the Olive
- Farm Fresh to You
- Grist & Toll
- Katie's Bakery
- Pasadena Sandwich Company
- Pavilions Place
- Creamistry Pasadena
- Ice Cream Lab
- Juice Lab 360
- Menchies Frozen Yogurt
- A&M Import
- 24 hour fitness
- Basecamp Fitness
- Miracle Spa
- Style Lounge
- Art + Science Café
- Blaze Pizza
- Coffee By the Books
- El Metate Café
- Foodie Cube
- Lee's Sandwiches
- Lovebirds Café & Bakery
- Rounds Burgers
- Roy's Hawaiian Fusion
- Ralph's Groceries
- Men's Suit Outlet
- Go China
- Freshii
- California Bank & Trust
- Bank of the West
- U.S. Bank
- University Club of Pasadena
- Braise & Crumble
- etc.

Market Overview

OLD TOWN PASADENA Old Town Pasadena is nationally recognized for its vibrant main street revitalization and preserved historic charm. The historic streets and alleyways, rustic brick façades and architectural accents of Pasadena's original business district have come to create a unique and lively entertainment focal point for residents and tourists alike. Physically bound by Walnut Street to the north, Pasadena Avenue to the west, Del Mar Boulevard to the south and Arroyo Parkway to the east, Old Town Pasadena encompasses twenty-two blocks providing access to over 120 restaurants, shops, and entertainment venues, 35 specialty retail stores, a Courtyard by Marriott Hotel and several other leading attractions. Old Town Pasadena offers an extraordinary opportunity to live, work and play in an exciting, urban setting featuring an authentic downtown experience

THE PLAYHOUSE DISTRICT The Playhouse District is an eclectic, cosmopolitan community rich in history and architecture in the neighborhood of Pasadena, California. The District combines tradition and class with cool modernity. It is Pasadena's premier entertainment and financial district; the headquarters of Community Bank are headquartered there. The Playhouse District is bordered by Interstate 210 to the north, California Boulevard to the south, Los Robles Avenue to the west, and Hudson Avenue to the east, with a panhandle-

like extension to Wilson Avenue. The district is also notable for its manhattanization, the legacy of extensive urbanization from the 1960s to the 1980s.

THE HUNTINGTON Consisting of the Huntington Library, Art Collections, and Botanical Gardens, The Huntington, established by Henry Huntington in 1850, is a unique cultural, research, and educational center located on a picturesque 120 acres in San Marino. The Huntington attracts over 500,000 visitors each year. Along with a world-class Art Collection, the Library's extraordinary collection of over 6 million pieces includes rare books and manuscripts which attract scholars and visitors year round. Perhaps the most stunning and celebrated attraction is the Botanical Gardens that covers the grounds with more than a dozen specialized gardens, including The Garden of Flowing Fragrance, which is amongst the largest Chinese-style garden outside China. The Garden recently underwent a comprehensive renovation in 2012

NORTON SIMON MUSEUM This world famous museum and garden features seven centuries of European art from the Renaissance to the 20th Century, including works by Van Gogh, Picasso, Rembrandt and Fragonard. The Museum's collection encompasses more than 11,000 objects.



Demographic & Income Profile (1 mile radius)

Summary	Census 2020	2025	2030
Total Population	18,265	17,766	17,445
Total Households	7,600	7,588	7,619
Family Households	4,731	4,587	4,611
Average Household Size	2.39	2.32	2.27
Owner Occupied Housing Units	3,898	3,886	3,916
Renter Occupied Housing Units	3,702	3,702	3,704
Median Age	42.0	43.1	44.5

Households by Income	2025		2030	
	Number	Percent	Number	Percent
Median Household Income	\$120,025	-	\$138,971	-
Average Household Income	\$172,893	-	\$194,137	-
Per Capita Income	\$72,896	-	\$83,629	-