



COMMERCIAL REAL ESTATE SERVICES
PASADENA

OFFERING MEMORANDUM

4200 LA RICA AVE & 4203 BALDWIN PARK BLVD. | BALDWIN PARK, CA
18 UNITS | 15,210 SF



EXCLUSIVELY LISTED BY

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OFFERING MEMORANDUM BALDWIN PARK APARTMENTS

4200 La Rica Ave & 4203 Baldwin Park Blvd, Baldwin Park CA

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lee & Associates - Pasadena in compliance with all applicable fair housing and equal opportunity laws.

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Christopher Larimore, Founding Principal

Vincent Molitor, Founding Principal

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COMMERCIAL REAL ESTATE SERVICES
PASADENA

SECTION I

EXECUTIVE SUMMARY

BALDWIN PARK APARTMENTS

4200 LA RICA AVE & 4203 BALDWIN PARK BLVD | BALDWIN PARK, CA



OFFERING MEMORANDUM BALDWIN PARK APARTMENTS

4200 La Rica Ave & 4203 Baldwin Park Blvd, Baldwin Park CA

Executive Summary



PROPERTY OVERVIEW

Lee & Associates Pasadena is pleased to present this Baldwin Park multi-family portfolio opportunity. This is the first time ever the properties are being offered to the market. The properties consist of two adjacent parcels - 12 units located at 4200 La Rica Avenue and 6 units located at 4203 Baldwin Park Blvd. Constructed in 1953, the Baldwin Park Blvd property consists of 6 x 2 bedroom/1 bath detached cottages, each with a private yard, and one car garage and situated on a ±17,578 square foot parcel. Constructed in 1959, 4200 La Rica, consists of 12 x detached 2 bedroom/1 bath homes with attached garages, private yards, and situated on a ±44,344 square foot parcel. Each unit has washer and dryer hookups, individual water heaters and is separately metered for gas and electricity. Ownership pays for water, sewer and trash disposal. The property is subject to the city of Baldwin Park Rental Stabilization ordinance which became effective January, 2020 ([Link to City RSO webpage](#)).

The city of Baldwin Park is a quiet suburb with a majority homeowner population located in the heart of the San Gabriel Valley. The property is located approximately 18 miles east of Downtown Los Angeles, and is easily accessible from DTLA via I-10 or by Metrolink. Baldwin Park is well known as it is the birthplace of the world famous In-N-Out Burger chain. Local amenities include the Santa Fe Dam Recreation Area, and within walking distance of the property, residents can take advantage of the shopping and restaurants along the Ramona Blvd corridor.

The offering can be acquired as a portfolio or separately and represents a once in a generation opportunity to acquire a rare, value-add gem in a suburban city that has high demand for housing.

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PROPERTY HIGHLIGHTS

- **First time ever on the market**
- **Redevelopment Potential**
- **Value Add Opportunity**
- **Significant Rental Upside through Renovation Program**

OFFERING MEMORANDUM BALDWIN PARK APARTMENTS

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Property Photos



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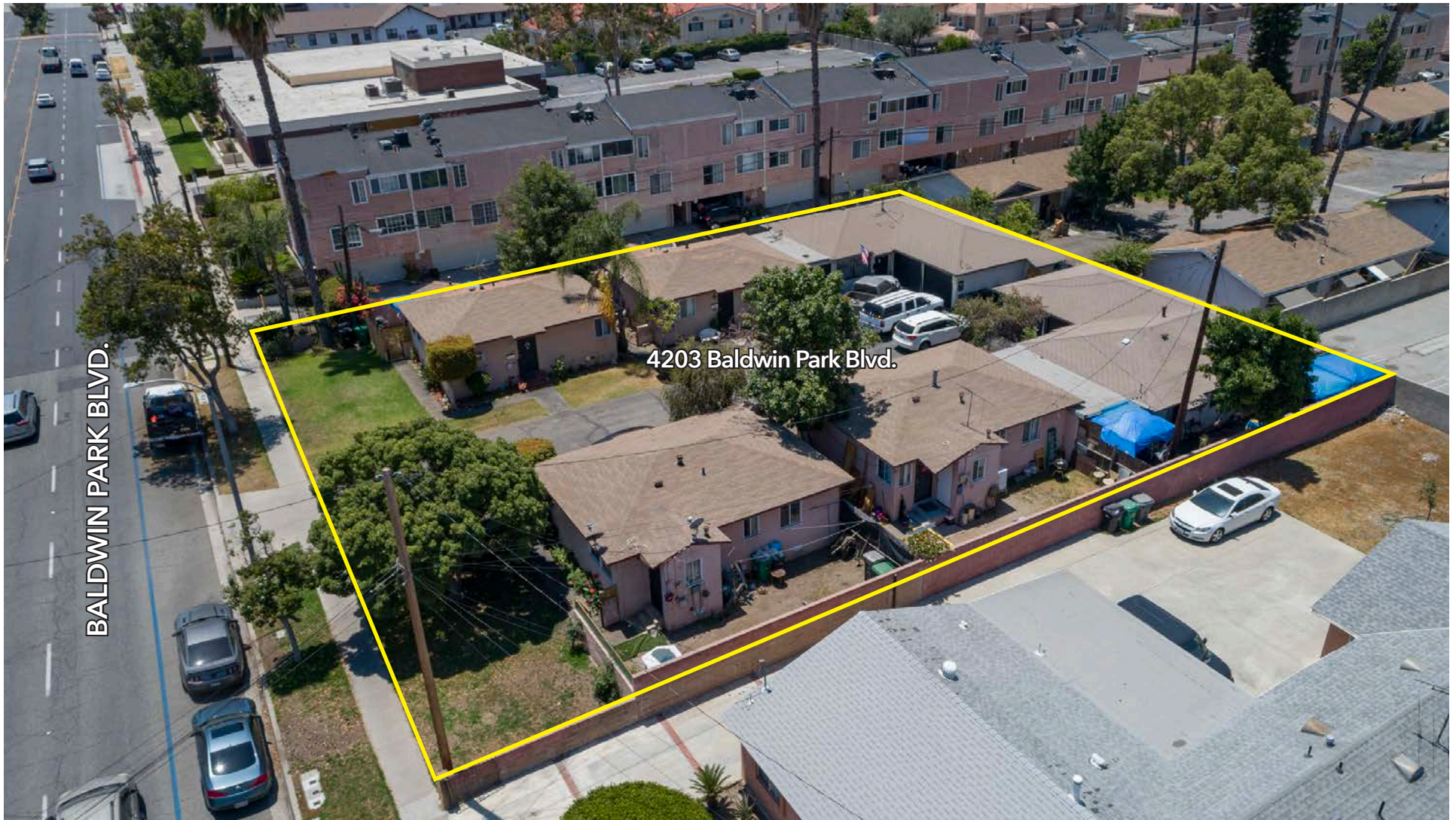
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4200 La Rica Ave & 4203 Baldwin Park Blvd, Baldwin Park CA

Property Photos



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OFFERING MEMORANDUM BALDWIN PARK APARTMENTS

4200 La Rica Ave & 4203 Baldwin Park Blvd, Baldwin Park CA

Property Photos | 4200 La Rica Ave.



