

OFFERING MEMORANDUM

3757 HOLLY AVENUE

BALDWIN PARK, CA 91706



EXCLUSIVELY LISTED BY

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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.



COMMERCIAL REAL ESTATE SERVICES
PASADENA

SECTION I

EXECUTIVE SUMMARY

3757 HOLLY AVENUE

BALDWIN PARK, CA 91706



OFFERING MEMORANDUM

3757 HOLLY AVENUE

Baldwin Park, CA 91706

Executive Summary

Property Name	Holly Avenue Apartments
Address	3757 Holly Ave
City, State, Zip	Baldwin Park, CA 91706
Price	\$1,848,888
Year Built	1961
Number of Units	7
Aprox. Building Size (Sq. Ft.)	4,898
Lot Size (Sq. Ft.)	19,668
Cost Per Unit	\$264,127
Cost Per SF	\$377.48

INVESTMENT HIGHLIGHTS

- **Strong in-place cash flow with upside via rent optimization**
- **Below-market rents provide clear value-add opportunity**
- **Stabilized occupancy with minimal vacancy risk**
- **Favorable unit mix with consistent tenant demand**
- **Located in a high-demand rental submarket (Baldwin Park)**
- **Proximity to major employment centers and transportation corridors**
- **Potential to increase NOI through operational efficiencies**
- **Low-maintenance asset with straightforward management profile**
- **Attractive CAP Rate, GRM, \$/SF and \$/unit**

