



ONE-OF-A-KIND ICONIC CLAREMONT OFFICE BUILDING FOR SALE

201 W FOURTH STREET/401 N HARVARD
CLAREMONT, CA 91711

LISTING PRICE: \$2,950,000
BUILDING SIZE: APPROX. 7,424 SF

Investment Summary

201 W FOURTH STREET,
CLAREMONT, CA 91711



Address: 201 W. 4th Street/401 Harvard Avenue
Claremont CA 91711

County: Los Angeles

Location Type: Professional Office

Land Area: Approx. .29 AC

No. of Buildings: 1

Total GLA: 7,424

Year Built: 1966

Ownership Type: Trust

Drive Area: Asphalt

Parking: 23 on-site parking spaces + ample
free public street parking

NOI*: \$132,881

Claremont, CA AHHI: \$158,167

3 Mile Population: 36,553

3 Mile Consumer Spending (Annual): \$4.5B

*NOI is estimated off future assumptions, including all tenants at
market rents. Buyer to conduct their own due diligence



 909-482-1060

 492 West Foothill Boulevard, Claremont, CA 91711

 trc@renkenco.com

Income & Expense Summary

201 W FOURTH STREET
CLAREMONT, CA 91711

McCarthy Building			
401 Harvard Ave./201 W. Fourth St., Claremont, CA 91711 (7,424 RSF)			
Stabilized Income & Expense Summary			
	Pro Forma		
	Totals	Per SF	
Potential Gross Income	\$267,264	\$36.00	\$3 psf/mo.
Effective Gross Income	\$267,264	\$36.00	
Less Expenses	Totals	Per SF	% of EGI
Management Fees	\$10,691	\$1.44	4.0%
*Real Estate Taxes	\$33,362	\$4.49	12.5%
Direct Assessments	\$4,934	\$0.66	1.8%
Property Insurance	\$2,500	\$0.34	0.9%
Utilities	\$42,596	\$5.74	15.9%
Janitorial	\$25,800	\$3.48	9.7%
Repairs and Maintenance	\$14,500	\$1.95	5.4%
Total Expenses	\$134,383	\$18.10	50.3%
Net Operating Income	\$132,881	\$17.90	50%

Direct Capitalization Summary	
Pro-Forma	
Net Operating Income	\$132,881
Divided By Capitalization Rate	4.50%
Capitalized Value Indication	\$2,952,922
Rounded (\$397 per SF)	\$2,950,000

* RE Taxes Based on \$2,950,000 Sale Price



Description

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The McCarthy Building is proudly listed for sale by **Renken Consulting Group** for the first time since its original design and construction in 1966.

This extremely rare investment offering is a 7,424 SF multi-tenant office building in the highly desirable City of Claremont, one of the cultural hubs of the Greater Los Angeles area.

Situated in the heart of the vibrant Claremont Village on the prime corner of 4th Street and Harvard Avenue the building is immediately adjacent to The Claremont Colleges and all the amenities the Village has to offer.

