



Woodside Village Apartments | 40 Units

701 S Garfield Avenue Monterey Park, CA 91754

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Exclusively Listed by:



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01. Executive Summary

THE OFFERING

Cambridge Realty, Residential & Commercial, as the exclusive listing agent, is pleased to present The Woodside Apartments, a well-maintained 40-unit multifamily community ideally located at 701 South Garfield Avenue, Monterey Park, CA.

Built in 1963, The Woodside Apartments consists of four single-story buildings featuring a practical and highly sought-after unit mix: 36 one-bedroom / one-bathroom units of 580 sq ft each, 4 two-bedroom / one-bathroom units of 750 sq ft each.

This prime location offers exceptional connectivity with convenient access to the 10, 60, and 710 Freeways, ensuring ease of commuting throughout the San Gabriel Valley and the greater Los Angeles area — a key driver of sustained tenant demand.

Residents enjoy proximity to abundant recreational amenities, vibrant shopping centers, and top-rated schools, including Monterey Vista Elementary, Monterey Highlands Elementary, Repetto Elementary, Cal State LA, Pasadena City College (PCC), and East Los Angeles College (ELAC). This strong combination of convenience, accessibility, and educational excellence makes Woodside Apartments a preferred rental option for a wide-ranging tenant base.

The property is well-positioned for a value-add strategy, offering a new owner the opportunity to implement interior and exterior upgrades, optimize operations, and realize significant upside in rents and income.

In summary, The Woodside Apartments presents investors with a rare opportunity to acquire a stable, well-located asset in a high-demand rental market — blending quality housing for tenants with attractive returns and long-term growth potential for ownership.



INVESTMENT HIGHLIGHTS



PRIME LOCATION

Ideally positioned in the heart of Monterey Park, The Woodside Apartments offer residents the perfect balance of urban accessibility and suburban comfort. Its proximity to major freeways (10, 60, and 710) ensures excellent connectivity throughout Greater Los Angeles.



DESIRABLE UNIT MIX

The property features a well-balanced unit composition — predominantly one-bedroom units complemented by larger two-bedroom layouts — appealing to a wide range of tenant profiles, from single professionals to small families.



STRONG MARKET FUNDAMENTALS

Monterey Park demonstrates solid socioeconomic metrics, with a median household income of approximately \$76,900, surpassing the national average, and a per capita income of \$35,852. The area's stable economic base and desirable living environment support sustained rental demand.



VALUE-ADD OPPORTUNITY

There is a clear path to enhance returns through interior renovations, amenity upgrades, and bringing rental rates up to prevailing market levels — presenting an investor with significant potential to increase net operating income and overall ROI.





PROPERTY DETAILS

Address

Woodside Village Apartments

701 S Garfield Avenue Monterey Park, CA 91754

Assessor's Parcel Number

5263-008-005

Zoning

R3

Number of Buildings

Four Separate Single-Storey Bungalow-Style Buildings

Number of Units

40

Gross Building SF

23,952

Lot Size

1.27 Acres

Year Built

1963

Parking Type

Surface Parking (43 Spaces)