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Property Photos



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Aerial Photos



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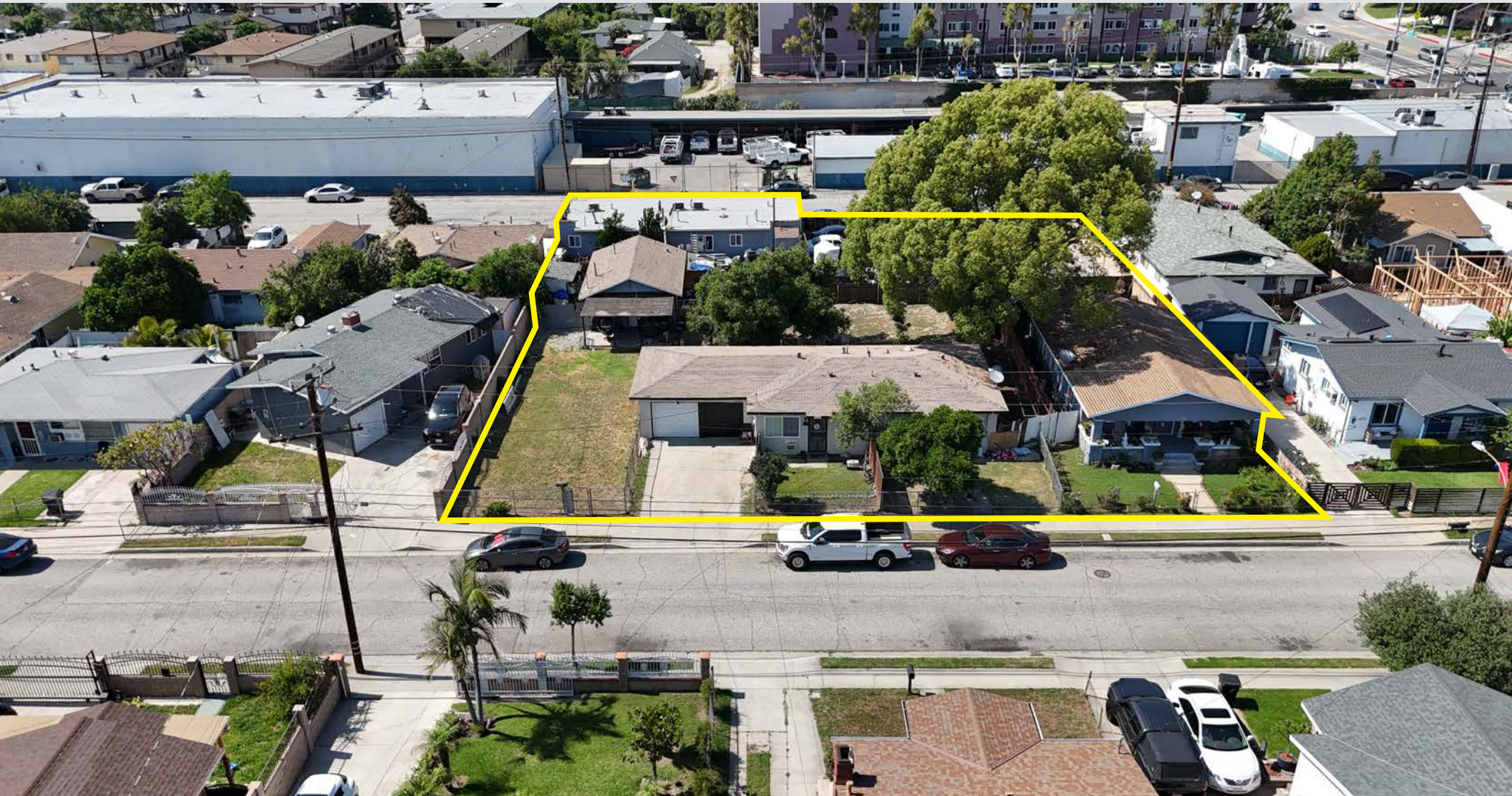