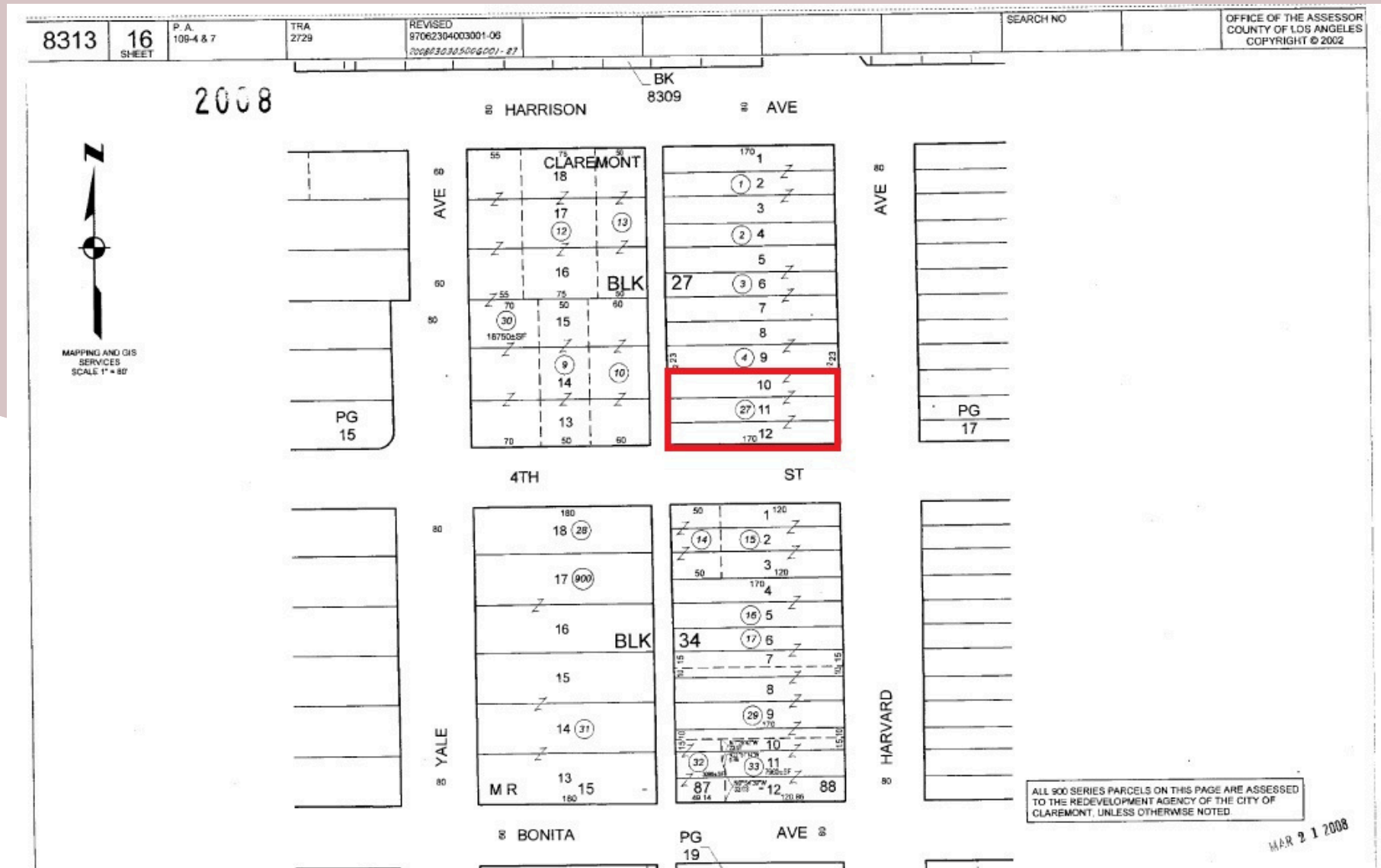
The property is 100% occupied by a complementary mix of professional tenants, with suite sizes ranging from 177 SF to 2,400 SF. This diverse tenant base provides essential services that cater to the daily needs of the surrounding community.

The building features an iconic design reflective of the broader architectural legacy of Claremont, including large windows set within a structural brick, limestone, and stucco facade. The interior features stunning terrazzo entry lobby and main staircase along with elevator service, and a rare private parking lot with 23 reserved spaces.