Unit Mix

1 Bed/1 Bath (36)

2 Bed/1 Bath (4)

43

**PARKING
SPARE**

**WALL A/C IN
ALL RENOVATED
UNITS**

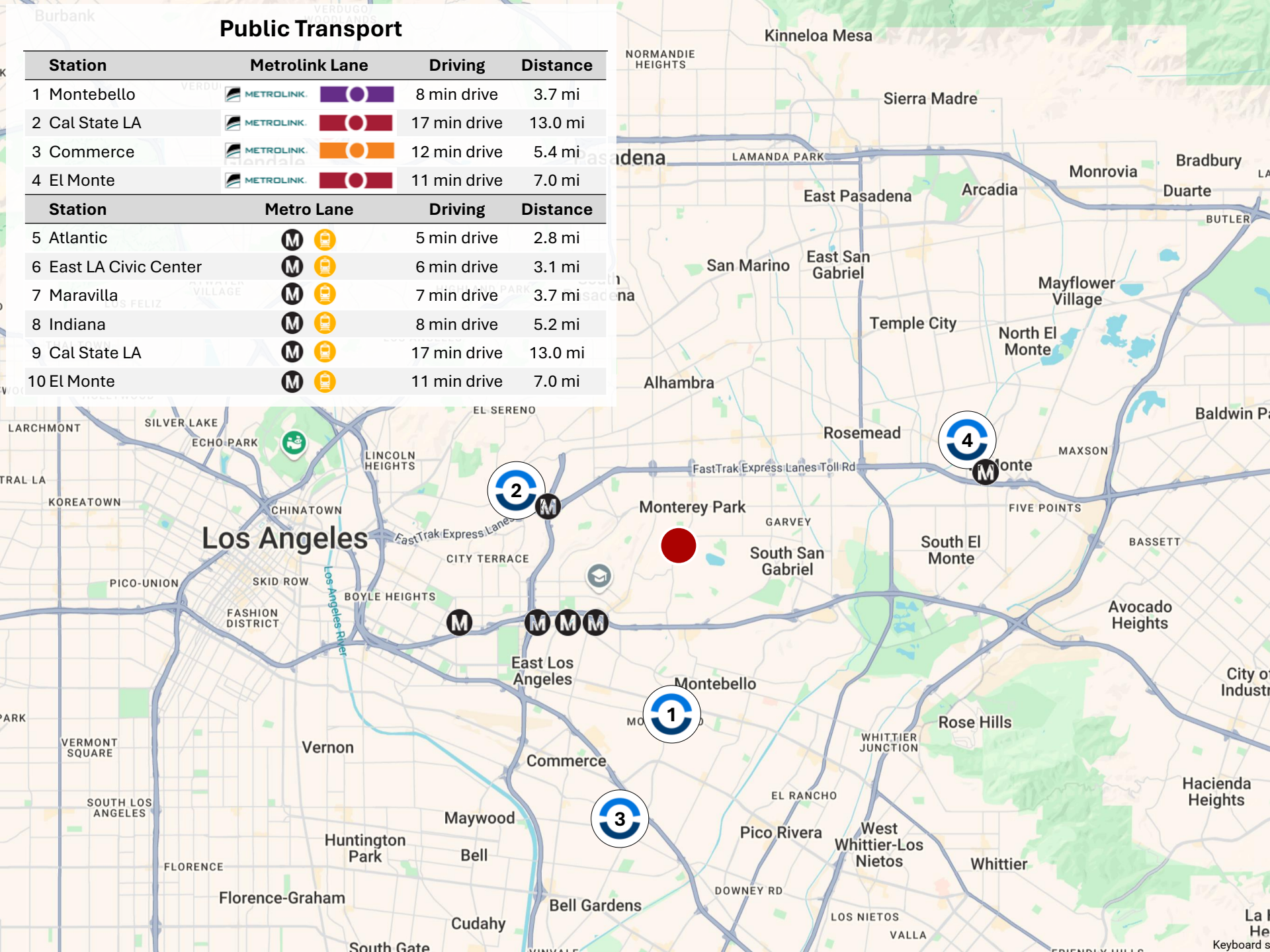


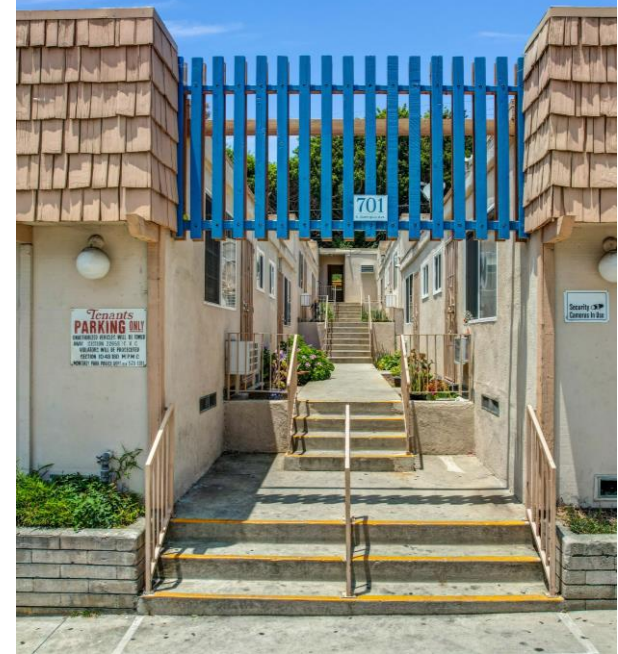
**ON-SITE
LAUNDRY**

**SECURITY
CAMERAS IN ALL
BUILDINGS**

Public Transport

Station	MetroLink Lane	Driving	Distance
1 Montebello	 	8 min drive	3.7 mi
2 Cal State LA	 	17 min drive	13.0 mi
3 Commerce	 	12 min drive	5.4 mi
4 El Monte	 	11 min drive	7.0 mi
Station	Metro Lane	Driving	Distance
5 Atlantic	 	5 min drive	2.8 mi
6 East LA Civic Center	 	6 min drive	3.1 mi
7 Maravilla	 	7 min drive	3.7 mi
8 Indiana	 	8 min drive	5.2 mi
9 Cal State LA	 	17 min drive	13.0 mi
10 El Monte	 	11 min drive	7.0 mi









02. Financial Analysis

FINANCIAL ANALYSIS

BUILDING DATA	
Address	701 S Garfield Avenue
City, State and Zip	Monterey Park, CA 91754
Number of Units	40
Gross Building SF	23,952
Land Area Acres	1.27
Number of Stories	1
Year Built	1963
Number of Parking Spaces	43
APN	5263-008-005

FINANCIAL INDICATORS	
Price	\$10,000,000
Price / Unit	\$250,000
Price / Gross SF	\$417
Current Cap Rate	6.6%
Current GIM	13.4

