

# EXCLUSIVE LISTING!

## THE ATRIUM - El Monte, CA 91731

39-unit Turnkey community with excellent amenities, NO Local Rent Control, Fully Upgraded, Excellent Unit Mix  
Large Units, Large Lot, Attractive Price, Core West San Gabriel Valley submarket, Cash-flow without needing to upgrade units



### SUMMARY

Subject Property:	THE ATRIUM - 3733 Gibson Rd El Monte, CA 91731
Price:	\$11,525,000
Price Per Unit:	\$295,000
Year Built/Renovated:	1963/2018-2024
Building & Lot Area:	32,043 SF / 1.084 AC
APN# & Zoning:	8578-008-024 / R3
Unit Mix:	19 x Large 2B + 1B 20 x Large 1B + 1B

*Private Tour of the community is available upon request.*

### Property & Investment Highlights

- Extremely rare 39-unit Turnkey community in west San Gabriel Valley Submarket
- NO Local rent control ordinance, offering a healthy 10% (or 5% + CPI) annual rent increase under CA AB1482 (buyer to verify)
- Strategically located in an extremely strong commercial area right off VALLEY BLVD, one the main retail corridors and major thoroughfares in San Gabriel Valley
- Excellent community amenities: brand new leasing office, brand new fitness center/gym, community wall garden, gated swimming pool with brand new wood fence, barbeque area, secured entrance, new mailboxes, new security camera systems installed, gated parking, covered parking, and many others
- Fully upgraded community with 39-unit Turnkey apartment with excellent curb appeal; Situated on an oversized 1.08acre R3 Lot
- Excellent curb appeal with new façade + new landscaping + new exterior color paint scheme
- Excellent location in El Monte bordering Temple City and Arcadia on its north + Rosemead and San Gabriel on its west
- Excellent community amenities with gym, swimming pool, leasing office, gated parking, secured entrance, and other desirable amenities
- Excellent unit mix with ±48% are large 2bedroom units; Average unit size is large ±821SF (buyer to verify)
- Expansive lot of more than an acre R3 – high density zoning
- All units have been upgraded with Unit Amenities: AC in Living and Bedroom, Updated Countertops, Stainless Steel Appliances in some units, Luxury Vinyl Plank Flooring, Updated Electrical Panels, Updated Cabinet & Drawer Fronts, Updated Lighting & Plumbing Fixtures
- Gated parking, no soft-story parking retrofit is required

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CITY OF ALHAMBRA



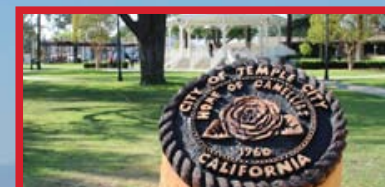
CITY OF SAN GABRIEL



CITY OF SOUTH PASADENA



CITY OF PASADENA



CITY OF TEMPLE CITY



THE ATRIUM

GROWTH INVESTMENT GROUP

Walk Score **71** Very Walkable  
Most errands can be accomplished on foot.

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CITY OF TEMPLE CITY



CITY OF ARCADIA



WESTFIELD SANTA ANITA



GIBSON MARIPOSA PARK

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THE ATRIUM

Walk Score  
**71**

### Very Walkable

Most errands can be accomplished on foot.

Exclusively Listed By:

**HAN WIDJAJA CHEN**

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Fully upgraded and turnkey 39-unit community



BRAND NEW facade, custom color exterior paint palette



BRAND NEW Mailboxes and an atrium entrance



BRAND NEW Leasing Office with ADA Ramp

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BRAND NEW Mailboxes and an atrium entrance



BRAND NEW landscaping throughout

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Gated swimming pool with brand new wood slate fencing



Community barbeque area with new planter

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Brand new community fitness center



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Brand new on-site leasing/manager office



Community wall planter

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Ample parking, gated, NO soft-story retrofit required



Combinations of covered and open space parking

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39 large oversized units, all have been fully upgraded



Upgraded kitchen



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