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4200 La Rica Ave & 4203 Baldwin Park Blvd, Baldwin Park CA

Property Photos | 4203 Baldwin Park Blvd.



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OFFERING MEMORANDUM BALDWIN PARK APARTMENTS

4200 La Rica Ave & 4203 Baldwin Park Blvd, Baldwin Park CA

Property Photos | Interior



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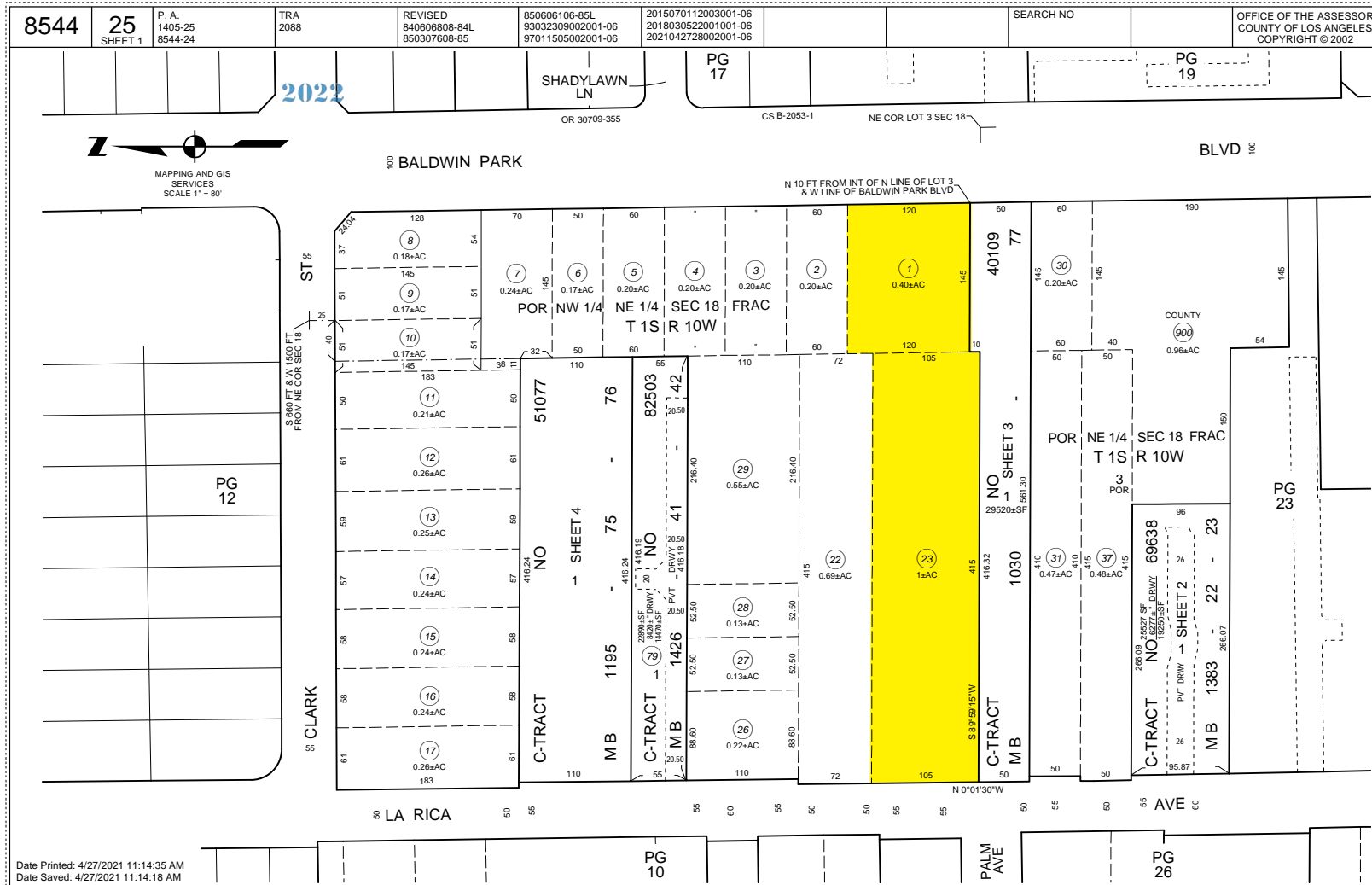
OFFERING MEMORANDUM BALDWIN PARK APARTMENTS

4200 La Rica Ave & 4203 Baldwin Park Blvd, Baldwin Park CA



COMMERCIAL REAL ESTATE SERVICES
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Parcel Map



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COMMERCIAL REAL ESTATE SERVICES
PASADENA

SECTION II

FINANCIAL ANALYSIS

BALDWIN PARK APARTMENTS

4200 LA RICA AVE & 4203 BALDWIN PARK BLVD | BALDWIN PARK, CA



OFFERING MEMORANDUM

BALDWIN PARK APARTMENTS

4200 La Rica Ave & 4203 Baldwin Park Blvd, Baldwin Park CA

Financial Summary

THE PROPERTY: 4200 La Rica Avenue
Baldwin Park, CA 91706

APN: 8544-025-023

	List Price
PRICE:	\$3,400,000
NUMBER OF UNITS:	12
COST PER UNIT:	\$283,333
YEAR BUILT:	1959
RENTABLE SF:	10,582
LOT SIZE SF:	44,344
PRICE/SF:	\$321.30
PRICE/SF LAND:	\$76.67
CURRENT GRM:	14.05
PRO-FORMA GRM:	10.86
CURRENT CAP:	4.11%
PRO-FORMA CAP:	5.92%
ELECTRIC:	Individual
GAS:	Individual
ZONING:	BP R3
OPPORTUNITY ZONE:	No