INCOME STATEMENT	CURRENT		STABILIZED	
	ANNUAL \$	%	ANNUAL \$	\$ / UNIT
Gross Potential Income	945,648	100.0	988,800	24,720
Vacancy	-	-	(19,776)	(494)
EFFECTIVE GROSS INCOME	945,648	100.0	969,024	24,226
Property Taxes	115,548	12.2	115,548	2,889
Management Fee	34,657	3.7	34,657	866
Utilities Expense	33,950	3.6	33,950	849
Insurance Expense	32,044	3.4	32,044	801
Hauling/Trash Service	19,136	2.0	19,136	478
Legal and Professional Expense	7,780	0.8	7,780	195
Pest Control	6,198	0.7	6,198	155
Salaries Expense	6,000	0.6	6,000	150
Advertising Expense	5,279	0.6	5,279	132
Gardening & Landscaping	4,751	0.5	4,751	119
Plumbing Repairs	4,564	0.5	4,564	114
Replacement	1,557	0.2	1,557	39
Electrical Repairs	1,487	0.2	1,487	37
Licenses Expenses	1,411	0.1	1,411	35
Other Expenses	5,068	0.5	5,068	127
TOTAL EXPENSES	279,430	29.5	279,430	6,986
NET OPERATING INCOME	666,218	70.5	689,594	17,240

STABILIZED	# OF UNITS	UNIT MIX	AREA SF	MONTHLY RENT	RENT / SF	ANNUAL RENT
1 Bed / 1 Bath	36	90%	580	\$2,000	\$3.45	\$24,000
2 Bed / 1 Bath	4	10%	750	\$2,600	\$3.47	\$31,200
TOTAL / AVERAGE	40	100%	23,880	\$82,400	\$3.45	\$988,800