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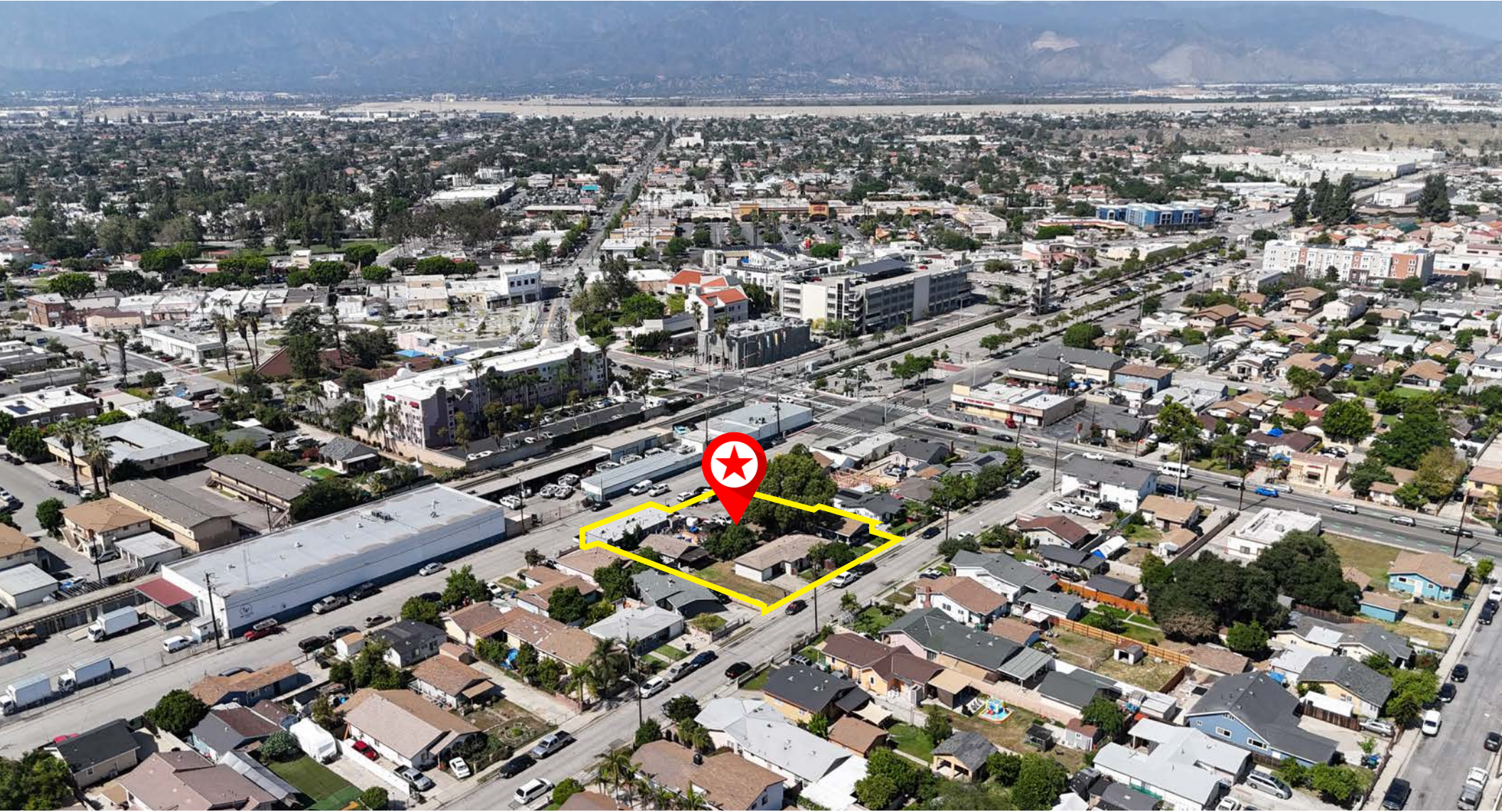
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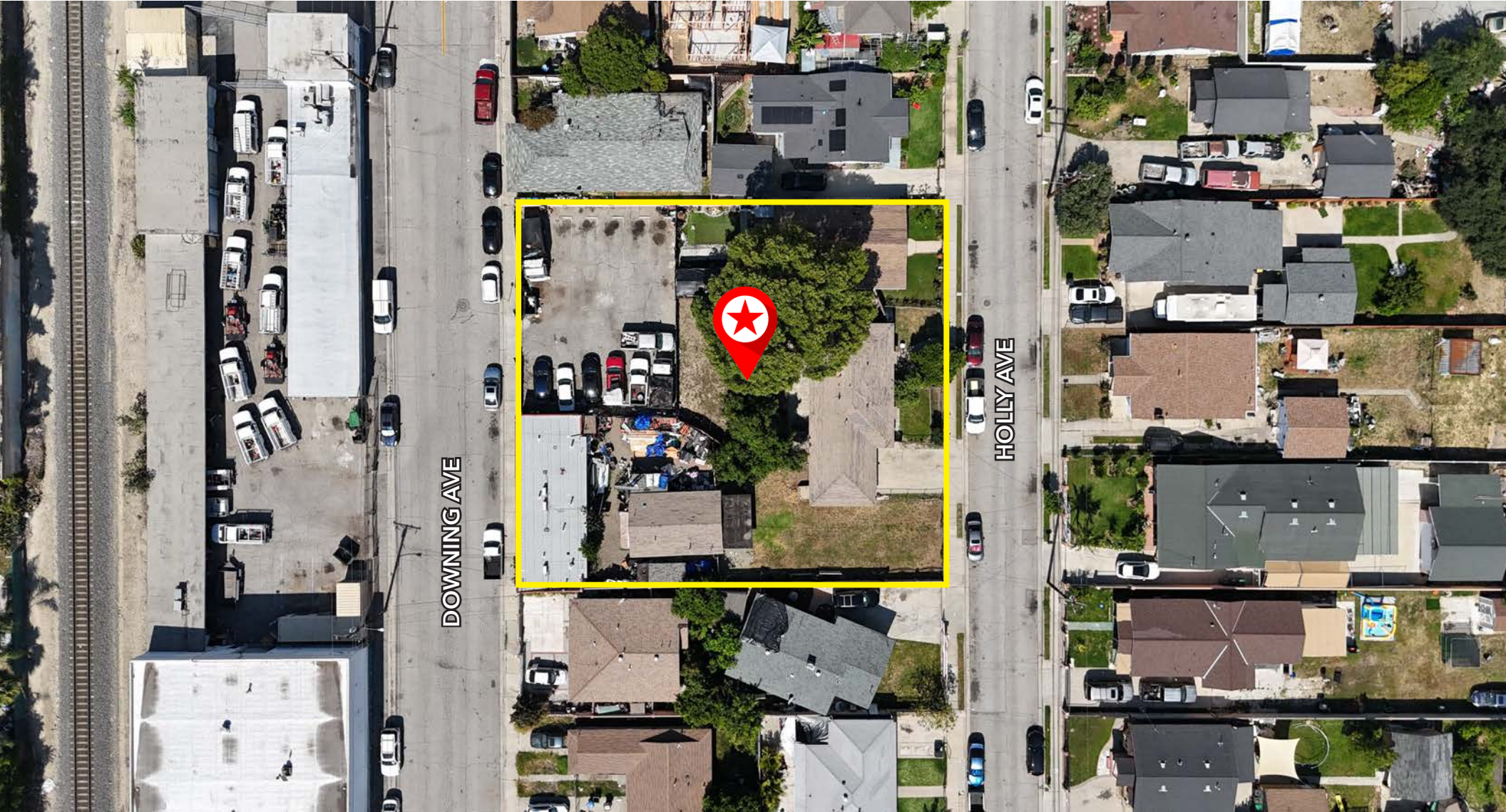