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OFFERING MEMORANDUM

BALDWIN PARK APARTMENTS

4200 La Rica Ave & 4203 Baldwin Park Blvd, Baldwin Park CA

Income & Expenses

INCOME

		Current		Pro-Forma
Gross Scheduled Rental Income		\$ 242,040		\$ 313,200
Vacancy/Concessions	3.00%	\$ 7,261	4.00%	\$ 12,528
Effective Gross Income:		\$ 234,779		\$ 300,672

EXPENSES

(Expenses are estimated)

		Current		Pro-Forma
Real Estate Taxes	1.20%	\$ 40,800		\$ 40,800
Direct Assessments		\$ 4,142		\$ 4,142
Insurance		\$ 7,000		\$ 7,000
Water and Sewer		\$ 4,250		\$ 4,250
Trash Disposal		\$ 4,500		\$ 4,500
Baldwin Park RSO		\$ 336		\$ 336
Management Fee	4.00%	\$ 9,391		\$ 12,027
Repairs/Maintenance (% of EGI)	7.00%	\$ 16,435	6.00%	\$ 18,040
Gardener		\$ 4,000		\$ 4,000
Pest Control		\$ 1,200		\$ 1,200
Replacement Reserve		\$ 3,000		\$ 3,000
Total Expenses		\$ 95,054		\$ 99,295

Net Operating Income		\$ 139,725		\$ 201,377
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Expenses Per Unit		\$7,921.14		\$8,274.60
Expenses Per Square Foot		\$8.98		\$9.38
% Of Effective Gross Income		40.49%		33.02%

Financing Scenario		Current	Pro Forma
5 Year Fixed Rate Loan			
Price		\$3,400,000	\$3,400,000
Down Payment	35%	\$1,173,000	\$1,173,000
Loan Amount		\$2,227,000	\$2,227,000
Interest Rate/Annual Payment	3.20%	\$116,577	\$116,577
Cash Flow After Debt Service		\$23,148	\$84,800
Cash-On-Cash Return		1.97%	7.23%
Year One Principal Reduction		\$45,313	\$45,313
Year One Total Return		5.84%	11.09%
Debt Service Coverage		1.20	1.73

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OFFERING MEMORANDUM

BALDWIN PARK APARTMENTS

4200 La Rica Ave & 4203 Baldwin Park Blvd, Baldwin Park CA

Rent Roll

Unit	Unit Mix	Current Monthly	Current Yearly	Market Rent Monthly Post Renovation	Market Rent Yearly Post Renovation
4200	2 Bedroom/1 Bath	\$ 1,560	\$ 18,720	\$ 2,175	\$ 26,100
4200 1/2	2 Bedroom/1 Bath	\$ 1,900	\$ 22,800	\$ 2,175	\$ 26,100
4202	2 Bedroom/1 Bath	\$ 1,900	\$ 22,800	\$ 2,175	\$ 26,100
4202 1/4	2 Bedroom/1 Bath	\$ 1,560	\$ 18,720	\$ 2,175	\$ 26,100
4202 1/2	2 Bedroom/1 Bath	\$ 1,560	\$ 18,720	\$ 2,175	\$ 26,100
4202 3/4	2 Bedroom/1 Bath	\$ 1,560	\$ 18,720	\$ 2,175	\$ 26,100
4204 *	2 Bedroom/1 Bath	\$ 1,500	\$ 18,000	\$ 2,175	\$ 26,100
4204 1/4	2 Bedroom/1 Bath	\$ 1,560	\$ 18,720	\$ 2,175	\$ 26,100
4204 1/2	2 Bedroom/1 Bath	\$ 1,950	\$ 23,400	\$ 2,175	\$ 26,100
4206	2 Bedroom/1 Bath	\$ 2,000	\$ 24,000	\$ 2,175	\$ 26,100
4206 1/2	2 Bedroom/1 Bath	\$ 1,560	\$ 18,720	\$ 2,175	\$ 26,100
4208	2 Bedroom/1 Bath	\$ 1,560	\$ 18,720	\$ 2,175	\$ 26,100
Total		\$ 20,170	\$ 242,040	\$ 26,100	\$ 313,200

Section 8 Tenant

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OFFERING MEMORANDUM

BALDWIN PARK APARTMENTS

4200 La Rica Ave & 4203 Baldwin Park Blvd, Baldwin Park CA

10-Year Cash Flow Model

Income	Annual Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
Gross Potential Rent (GPR)	3%	\$242,040	\$290,000	\$298,700	\$307,661	\$316,891	\$326,398	\$336,189	\$346,275	\$356,663	\$367,363	\$3,188,181
Total Vacancy Loss	3%	(\$7,261)	(\$8,700)	(\$8,961)	(\$9,230)	(\$9,507)	(\$9,792)	(\$10,086)	(\$10,388)	(\$10,700)	(\$11,021)	(\$95,645)
Net Rental Income		\$234,779	\$281,300	\$289,739	\$298,431	\$307,384	\$316,606	\$326,104	\$335,887	\$345,964	\$356,342	\$3,092,535
Total Expense	2.0%	(\$95,054)	(\$96,955)	(\$98,894)	(\$100,872)	(\$102,889)	(\$104,947)	(\$107,046)	(\$109,187)	(\$111,371)	(\$113,598)	(\$1,040,811)
Capital Expenditure		(\$200,000)										(\$200,000)
Net Operating Income		-\$60,275	\$184,345	\$190,845	\$197,559	\$204,495	\$211,659	\$219,058	\$226,700	\$234,593	\$242,744	\$1,851,724
Debt Service		(\$116,577)	(\$116,577)	(\$116,577)	(\$116,577)	(\$116,577)	(\$116,577)	(\$116,577)	(\$116,577)	(\$116,577)	(\$116,577)	(\$1,165,769)
Net Income After Debt Service		-\$176,852	\$67,768	\$74,268	\$80,983	\$87,918	\$95,082	\$102,481	\$110,123	\$118,016	\$126,168	\$685,956
Pre-Tax Cash on Cash Return		-15.08%	5.78%	6.33%	6.90%	7.50%	8.11%	8.74%	9.39%	10.06%	10.76%	

Renovation Scenario:

Buyer invests \$200,000 to renovate various units and common areas, and lease at market rents

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OFFERING MEMORANDUM BALDWIN PARK APARTMENTS

4200 La Rica Ave & 4203 Baldwin Park Blvd, Baldwin Park CA

Financial Summary

THE PROPERTY: 4203 Baldwin Park Blvd
Baldwin Park, CA 91706
APN: 8544-025-001

	List Price
PRICE:	\$1,800,000
NUMBER OF UNITS:	6
COST PER UNIT:	\$300,000
YEAR BUILT:	1953
RENTABLE SF:	4,628
LOT SIZE SF:	17,578
PRICE/SF:	\$388.94
PRICE/SF LAND:	\$102.40
CURRENT GRM:	15.09
PRO-FORM GRM:	12.53
CURRENT CAP:	3.85%
PRO-FORMA CAP:	4.98%
ELECTRIC:	Individual
GAS:	Individual
ZONING:	BP R3
OPPORTUNITY ZONE:	No