Plat Map

APN: 8313-016-027



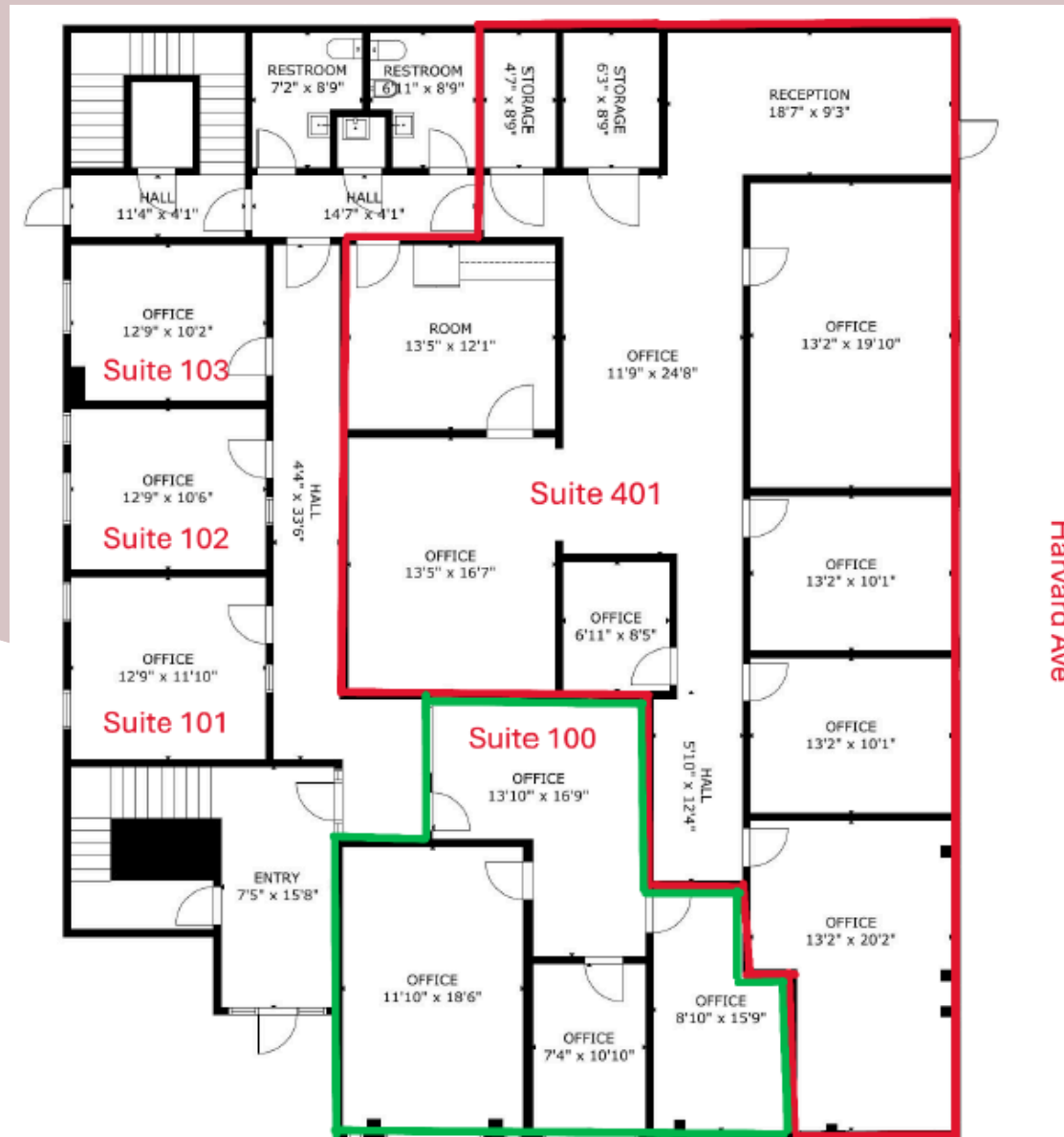
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First Floor Plan