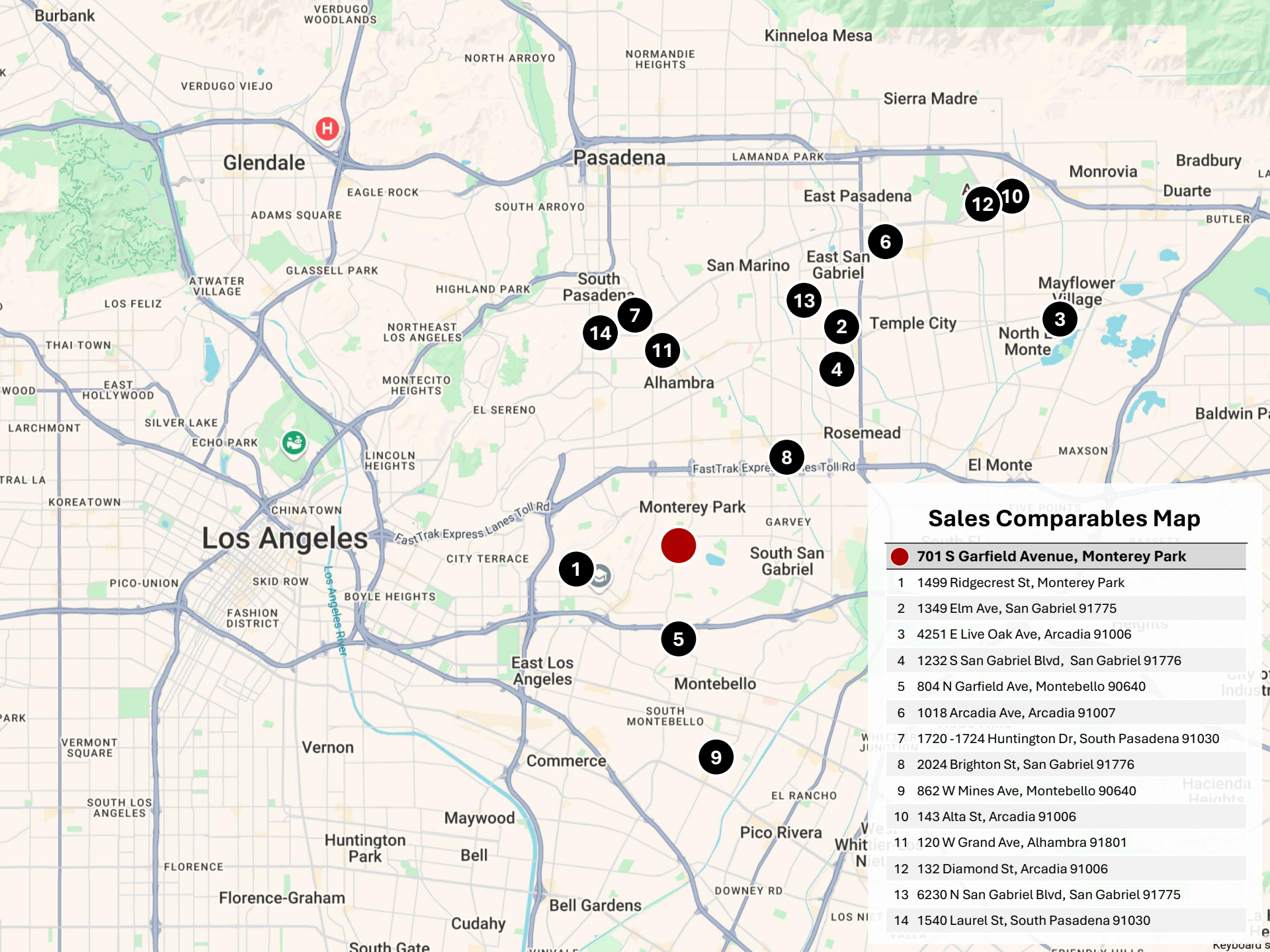
RENT ROLL

UNIT #	UNIT STATUS	CURRENT		STABILIZED	
		MONTHLY RENT \$	ANNUAL RENT \$	MONTHLY RENT \$	ANNUAL RENT \$
701 - A	Occupied	1,745	20,940	2,000	24,000
701 - B	Occupied	1,745	20,940	2,000	24,000
701 - C	Occupied	1,857	22,284	2,000	24,000
701 - D	Occupied	2,000	24,000	2,000	24,000
701 - E	Occupied	1,965	23,580	2,000	24,000
701 - F	Occupied	2,120	25,440	2,600	31,200
701 - G	Occupied	1,875	22,500	2,000	24,000
701 - H	Occupied	2,000	24,000	2,000	24,000
701 - I	Occupied	2,007	24,084	2,000	24,000
701 - J	Occupied	1,915	22,980	2,000	24,000
721 - A	Occupied	2,025	24,300	2,000	24,000
721 - B	Occupied	1,880	22,560	2,000	24,000
721 - C	Occupied	2,000	24,000	2,000	24,000
721 - D	Occupied	1,745	20,940	2,000	24,000
721 - E	Occupied	1,855	22,260	2,000	24,000
721 - F	Vacant	2,175	26,100	2,600	31,200
721 - G	Occupied	2,000	24,000	2,000	24,000
721 - H	Occupied	2,000	24,000	2,000	24,000
721 - I	Occupied	2,000	24,000	2,000	24,000
721 - J	Occupied	2,000	24,000	2,000	24,000
741 - A	Occupied	1,950	23,400	2,000	24,000
741 - B	Vacant	2,000	24,000	2,000	24,000
741 - C	Occupied	1,945	23,340	2,000	24,000
741 - D	Occupied	1,845	22,140	2,000	24,000
741 - E	Occupied	1,815	21,780	2,000	24,000
741 - F	Occupied	2,600	31,200	2,600	31,200