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BALDWIN PARK APARTMENTS

4200 La Rica Ave & 4203 Baldwin Park Blvd, Baldwin Park CA

Income & Expenses

INCOME

		Current		Pro-Forma
Gross Scheduled Rental Income		\$ 119,280		\$ 143,640
Vacancy/Concessions	3.00%	\$ 3,578	4.00%	\$ 5,746
Effective Gross Income:		\$ 115,702		\$ 137,894

EXPENSES

(Expenses are estimated)

		Current		Pro-Forma
Real Estate Taxes	1.20%	\$ 21,600		\$ 21,600
Direct Assessments		\$ 2,052		\$ 2,052
Insurance		\$ 3,300		\$ 3,300
Water and Sewer		\$ 2,500		\$ 2,500
Trash Disposal		\$ 2,400		\$ 2,400
Baldwin Park RSO		\$ 168		\$ 168
Management Fee	4.00%	\$ 4,628		\$ 5,516
Repairs/Maintenance (% of EGI)	5.00%	\$ 5,785	5.00%	\$ 6,895
Gardener		\$ 2,000		\$ 2,000
Pest Control		\$ 400		\$ 400
Replacement Reserve		\$ 1,500		\$ 1,500
Total Expenses		\$ 46,333		\$ 48,330

Net Operating Income		\$ 69,368		\$ 89,564
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Expenses Per Unit		\$7,722.19		\$8,055.08
Expenses Per Square Foot		\$10.01		\$10.44
% Of Effective Gross Income		40.05%		35.05%

Financing Scenario		Current	Pro Forma
5 Year Fixed Rate Loan			
Price		\$1,800,000	\$1,800,000
Down Payment	38%	\$684,000	\$684,000
Loan Amount		\$1,116,000	\$1,116,000
Interest Rate/Annual Payment	3.13%	\$57,861	\$57,861
Cash Flow After Debt Service		\$11,507	\$31,703
Cash-On-Cash Return		1.68%	4.63%
Year One Principal Reduction		\$22,986	\$22,986
Year One Total Return		5.04%	8.00%
Debt Service Coverage		1.20	1.55

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Rent Roll

Unit	Unit Mix	Current Monthly	Current Yearly	Market Rent	
				Monthly	Yearly
				Post Renovation	Post Renovation
4203	2 Bedroom/1 Bath	\$ 1,560	\$ 18,720	\$ 1,995	\$ 23,940
4205	2 Bedroom/1 Bath	\$ 1,560	\$ 18,720	\$ 1,995	\$ 23,940
4205 1/2	2 Bedroom/1 Bath	\$ 1,560	\$ 18,720	\$ 1,995	\$ 23,940
4205 3/4	2 Bedroom/1 Bath	\$ 1,560	\$ 18,720	\$ 1,995	\$ 23,940
4207	2 Bedroom/1 Bath	\$ 1,800	\$ 21,600	\$ 1,995	\$ 23,940
4209	2 Bedroom/1 Bath	\$ 1,900	\$ 22,800	\$ 1,995	\$ 23,940
Total		\$ 9,940	\$ 119,280	\$ 11,970	\$ 143,640

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10-Year Cash Flow Model

Income	Annual Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
Gross Potential Rent (GPR)	3%	\$119,280	\$137,000	\$141,110	\$145,343	\$149,704	\$154,195	\$158,821	\$163,585	\$168,493	\$173,548	\$1,511,078
Total Vacancy Loss	3%	(\$3,578)	(\$4,110)	(\$4,233)	(\$4,360)	(\$4,491)	(\$4,626)	(\$4,765)	(\$4,908)	(\$5,055)	(\$5,206)	(\$45,332)
Net Rental Income		\$115,702	\$132,890	\$136,877	\$140,983	\$145,212	\$149,569	\$154,056	\$158,678	\$163,438	\$168,341	\$1,465,745
Total Expense	2.0%	(\$46,333)	(\$47,260)	(\$48,205)	(\$49,169)	(\$50,152)	(\$51,156)	(\$52,179)	(\$53,222)	(\$54,287)	(\$55,372)	(\$507,335)
Capital Expenditure		(\$75,000)										(\$75,000)
Net Operating Income		-\$5,632	\$85,630	\$88,672	\$91,814	\$95,060	\$98,413	\$101,877	\$105,455	\$109,151	\$112,969	\$883,410
Debt Service		(\$57,861)	(\$57,861)	(\$57,861)	(\$57,861)	(\$57,861)	(\$57,861)	(\$57,861)	(\$57,861)	(\$57,861)	(\$57,861)	(\$578,613)
Net Income After Debt Service		-\$63,493	\$27,769	\$30,810	\$33,953	\$37,199	\$40,552	\$44,016	\$47,594	\$51,290	\$55,107	\$304,797
Pre-Tax Cash on Cash Return		-9.28%	4.06%	4.50%	4.96%	5.44%	5.93%	6.44%	6.96%	7.50%	8.06%	

Renovation Scenario:

Buyer invests \$75,000 to renovate various units, and lease at market rents

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COMMERCIAL REAL ESTATE SERVICES
PASADENA

SECTION III

SALES COMPARABLES

BALDWIN PARK APARTMENTS

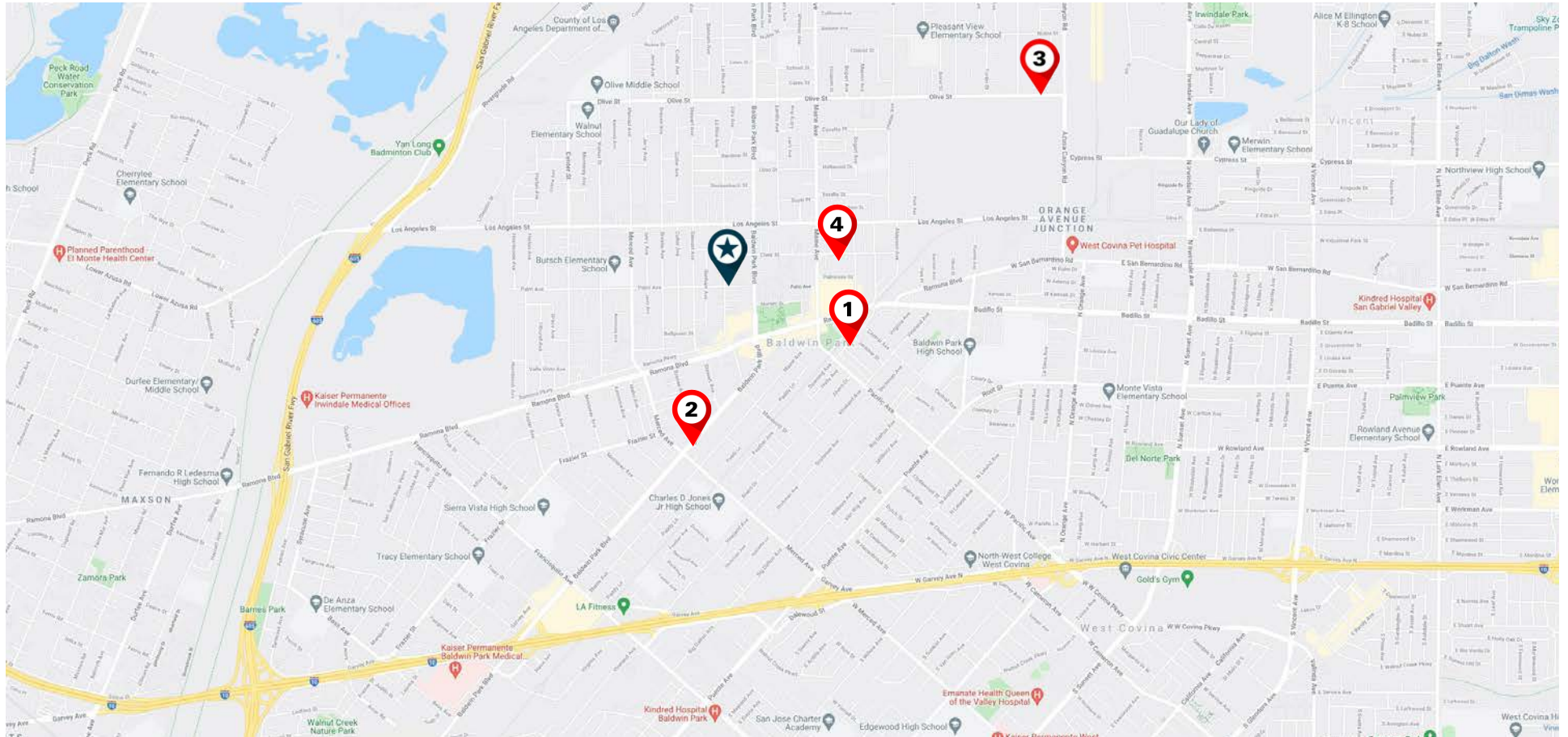
4200 LA RICA AVE & 4203 BALDWIN PARK BLVD | BALDWIN PARK, CA



OFFERING MEMORANDUM BALDWIN PARK APARTMENTS

4200 La Rica Ave & 4203 Baldwin Park Blvd, Baldwin Park CA

Sale Comparables Map



SUBJECT PROPERTIES

4200 La Rica Ave. & 4203 Baldwin Park Blvd., Baldwin Park, CA 91706

1 14503 CHEVALIER AVE.
Baldwin Park, CA 91706

2 3724 BALDWIN PARK BLVD.
Baldwin Park, CA 91706

3 15401-15433 OLIVE ST.
Baldwin Park, CA 91706

4 14508 CLARK ST.
Baldwin Park, CA 91706

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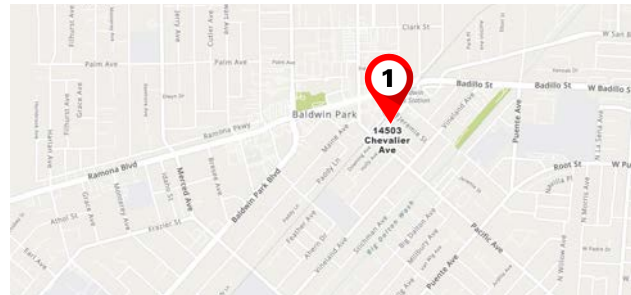
OFFERING MEMORANDUM BALDWIN PARK APARTMENTS

4200 La Rica Ave & 4203 Baldwin Park Blvd, Baldwin Park CA

Sale Comparables



1 14503 CHEVALIER AVE
BALDWIN PARK, CA
91706



Sale Price: \$900,000 Price / Unit: \$180,000
Price PSF: \$430.00 Year Built: 1945
No. Units: 5 GRM: 15.17
Closed: 5/28/2021 CAP Rate: 4.37%

UNIT TYPE	# UNITS	% OF
2 Bed/1 Bath SFR	1	20
1 Bed/1 Bath	4	80
TOTAL/AVG	5	100%

Comments: Listed for \$875,000. 7,884 SF parcel



2 3724 BALDWIN PARK BLVD.
BALDWIN PARK, CA 91706



Sale Price: \$1,610,000 Price / Unit: \$161,000
Price PSF: \$297.10 Year Built: 1946/1962
No. Units: 10 GRM: 14.30
Closed: 4/29/2021 CAP Rate: 4.54%

UNIT TYPE	# UNITS	% OF
1 Bed/1 Bath	8	80
2 Bed/1 Bath	1	10
Commercial unit	1	10
TOTAL/AVG	10	100%

Comments: Listed for \$1,750,000. 10,642 SF parcel



3 15401-15433 OLIVE ST
BALDWIN PARK, CA 91706



Sale Price: \$8,910,000 Price / Unit: \$207,209
Price PSF: \$331.97 Year Built: 1961
No. Units: 43 GRM: N/A
Closed: 3/31/2021 CAP Rate: N/A

UNIT TYPE	# UNITS	% OF
Studio	16	37
1 Bed/1 Bath	11	26
2 Bed/1 Bath	16	37
TOTAL/AVG	43	100%

Comments: Off Market Transaction, no financials available

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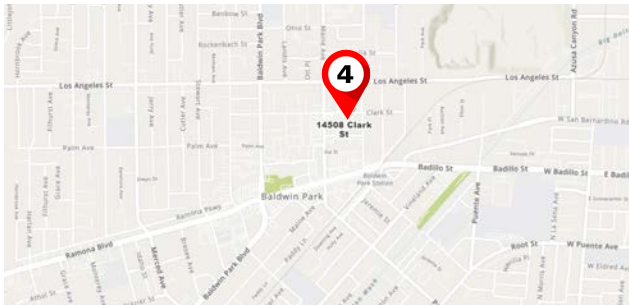
OFFERING MEMORANDUM BALDWIN PARK APARTMENTS