201 W FOURTH STREET,
CLAREMONT, CA 91711



Harvard Ave

GROSS INTERNAL AREA
TOTAL: 8,002 sq.ft
FIRST FLOOR: 3,908 sq.ft, SECOND FLOOR: 4,094 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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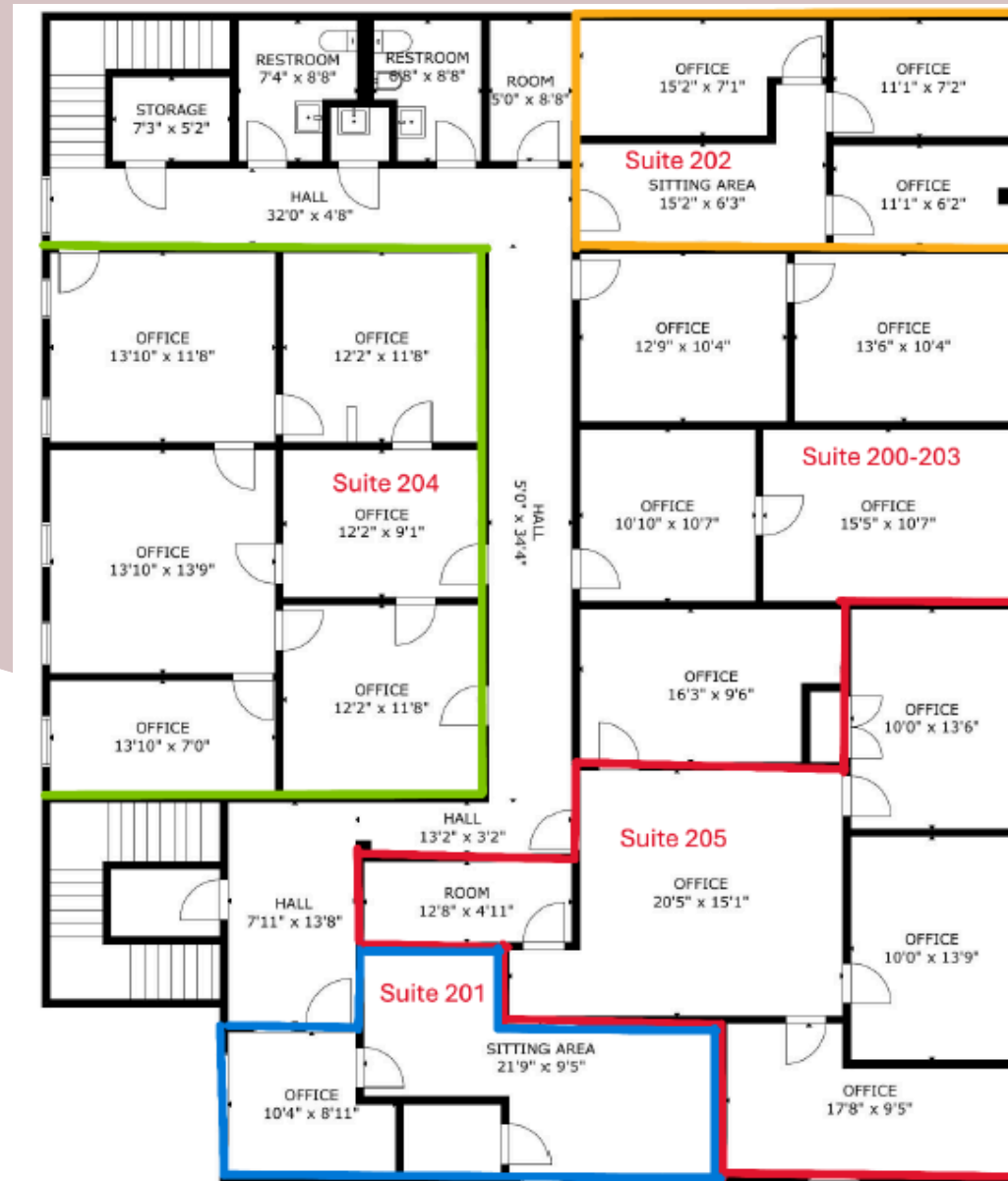
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Second Floor Plan

201 W FOURTH STREET,
CLAREMONT, CA 91711



GROSS INTERNAL AREA
TOTAL: 8,002 sq.ft
FIRST FLOOR: 3,908 sq.ft, SECOND FLOOR: 4,094 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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Property Images

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Property Images

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CLAREMONT, CA 9



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