741 - G	Occupied	1,745	20,940	2,000	24,000
741 - H	Occupied	1,950	23,400	2,000	24,000
741 - I	Occupied	2,000	24,000	2,000	24,000
741 - J	Occupied	2,000	24,000	2,000	24,000
761 - A	Occupied	1,745	20,940	2,000	24,000
761 - B	Occupied	2,000	24,000	2,000	24,000
761 - C	Occupied	1,750	21,000	2,000	24,000
761 - D	Occupied	2,000	24,000	2,000	24,000
761 - E	Occupied	2,000	24,000	2,000	24,000
761 - F	Occupied	2,600	31,200	2,600	31,200
761 - G	Occupied	1,950	23,400	2,000	24,000
761 - H	Occupied	2,000	24,000	2,000	24,000
761 - I	Occupied	2,000	24,000	2,000	24,000
761 - J	Occupied	2,000	24,000	2,000	24,000
TOTAL RENT		78,804	945,648	82,400	988,800





03. Market Comparables



Sales Comparables Map

	701 S Garfield Avenue, Monterey Park
1	1499 Ridgecrest St, Monterey Park
2	1349 Elm Ave, San Gabriel 91775
3	4251 E Live Oak Ave, Arcadia 91006
4	1232 S San Gabriel Blvd, San Gabriel 91776
5	804 N Garfield Ave, Montebello 90640
6	1018 Arcadia Ave, Arcadia 91007
7	1720-1724 Huntington Dr, South Pasadena 91030
8	2024 Brighton St, San Gabriel 91776
9	862 W Mines Ave, Montebello 90640
10	143 Alta St, Arcadia 91006
11	120 W Grand Ave, Alhambra 91801
12	132 Diamond St, Arcadia 91006
13	6230 N San Gabriel Blvd, San Gabriel 91775
14	1540 Laurel St, South Pasadena 91030