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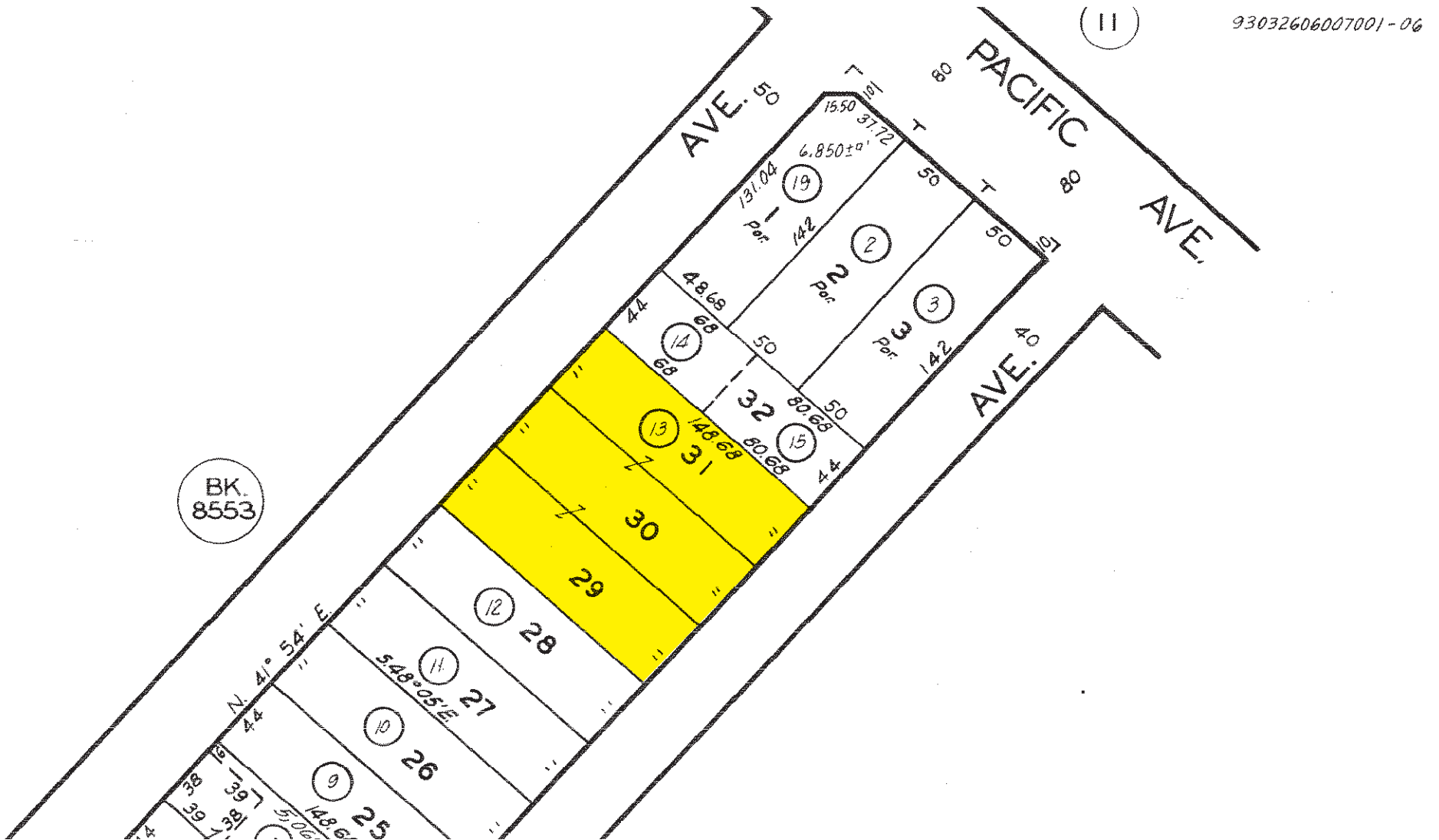
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COMMERCIAL REAL ESTATE SERVICES
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Parcel Map



