

EXCLUSIVE LISTING!

121 E Live Oak St, San Gabriel, CA 91776

Prime 11-unit Value-add – walk to San Gabriel Country Club, NO Local Rent Control, Excellent Location, Super Low 4.05% ASSUMABLE LOAN Fixed until June 2029! Excellent Unit Mix + Large Units, Core San Gabriel



Property Overview

Subject Property:	121 E Live Oak San Gabriel, CA 91776
Price:	\$5,150,000
Price Per Unit:	\$468,000
Price Per SF:	\$388
Year Built:	1971
Building Area:	13,279 SF
Lot Size:	19,015 SF
APN#:	5367-013-017
Zoning/Parking:	R3 / 22
Unit Mix:	1 x 3B + 2B Townhouse 9 x 2B + 2B 1 x 2B + 1B

OFFERING HIGHLIGHTS

- Prime value-add apartments in the heart of City of San Gabriel with $\pm 24\%$ rental upside potential PLUS 2 ADUs upside
- Prime location nearby San Gabriel Country Club, Core San Gabriel, Walk Score 86
- Extremely Attractive Assumable Loan at 4.05% Fixed until June/July 2029 and due in 2052 (buyer to verify)
- Excellent demographics with $\pm \$130,689$ average household income within a-mile radius
- Bordered by San Marino, Pasadena, Arcadia, Temple City, and Alhambra; Limited inventory in the "core" City of San Gabriel
- Nearby many new Townhomes/Condominiums developments
- Excellent access to Valley Blvd retail corridor, and FWY 10, Easy access to downtown Los Angeles via FWY 10
- Very well-maintained apartment with an excellent curb appeal
- 1971 construction with Central A/C and heating in each unit
- Brand New roof installed in 2024
- Large units with average unit size of over $\pm 1,100\text{sf}$ to $\pm 1,200\text{sf}$ (buyer to verify)
- Each unit has private/semi-private patio or balcony; 2 units have been fully upgraded (w/ in-unit laundry), and ± 4 units have been partially upgraded
- Not under any local rent control (only State AB1482)
- Clear ADUs Upside (can build 2 ADUs)

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SAN GABRIEL COUNTRY CLUB



THE ARBORETUM



WESTFIELD SANTA ANITA



SANTA ANITA PARK

NEW CONDO DEVELOPMENTS

NEW CONDO DEVELOPMENTS

GROWTH INVESTMENT GROUP

LAS TUNAS DR.

DEL MAR BLVD



121 E LIVE OAK ST

LIVE OAK ST.

Walk Score
86

Very Walkable

Most errands can be accomplished on foot.

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

626.594.4901

han.chen@growthinvestmentgroup.com

Broker Lic. 01749321

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GIG
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CALIFORNIA



DOWNTOWN ALHAMBRA



**SAN GABRIEL
VALLEY MEDICAL CENTER**



SAN GABRIEL MISSION

LAS TUNAS DR.

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DOWNTOWN ALHAMBRA



ALMANSOR COURT

ALHAMBRA GOLF COURSE

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