SALES COMPARABLES

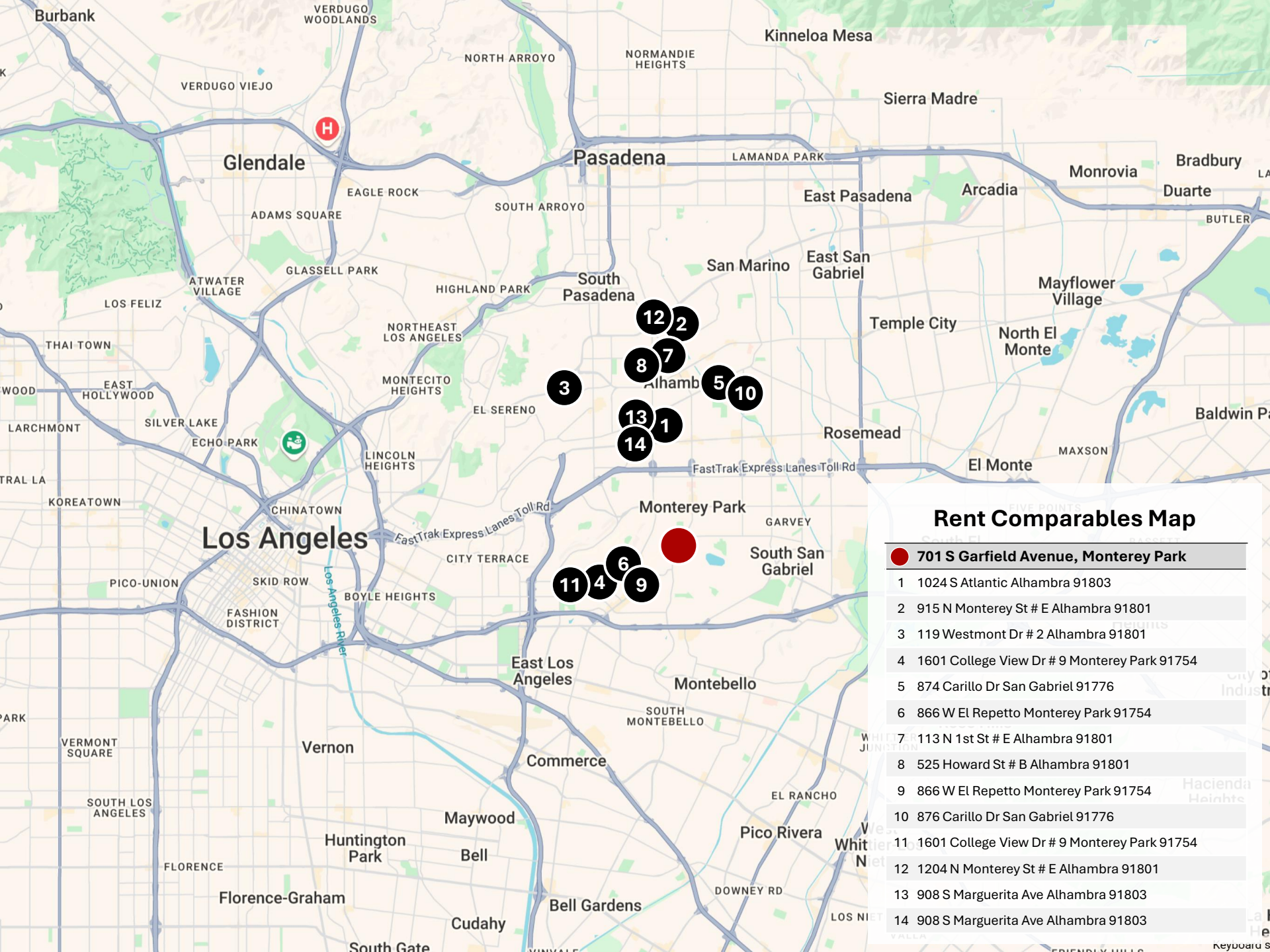
#	PHOTO	PROPERTY ADDRESS	PRICE	SF	PRICE / SF	# OF UNITS	YEAR BUILT	MARKET
		701 S Garfield Avenue Monterey Park	\$10,000,000	23,952	\$417	40	1963	Active
1		1499 Ridgecrest St Monterey Park	\$10,855,000	40,058	\$271	47	1962	Closed 11/08/2024
2		1349 Elm Ave San Gabriel 91775	\$8,100,000	15,384	\$526	14	1988	Active
3		4251 E Live Oak Ave Arcadia 91006	\$7,750,000	15,918	\$487	13	2023	Closed 07/14/2023
4		1232 S San Gabriel Blvd San Gabriel 91776	\$7,600,000	12,441	\$611	36	1963	Active
5		804 N Garfield Ave Montebello 90640	\$7,200,00	27,892	\$258	28	1963	Closed 06/09/2025

SALES COMPARABLES

#	PHOTO	PROPERTY ADDRESS	PRICE	SF	PRICE / SF	# OF UNITS	YEAR BUILT	MARKET
		701 S Garfield Avenue Monterey Park	\$10,000,000	23,952	\$417	40	1963	Active
6		1018 Arcadia Ave Arcadia 91007	\$6,785,000	N/A	N/A	10	1988	Closed 05/22/2023
7		1720 -1724 Huntington Dr South Pasadena 91030	\$6,500,000	18,224	\$357	24	1928	Active
8		2024 Brighton St San Gabriel 91776	\$6,500,000	21,378	\$304	15	1988	Active
9		862 W Mines Ave Montebello 90640	\$6,150,000	19,013	\$323	16	1988	Active
10		143 Alta St Arcadia 91006	\$6,100,000	12,306	\$496	10	1987	Closed 04/24/2023

SALES COMPARABLES

#	PHOTO	PROPERTY ADDRESS	PRICE	SF	PRICE / SF	# OF UNITS	YEAR BUILT	MARKET
		701 S Garfield Avenue Monterey Park	\$10,000,000	23,952	\$417	40	1963	Active
11		120 W Grand Ave Alhambra 91801	\$6,000,000	23,237	\$258	18	1971	Active
12		132 Diamond St Arcadia 91006	\$5,800,000	11,592	\$500	10	1988	Closed 01/10/2024
13		6230 N San Gabriel Blvd San Gabriel 91775	\$5,760,000	18,820	\$306	22	1960	Closed 05/01/2025
14		1540 Laurel St South Pasadena 91030	\$5,575,000	16,534	\$375	16	1961	Closed 04/05/2024