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COMMERCIAL REAL ESTATE SERVICES
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SECTION II

SALES COMPARABLES

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BALDWIN PARK, CA 91706



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Baldwin Park, CA 91706

Sold Comparables Summary

Address	# of Units	Year Built	Sales Price	Rentable Sq. Ft.	Avg SqFt/Unit	Price/Unit	Price/Sq. Ft.	CAP Rate	GRM	Close of Escrow
1 Property/Community Name 3733 Dufree Ave Baldwin Park, CA 91706	5	1954	\$1,450,000	3,486	697	\$290,000	\$416	6.74%	14.83	01/07/26
2 Property/Community Name 4158 La Rica Ave Baldwin Park, CA 91706	5	1962	\$1,880,000	4,864	973	\$376,000	\$387	5.11%	12.53	06/05/25
3 Property/Community Name 14557 Pacific Ave Baldwin Park, CA 91706	6	1958	\$1,100,000	3,000	500	\$183,333	\$367	3.87%	18.32	12/23/24
4 Property/Community Name 204 S Bandy Ave West Covina, CA 91790	6	1958	\$1,400,000	4,611	769	\$233,333	\$304	4.75%	13.72	11/07/24
5 Property/Community Name 14457 Cavette Pl Baldwin Park, CA 91706	5	1944	\$1,450,000	3,384	677	\$290,000	\$428	4.84%	13.97	10/25/24
6 157 S Bandy Ave West Covina, CA 91790	7	1961	\$2,023,000	5,308	758	\$289,000	\$381	5.01%	14.49	09/08/23
AVERAGES	6	1956	\$1,550,500	4,109	729	\$276,944	\$380	5.05%	14.64	
SUBJECT	7	1961	\$1,848,888	4,898	700	\$264,127	\$377	6.53%	10.77	

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3757 HOLLY AVENUE

Baldwin Park, CA 91706

Sold Comparables

	Sales Comparable #1		Property/Community Name	
	Close of Escrow: 1/7/2026		13651-13653 Los Angeles St Baldwin Park, CA 91706	
Sales Price: \$1,450,000		CAP Rate: 6.74%		
Rentable Sq. Ft.: 3,486		GRM: 14.83		
Price/Sq. Ft.: \$416		Year Built: 1954		
Price/Unit: \$ 290,000		Number of Units: 5		
Unit Mix: 5 = 2+1				

	Sales Comparable #4		Property/Community Name	
	Close of Escrow: 1/1/2016		204 S Bandy Ave West Covina, CA 91790	
Sales Price: \$1,400,000		CAP Rate: 4.75%		
Rentable Sq. Ft.: 4,611		GRM: 13.72		
Price/Sq. Ft.: \$304		Year Built: 1958		
Price/Unit: \$ 233,333		Number of Units: 6		
Unit Mix:				