4200 La Rica Ave & 4203 Baldwin Park Blvd, Baldwin Park CA

Sale Comparables



4
14508 CLARK ST
BALDWIN PARK, CA
91706



Sale Price:	\$1,778,000	Price / Unit:	\$296,333
Price PSF:	\$260.97	Year Built:	1977
No. Units:	6	GRM:	14.53
Closed:	N/A	CAP Rate:	4.70%

UNIT TYPE	# UNITS	% OF
2 Bed/2 Bath	6	100
TOTAL/AVG	6	100%

Comments: Listed for \$1,825,000. 20,647 SF parcel

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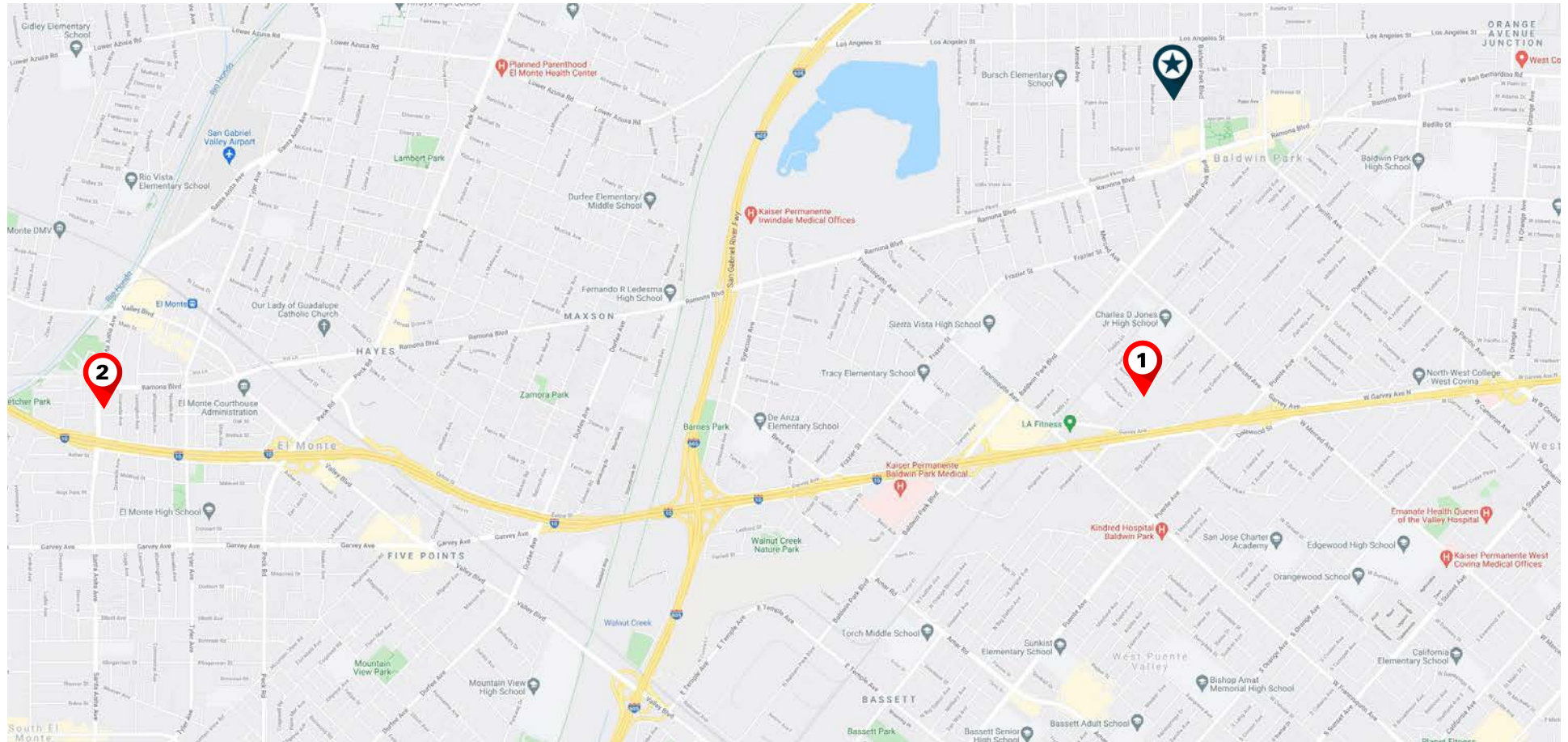
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OFFERING MEMORANDUM BALDWIN PARK APARTMENTS

4200 La Rica Ave & 4203 Baldwin Park Blvd, Baldwin Park CA

Active Sale Comparables Map



SUBJECT PROPERTIES

4200 La Rica Ave. & 4203 Baldwin Park Blvd., Baldwin Park, CA 91706

1 3152 - 3156 VINELAND AVE
Baldwin Park, CA 91706

2 3420 SANTA ANITA AVE
El Monte, CA 91731

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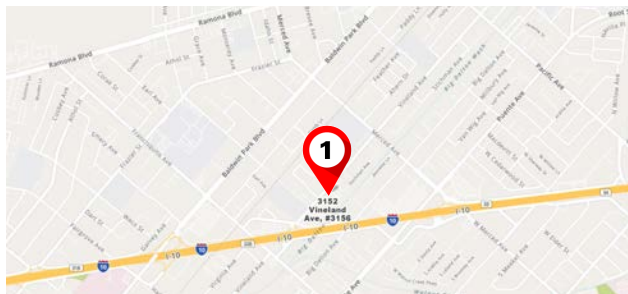
OFFERING MEMORANDUM BALDWIN PARK APARTMENTS

4200 La Rica Ave & 4203 Baldwin Park Blvd, Baldwin Park CA

Active Sale Comparables



1 3152-3156 VINELAND AVE
BALDWIN PARK, CA
91706



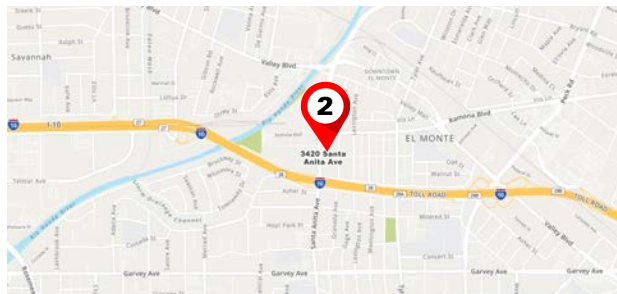
List Price:	\$2,190,000	Price / Unit:	\$365,000
Price PSF:	\$367.20	Year Built:	1986
No. Units:	6	GRM:	17.81
CAP Rate:	3.41%	Status:	Active

