

EXCLUSIVE LISTING

1132 W Duarte Rd, Arcadia, CA 91007

FIRST TIME for Sale Since 1986! NO Local Rent Control, 20-unit Pride-of-Ownership Value-add community
Excellent Unit Mix with 60% 3bedroom units, Large Lot w/ ADUs Upside, Close to 6% Proforma CAP Rate



Property Overview

Subject Property:	1132 W Duarte Rd, Arcadia, CA 91007
Price:	\$9,250,000
CAP / Proforma CAP:	3.92% / 5.83%
Year Built:	1962
Building/Lot Area:	19,432 SF/ 30,379 SF
APN:	5382-001-043
Number of Units:	20
Zoning / Parking:	R3 / 30 spaces
Unit Mix:	10 x 3Bed + 2Bath 2 x 3Bed + 1Bath 8 x 1Bed + 1Bath

Investment Highlights

- FIRST TIME OFFERED FOR SALE SINCE 1986 (37 years)
- NO LOCAL RENT CONTROL; Highest Allowable rent increases in California (AB1482)
- Core City of Arcadia Location!
- Superb location in a highly desirable city of Arcadia, Near Santa Anita Mall, Santa Anita Park, medical offices, schools, library, retail stores, etc.
- Superb Demographics with over \$123,449 average HH income within 1-mile radius and median home price \pm \$1million
- Large R3 lot (\pm 0.7acre) providing future development potential, Additional Dwelling Units, or Condo conversion.
- Superb amenities – walk to 2 major shopping centers (99 Ranch Market in President Square, and ARCADIA HUB with Vons, Burlington Factory, and LA fitness as the major tenants), walking distance to retail stores on Baldwin Ave
- Nearby many new high-end residential development

Property Highlights

- Pride-of-ownership and attractive garden-style apartment that is very well maintained and located in a superb location.
- Excellent Unit Mix with 60% 3bedroom units
- 4 units have private patio, and 2 units have small private backyard.
- Large building size \pm 19,432 SF – Estimated average unit size: \pm 971SF/unit (buyer to verify)
- NEW Roof (2021), well-manicured landscaping, ample parking, large lot, fenced swimming pool
- Most tenants are on month-to-month agreement, \pm 30% Estimated rental upside.
- 2 units are vacant and can be delivered vacant for immediate value-add work.
- Large \pm 30,379 SF lot size (R3) with ample parking, perfect for future development or condo conversion or ADUs
- Some units have upgraded kitchen and bathroom, double pane windows; each unit has central heating, windows A/C, ceiling fans, and separately metered for gas and electricity.
- Possible ADU upside in the back (buyer to verify), NO parking soft story retrofit is required by the city of Arcadia.

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LA ARBORETUM



SANTA ANITA RACETRACK

GROWTH INVESTMENT GROUP



1132 W DUARTE RD



SHOPS AT SANTA ANITA

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TEMPLE CITY HIGH SCHOOL

Temple City Blvd



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Exclusively Listed By: **HAN WIDJAJA CHEN**

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 **han.chen@growthinvestmentgroup.com**

Broker# 01749321

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