	Sales Comparable #2		Property/Community Name	
	Close of Escrow: 6/5/2025		4158 La Rica Ave Baldwin Park, CA 91706	
Sales Price: \$1,880,000		CAP Rate: 5.11%		
Rentable Sq. Ft.: 4,864		GRM: 12.53		
Price/Sq. Ft.: \$387		Year Built: 1962		
Price/Unit: \$ 376,000		Number of Units: 5		
Unit Mix:				

	Sales Comparable #5		Property/Community Name	
	Close of Escrow: 10/25/2024		14457 Cavette Pl Baldwin Park, CA 91706	
Sales Price: \$1,450,000 under contract		CAP Rate: 4.84%		
Rentable Sq. Ft.: 3,384		GRM: 13.97		
Price/Sq. Ft.: \$428		Year Built: 1944		
Price/Unit: \$ 290,000		Number of Units: 5		
Unit Mix: 5 = 1+1 4 = 2+1				

	Sales Comparable #3		Property/Community Name	
	Close of Escrow: 12/23/2024		14557 Pacific Ave Baldwin Park, CA 91706	
Sales Price: \$1,100,000		CAP Rate: 3.87%		
Rentable Sq. Ft.: 3,000		GRM: 21.33436773		
Price/Sq. Ft.: \$367		Year Built: 1958		
Price/Unit: \$ 183,333		Number of Units: 6		
Unit Mix:				

	Sales Comparable #6		Property/Community Name	
	Close of Escrow:			
Sales Price: \$2,023,000		CAP Rate: 5.01%		
Rentable Sq. Ft.: 5,308		GRM: 14.09		
Price/Sq. Ft.: \$381		Year Built: 1961		
Price/Unit: \$ 289,000		Number of Units: 7		
Unit Mix:				

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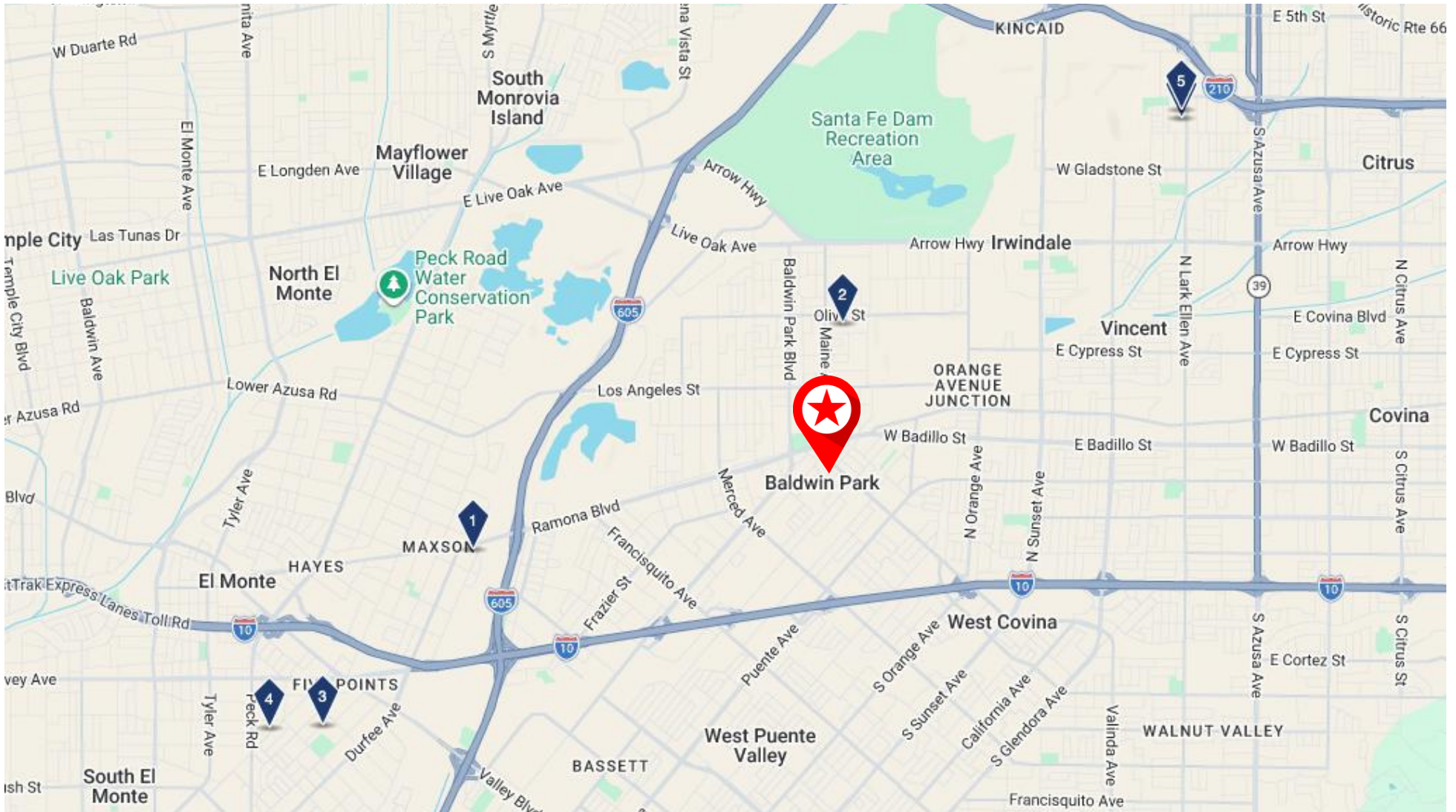
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COMMERCIAL REAL ESTATE SERVICES
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On-Market Comparables Map



