

# EXCLUSIVE LISTING

419 California ST, Arcadia, CA 91006

Semi Value-Add/partially upgraded apartment in Class A location (Arcadia School District)



## Property Overview

Subject Property:	419 California St Arcadia, CA 91006
Price:	2,050,000
Price Per Unit:	512,500
Number of Units:	4
Building Size:	4,004 Sq.Ft
Lot Size:	9,265 Sq. Ft
APN#:	5773-016-005
Price Per Sq Ft:	512
Year Built:	1977
Zoning:	ARR3*
Parking:	8 spaces

## INVESTMENT & PROPERTY HIGHLIGHTS

- Semi Value-Add/partially upgraded apartment in Class A location (Arcadia School District)
- 100% vacant, new owner can rent at highest rent or try condo-conversion route
- 2 units have been completely remodeled
- Strong demographics with  $\pm$ \$102,980 average household income within a 1-mile radius; Surrounded by condominiums and townhomes on all sides!
- Walk to Downtown Arcadia, First Ave Middle School, Santa Anita Golf Course, Bonita Park, etc.
- Nearby Santa Anita Mall, Santa Anita Park, Methodist Hospital, FWY 210, schools, library, retail stores, etc.
- Surrounded by newly built high-priced condominiums and townhomes; Multiple possibilities to add value!
- Excellent unit mix with 2bed and 1bath units
- Excellent curb appeal with beautiful landscaping
- Large lot offering ample parking (9 spaces total)
- Ground floor units have large private backyard
- 2 units have been completely upgraded
- Central A/C (new HVAC units), individual water heater, separately metered for electricity and gas
- 2 garage parking, 3 carports and 3 open spaces; ZERO tuck-under parking





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