

EXCLUSIVE LISTING - 6-unit Multi-family in Prime San Gabriel

1320 Stevens Ave, San Gabriel, CA 91776



Property Overview

Asking Price	\$1,898,000
Number of Units	6
APN	5360-012-010
Year Built	1961
Building Area	3,760 SF
Lot Size	10,149 SF
Zoning	SLR3YY
Parking	8 spaces
Unit Mix	2 x 2Bed + 1Bath 4 x 1Bed + 1Bath

INVESTMENT & PROPERTY HIGHLIGHTS

- SUPERIOR location on Stevens Ave; less than 2 blocks north of Valley Blvd and within walking distance to CVS, 168 Supermarket, San Gabriel Square, and many more. Located within the highly ranked San Gabriel Unified School District
- Perfect opportunity for a first-time investor due its manageable size and recent improvements as well as seasoned investors looking to hold or exchange
- High Walkability Score of 81 (walkscore.com); walking distance to immensely popular VALLEY BLVD retail corridor
- Located in close proximity to many public transit stops and great access to FWY 10
- MANY new developments in the immediate area with

- national and local retailers (Sheraton Hotel, Hyatt Place, Hilton Hotel, new condominiums and mixed-use projects, etc.)
- Non Rent Controlled investment with strong rental upside
- Very low vacancy history and very easy to rent units due to its superior location near Valley Blvd.
- Excellent unit mix with two 2B+1B and four 1B+1B and ample parking
- Desirable layout with single story buildings, and detached units (total 3 buildings)
- Perfect lot size of 10,149 SF with minimal landscaping upkeep needed
- Recent major improvements include a roof replacement (less than 10 year old); Several units have been upgraded



EXCLUSIVE LISTING - 6-unit Apartment in Prime Location

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Executive Summary

The Growth Investment Group is proud to offer 1320 Stevens Ave, a charming 6-unit NON-Rent Control apartment located in the extremely desirable City of San Gabriel, CA. The property is in a quiet and highly convenient location near Valley Blvd. This highly-desirable location is nearby the Hilton hotel, Sheraton hotel, Hyatt Place (under construction: 222-room Hyatt hotel + 87 condominiums+ 55k sqft retail), San Gabriel Square shopping center, and 400 W Valley Blvd (proposed: 197 condominiums + 50k sqft retail). Located just seconds away is Vincent Lugo Park and within walking distance is Valley Blvd, with all of its amenities such as 168 Supermarket, CVS Pharmacy, Ajisen Ramen, and a myriad of other restaurants and shops. It has a very high Walkability Score of 81 and is also located within close proximity to many public transit stops.