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Baldwin Park, CA 91706

On-Market Comparables

1

For Sale: 4159 Gilman Rd

El Monte, CA 91732 (Los Angeles County) - Mountain View Submarket

Apartments

For Sale Summary

Asking Price	\$1,550,000 (\$310,000/Unit)	GBA	4,340 SF
Status	Active	Price per SF	\$357.14/SF
Cap Rate	5.2%	Land	0.28 AC
GRM	13.09	Built	1946
Net Operating Income	\$80,773	On Market	27 Days
Sale Type	Investment	Last Update	March 20, 2026
Units	5		



2

For Sale: 14457 Cavette Pl

Baldwin Park, CA 91706 (Los Angeles County) - Baldwin Park Submarket

Apartments

For Sale Summary

Asking Price	\$1,450,000 (\$290,000/Unit)	GBA	3,384 SF
Status	Under Contract	Price per SF	\$428.49/SF
Cap Rate	5.5%	Land	0.51 AC
GRM	12.82	Built	1944
Net Operating Income	\$80,101	On Market	49 Days
Sale Type	Investment	Last Update	April 6, 2026
Units	5		



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On-Market Comparables

3 For Sale: 2708 Penn Mar Ave
El Monte, CA 91732 (Los Angeles County) - Mountain View Submarket

Apartments

For Sale Summary

Asking Price	\$1,275,000 (\$255,000/Unit)	GBA	3,272 SF
Status	Under Contract	Price per SF	\$389.67/SF
Cap Rate	5.4%	Land	0.29 AC
GRM	11.57	Built	1953
Net Operating Income	\$68,581	On Market	377 Days
Sale Type	Investment	Last Update	April 9, 2026
Units	5		



4 For Sale: 2515 Mountain View Rd
El Monte, CA 91733 (Los Angeles County) - Mountain View Submarket

Apartments

For Sale Summary

Asking Price	\$1,200,000 (\$240,000/Unit)	Price per SF	\$393.96/SF
Status	Active	Land	0.32 AC
Sale Type	Investment	Built	1957
Units	5	On Market	6 Days
GBA	3,046 SF	Last Update	April 13, 2026



