

EXCLUSIVE LISTING

628 MARION PL, GLENDORA, CA 91704

10 units Value add, Excellent unit mix, High CAP Rate



Property Overview

Subject Property:	628 Marion Pl, Glendora, CA 91704
Price:	\$2,900,000
Price per Unit:	\$290,000
Price per SF:	\$414
Year Built:	1960
Building Area:	7,002 SF
Lot Size:	11,188 SF
APN#:	8644-002-041
Number of Units:	10
Unit Mix:	4 x 2B+2B 6 x 1B+1B

INVESTMENT & PROPERTY HIGHLIGHTS

- High CAP Rate investment offering with significant upside potential
- north Glendora location, minutes away from "The Village" downtown Glendora, Foothill Blvd retail corridor, Azusa Pacific University, Glendora Highschool
- Strong demographics with ±\$100,658 average household income within a 2-mile radius
- Located one block south of Historic Rte 66 (retail corridor) and walking distance to South Hills Park & mountain range
- Located within an excellent public-school district
- Cul-de-sac property in a quiet residential area
- Easy access to FWY 210 and FWY 57
- Excellent unit mix with 40% are large 2-bedroom units
- Many units have been updated with upgraded kitchen, flooring, upgraded bathroom
- Dual pane windows throughout with new windows a/c & heating (combo)
- Ample parking with 15 parking spaces; Laundry machines are seller own
- Extremely well-maintained property with good curb-appeal
- Separately metered for gas and electric, individual water heater in each unit
- Easy to manage apartment with excellent occupancy history

Exclusively Listed By: HAN WIDJAJA CHEN, CCIM



626.594.4900



han.chen@growthinvestmentgroup.com

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**AZUSA PACIFIC UNIVERSITY &
CITRUS COLLEGE**



Metro Gold Line Glendora Station



GLENDORA VILLAGE

Metro Gold Line EXTENSION (Under Construction)



628 MARION PL