Rent Comparables Map

- 701 S Garfield Avenue, Monterey Park**
- 1024 S Atlantic Alhambra 91803
 - 915 N Monterey St # E Alhambra 91801
 - 119 Westmont Dr # 2 Alhambra 91801
 - 1601 College View Dr # 9 Monterey Park 91754
 - 874 Carillo Dr San Gabriel 91776
 - 866 W El Repetto Monterey Park 91754
 - 113 N 1st St # E Alhambra 91801
 - 525 Howard St # B Alhambra 91801
 - 866 W El Repetto Monterey Park 91754
 - 876 Carillo Dr San Gabriel 91776
 - 1601 College View Dr # 9 Monterey Park 91754
 - 1204 N Monterey St # E Alhambra 91801
 - 908 S Marguerita Ave Alhambra 91803
 - 908 S Marguerita Ave Alhambra 91803

RENT COMPARABLES

#	PHOTO	PROPERTY ADDRESS	YEAR BUILT	UNIT TYPE	SF	MONTHLY RENT \$	RENT / SF \$	MARKET
		701 S Garfield Avenue Monterey Park	1963	1 / 1	580	\$2,000	\$3.45	-
				1 / 2	750	\$2,600	\$3.47	
1		1024 S Atlantic Alhambra 91803	1960	1 / 1	550	\$2,200	\$4.0	Closed 05/01/2025
2		915 N Monterey St # E Alhambra 91801	1976	1 / 1	750	\$2,200	\$2.93	Active
3		119 Westmont Dr # 2 Alhambra 91801	1929	1 / 1	965	\$2,200	\$2.28	Closed 09/16/2024
4		1601 College View Dr # 9 Monterey Park 91754	1960	1 / 1	700	\$2,090	\$2.99	Closed 01/06/2025
5		874 Carillo Dr San Gabriel 91776	1950	1 / 1	830	\$2,050	\$2.47	Closed 03/15/2025

RENT COMPARABLES

#	PHOTO	PROPERTY ADDRESS	YEAR BUILT	UNIT TYPE	SF	MONTHLY RENT \$	RENT / SF \$	MARKET
		701 S Garfield Avenue Monterey Park	1963	1 / 1 1 / 2	580 750	\$2,000 \$2,600	\$3.45 \$3.47	-
6		866 W El Repetto Monterey Park 91754	1961	1 / 1	600	\$2,050	\$3.42	Closed 09/09/2024
7		113 N 1st St # E Alhambra 91801	1947	1 / 1	700	\$2.025	\$2.89	Active
8		525 Howard St # B Alhambra 91801	1963	1 / 1	500	\$2,000	\$4.00	Active
9		866 W El Repetto Monterey Park 91754	1961	1 / 1	600	\$2,000	\$3.33	Closed 07/12/2024
10		876 Carillo Dr San Gabriel 91776	1950	1 / 1	830	\$2,000	\$2.41	Closed 02/02/2025

RENT COMPARABLES

#	PHOTO	PROPERTY ADDRESS	YEAR BUILT	UNIT TYPE	SF	MONTHLY RENT \$	RENT / SF \$	MARKET
		701 S Garfield Avenue Monterey Park	1963	1 / 1 1 / 2	580 750	\$2,000 \$2,600	\$3.45 \$3.47	-
11		1601 College View Dr # 9 Monterey Park 91754	1960	1 / 1	700	\$2,000	\$2.86	Closed 02/13/2025
12		1204 N Monterey St # E Alhambra 91801	1951	1 / 1	650	\$2,000	\$3.08	Closed 01/11/2025
13		908 S Marguerita Ave Alhambra 91803	1964	1 / 1	500	\$2,000	\$4.00	Closed 04/23/2025
14		908 S Marguerita Ave Alhambra 91803	1964	1 / 1	500	\$2,000	\$4.00	Closed 11/18/2024

WOODSIDE VILLAGE APARTMENTS

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