UNIT TYPE	# UNITS	% OF
2 Bed/2 Bath Townhome	6	100
TOTAL/AVG	6	100%

Comments: Listed on 5/25/21; buyer must assume existing loan



2 3420 SANTA ANITA AVE
EL MONTE, CA 91731



List Price:	\$4,550,000	Price / Unit:	\$252,778
Price PSF:	\$351.13	Year Built:	1948
No. Units:	18	GRM:	14.60
CAP Rate:	4.72%	Status:	Active

UNIT TYPE	# UNITS	% OF
1 Bed/1 Bath	10	56
2 Bed/1 Bath	8	44
TOTAL/AVG	18	100%

Comments: Listed on 6/23/21

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COMMERCIAL REAL ESTATE SERVICES
PASADENA

SECTION IV

LOCATION INFORMATION

BALDWIN PARK APARTMENTS

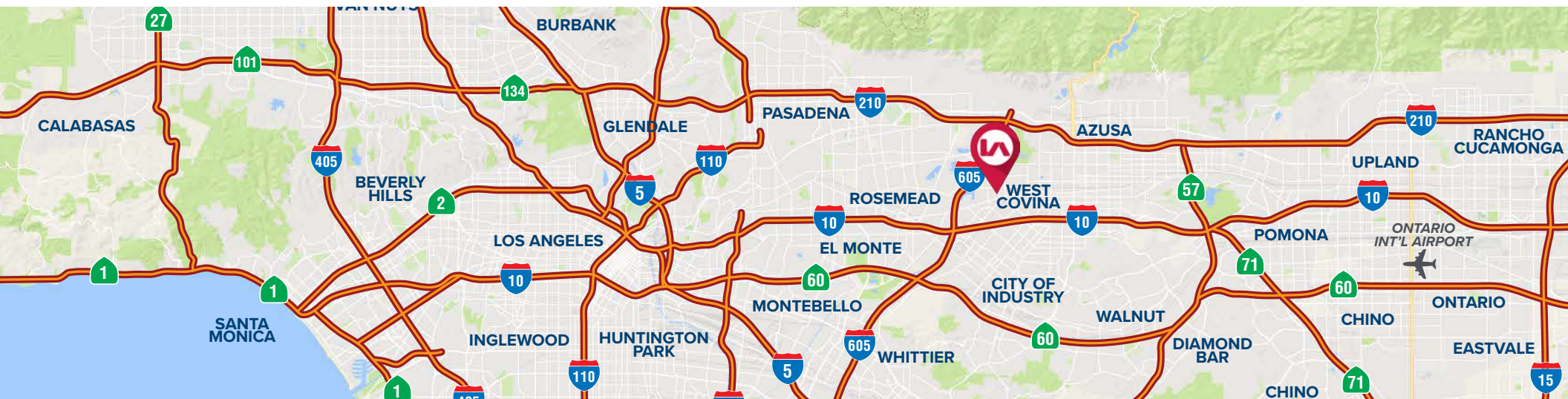
4200 LA RICA AVE & 4203 BALDWIN PARK BLVD | BALDWIN PARK, CA



OFFERING MEMORANDUM BALDWIN PARK APARTMENTS

4200 La Rica Ave & 4203 Baldwin Park Blvd, Baldwin Park CA

Location Maps



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OFFERING MEMORANDUM BALDWIN PARK APARTMENTS

4200 La Rica Ave & 4203 Baldwin Park Blvd, Baldwin Park CA

Baldwin Park

Baldwin Park was incorporated January 25, 1956 and is called "the Hub of the San Gabriel Valley." Comprised of 6.79 square miles, this suburb of Los Angeles County has a population of 76,572 people and is located 17.9 miles east of Downtown Los Angeles.

Baldwin Park began as part of cattle grazing land belonging to the San Gabriel Mission. By 1906 it was renamed Baldwin Park and in 1956 became the 47th incorporated city in the State of California. Currently the city is pushing to revitalize its economic base. There are six active Project Redevelopment Areas located in strategic areas of the city.

Baldwin Park is home to the first In-N-Out burger stand, opened on October 22, 1948. In 2006, In-N-Out University and the company Headquarters opened on Francisquito Avenue. Their first meatpacking plant is located down the street on Hamburger Lane.

Baldwin Park's central location in the San Gabriel Valley, with proximity to other major cities like Arcadia, allows for easy access to major attractions in the region.

Baldwin Park has many of the amenities found in a big city, but it also has many of the things that are harder to find in bigger centers, such as beautiful hiking trails and lots of parks and green spaces.

There are many restaurants, cultural attractions, and shopping areas, such as Baldwin Park Towne Center Shopping Center, Park Plaza on Maine, and Sierra Center.

Baldwin Park hosts a variety of festivals and events throughout the year, including the Summertime in Baldwin Park Concert Series.



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OFFERING MEMORANDUM BALDWIN PARK APARTMENTS

4200 La Rica Ave & 4203 Baldwin Park Blvd, Baldwin Park CA

Baldwin Park

Area Highlights

Affordable housing: What Baldwin Park lacks in glamour is more than made up for by its extensive stock of single-family homes that begin in the \$500,000s.

Commuting convenience: With two freeways, Metrolink's San Bernardino line and Foothill Transit's Silver Streak bus line, Baldwin Park offers plenty of options for getting to around.

Nature calls: For outdoor enthusiasts, the Sante Fe Dam Recreational Area is right next door, and the Angeles National Forest is a short drive away.

