

EXCLUSIVE LISTING

THE MARQ | 117 S Avenue 64, Los Angeles, CA 90042

24-Unit, 1989 construction, Bordering South Pasadena, Walk Score 88, Prime location with Rental Upside

Almost all units are upgraded, Overparked building, Copper plumbing, Central HVAC



Property Overview

Subject Property:	117 S Avenue 64, Los Angeles, CA 90042
Price:	\$9,250,000
Year Built:	1989
Building Area:	13,674 SF
Lot Size:	11,307 SF
APN#:	5492-035-033
Number of Units:	24
Unit Mix:	8 x 2B + 1B 16 x 1B + 1B
Zoning & Parking:	RD1.5 / 39 spaces (26 tandem)

OFFERING HIGHLIGHTS

- 1989 built Turnkey apartment in excellent location in Highland Park; Upgraded with Upside (estimated 13%)!
- Not under City of Los Angeles rent control; Maximum rent increase under the Statewide Ordinance AB1482 (5% + CPI)
- Superb location crossing York Blvd, walk to stores, dining, and shopping, Close to Figueroa St and Gold Line Station
- Walking distance to South Pasadena, Arroyo Seco Golf Course in South Pasadena, and Arroyo Seco Park; at the border of Highland Park and South Pasadena
- Walk Score 88, Bike Score 87

- Superb access to Downtown Los Angeles via FWY 110
- 1989 built apartment community with many amenities: copper plumbing, Central HVAC, gated parking, secured entrance, etc.
- Excellent unit mix with good distributions of 2bedroom and 1bedroom units
- Overparked building with 39 spaces (only 32 is required)
- Most units have been completely upgraded
- Community amenities: gated parking, secured entry with intercom system, sufficient parking, art mural in the entrance area, quiet center courtyard, shared laundry room
- All 2nd floor units have vaulted ceilings and private balconies.

Exclusively Listed By: **HAN WIDJAJA CHEN, CCIM**
JUSTIN MCCARDLE

📞 **626.594.4901**
📞 **909.486.2069**

✉️ **han.chen@growthinvestmentgroup.com**
✉️ **justin@growthinvestmentgroup.com**

Broker Lic. 01749321
Broker Lic. 01895720

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GIG
GROWTH INVESTMENT GROUP



HIGHLAND PARK BOWL



GIMME GIMME RECORDS



ETA



DOWNTOWN LOS ANGELES



COOKBOOK MARKET



THE MARQ



HIGHLAND PARK STATION



HIPPO



CAFE BIRDIE

Walk Score
88

Very Walkable

Most errands can be accomplished on foot.

Bike Score
87

Very Bikeable

Biking is convenient for most trips.

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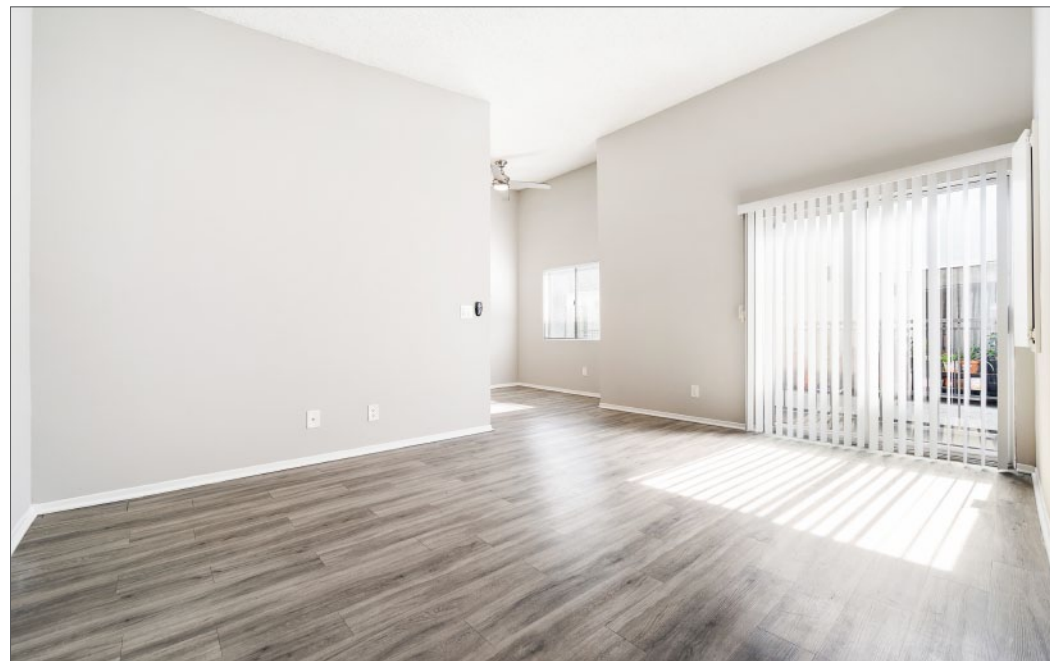
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24-Unit, 39 spaces of parking, excellent upside in the heart of Highland Park and a short drive from Los Angeles, South Pasadena, and more! Most units upgraded with no deferred maintenance.



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