

# \$3,600,000 - 719 721 Garfield Avenue, Pasadena

MLS® #PW25156120

**\$3,600,000**

6 Bedroom, 3.00 Bathroom,  
Residential Income on 0 Acres

N/A, Pasadena,

Garfield Apartments is a well-located, 16-unit, value-add opportunity in the desirable city of Pasadena, CA. This gated community features an attractive unit mix of 1, 2, and 3-bedroom units. Property amenities include covered parking, gas cooking, individual gas and electric meters, and a shared laundry facility. Recent capital improvements include soft-story retrofitting, a new roof (2020), dual-pane windows, and fresh exterior paint. Garfield Apartments offers investors a compelling opportunity to acquire a value-add asset with strong in-place income and significant upside; approximately 48% upside in rents. The property is operating at a 5.7% cap rate with current rents, 9.7% with market rents.



Built in 1963

## Essential Information

MLS® #	PW25156120
Price	\$3,600,000
Bedrooms	6
Bathrooms	3.00
Acres	0.32
Year Built	1963
Type	Residential Income
Sub-Type	Apartment
Status	Closed
Listing Agent	Ryan Loria
Listing Office	Triqor Group

## Community Information

Address	719 721 Garfield Avenue
Area	645 - Pasadena (NW)
Subdivision	N/A
City	Pasadena
County	Los Angeles
Zip Code	91104

## Amenities

Pool	None
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## Exterior

Lot Description	Irregular Lot
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## Interior

# of Stories	2
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## Additional Information

Date Listed	July 11th, 2025
Days on Market	68
Zoning	PSR*
Short Sale	N
RE / Bank Owned	N

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