Location Attractions

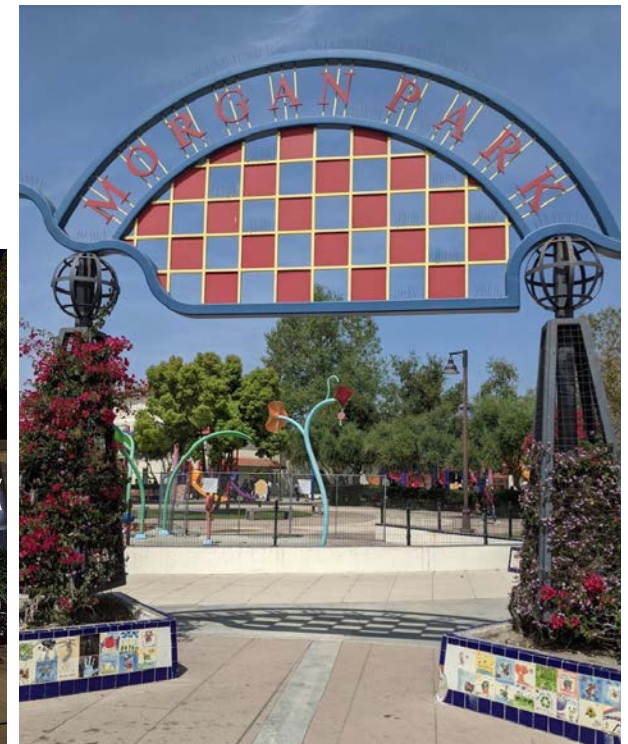


Baldwin Park Historical Society Museum

This museum combines fun with education suitable for all ages. During a walk-through or guided tour, period clothing once worn by local people, antique shoes, military uniforms, maps, radios and household antiques are on display. It boasts more than 1,000 artifacts on display ranging from the years 1850 to 1959.

Parks & Recreation

Home to five parks dedicated to meeting the social and recreation needs of the community for every member of the family from youth and teens to senior citizens. Activities include recreation programs and free special events geared toward the entire family. Services that are offered include special interest classes, ESL, youth and adult sports, child-care, aquatics, senior center, and many fun excursions.



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COMMERCIAL REAL ESTATE SERVICES
PASADENA

SECTION V

DEMOGRAPHICS

BALDWIN PARK APARTMENTS

4200 LA RICA AVE & 4203 BALDWIN PARK BLVD | BALDWIN PARK, CA



OFFERING MEMORANDUM BALDWIN PARK APARTMENTS

4200 La Rica Ave & 4203 Baldwin Park Blvd, Baldwin Park CA

Demographics Report

	0.5 MILES	1.5 MILES	3 MILES
Total population	11,692	65,716	195,279
Median age	32.2	32.6	33.9
Median age (Male)	31.2	31.7	33.0
Median age (Female)	33.1	33.5	34.9
Total households	2,901	15,266	48,369
Total persons per HH	4.00	4.28	4.01
Average HH income	\$72,609	\$83,255	\$88,840
Average house value	\$521,714	\$546,121	\$581,728
Total Population - White	4,798	28,200	5,861
Total Population - Black	142	819	3,862
Total Population - Asian	1,920	10,099	33,883
Total Population - Pacific Islander	7	57	285
Total Population - American Indian	99	564	1,812
Total Population - Hispanic Origin	9,163	51,638	141,999
Total Population - Two or More Races	435	2,532	7,857
Total Population - Other Race Alone	4,291	23,446	61,720

*Demographic data derived from ESRI 2020

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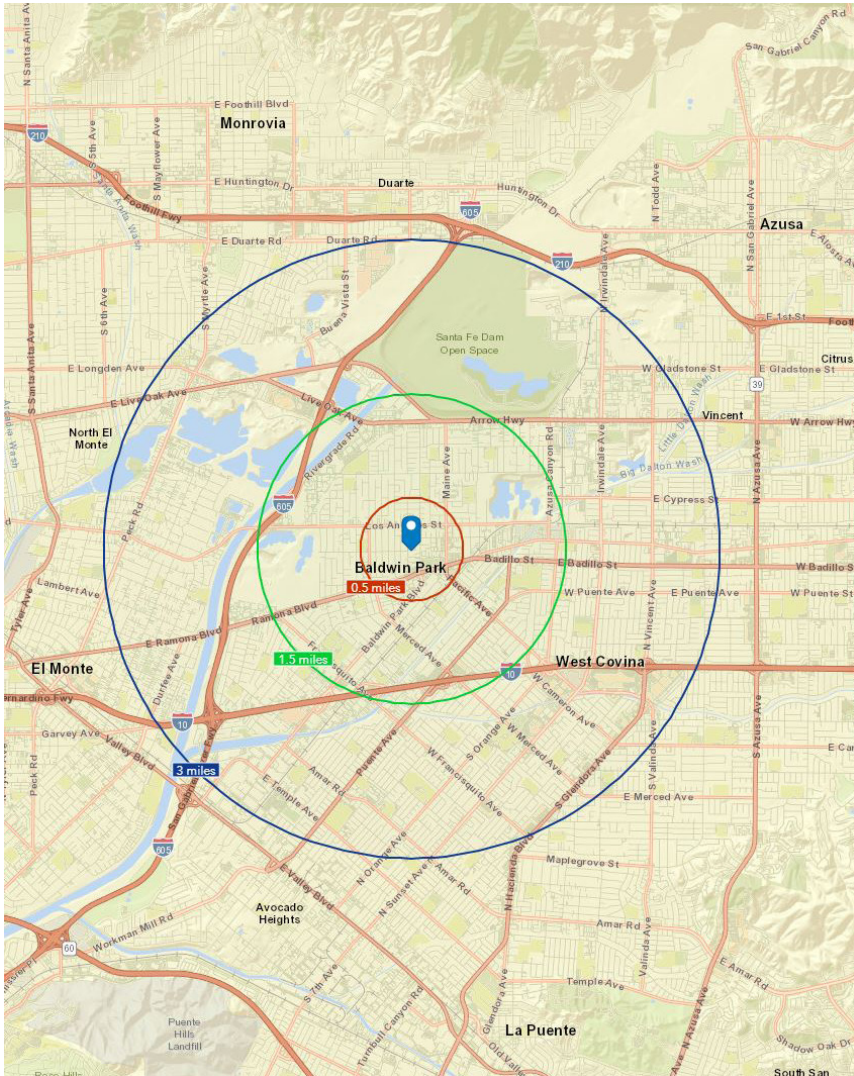
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OFFERING MEMORANDUM BALDWIN PARK APARTMENTS

4200 La Rica Ave & 4203 Baldwin Park Blvd, Baldwin Park CA

Demographics Map



POPULATION	0.5 MILES	1.5 MILES	3 MILES
Total population	11,692	65,716	195,279
Median age	32.2	32.6	33.9
Median age (Male)	31.2	31.7	33.0
Median age (Female)	33.1	33.5	34.9

HOUSEHOLDS & INCOME	0.5 MILES	1.5 MILES	3 MILES
Total households	2,901	15,266	48,369
Total persons per HH	4.00	4.28	4.01
Average HH income	\$72,609	\$83,255	\$88,840
Average house value	\$521,714	\$546,121	\$581,728

*Demographic data derived from ESRI 2020

Walk Score



Very Walkable
Most errands can be accomplished on foot



Some Transit
A few nearby public transportation options



Bikeable
Some bike infrastructure

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