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On-Market Comparables

5

For Sale: 201 S Vernon Ave

Azusa, CA 91702 (Los Angeles County) - Azusa Submarket

Apartments

For Sale Summary

Asking Price	Withheld	Land	0.41 AC
Status	Active	Built	1949
Sale Type	Investment	On Market	3 Days
Units	5	Last Update	April 13, 2026
GBA	4,848 SF		



6

For Sale: 217-225 S Vernon Ave

Azusa, CA 91702 (Los Angeles County) - Azusa Submarket

Apartments

For Sale Summary

Asking Price	Withheld	Land	0.34 AC
Status	Active	Built	1964
Sale Type	Investment	On Market	3 Days
Units	5	Last Update	April 13, 2026
GBA	4,714 SF		



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Rent Comparables Summary

	Property Name/Address	Unit Type	Unit Sq.Ft.	Rental Amount	Rent Per Foot
1	Property/Community Name 15415 Sandstone St Baldwin Park, CA 91706	1B1B	600	\$3,200	\$5.33
2	Property/Community Name 14449 Palmrose Avenue Unit#B Baldwin Park, CA 91706	1B1B	500	\$3,350	\$6.70
3	Property/Community Name 3108 Vineland Ave Baldwin Park, CA 91706	1B1B	780	\$2,395	\$3.07
4	Property/Community Name 14536 Jeremie St Baldwin Park, CA 91706	3B2B	1,044	\$2,800	\$2.68
5	Property/Community Name 4108 Bresee Baldwin Park, CA 91760	3B2B	1044	\$2,750	\$2.63
6	Property/Community Name 3836 Downing Avenue Baldwin Park, CA 91760	1B1B	300	\$2,380	\$7.93
1B1B AVERAGE			645	\$2,831	\$4.39
3B2B AVERAGE			1044	\$2,775	\$2.66
SUBJECT			700	\$ 2,042.86	\$ 3.27

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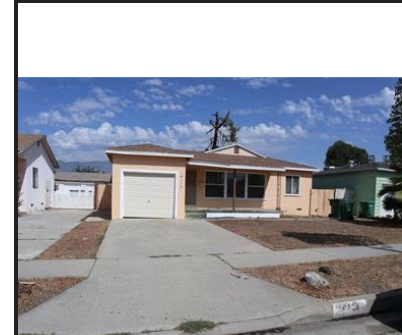
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Baldwin Park, CA 91706


Rent Comparables



Rent Comparable #1		Property/Community Name		
		15415 Sandstone St Baldwin Park, CA 91706		
Beds	Baths	Rent	Sq.Ft.	\$/Sq.Ft.
1	1	\$ 1,875	600	\$ 3.13



Rent Comparable #4		Property/Community Name		
		14536 Jeremie St Baldwin Park, CA 91760		
Beds	Baths	Rent	Sq.Ft.	\$/Sq.Ft.
3	2	\$ 2,800	1044	\$ 2.68



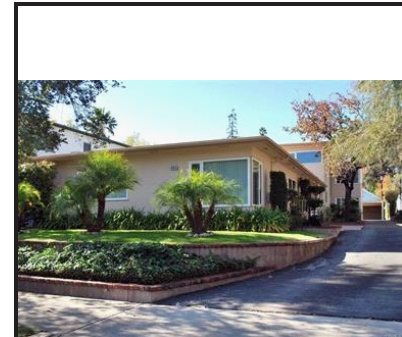
Rent Comparable #2		Property/Community Name		
		14449 Palmrose Avenue Unit#B Baldwin Park, CA 91706		
Beds	Baths	Rent	Sq.Ft.	\$/Sq.Ft.
1	1	\$ 1,795	500	\$ 3.59



Rent Comparable #5		Property/Community Name		
		4108 Bresee Baldwin Park, CA 91760		
Beds	Baths	Rent	Sq.Ft.	\$/Sq.Ft.
3	2	\$ 2,800	1044	\$ 2.68



Rent Comparable #3		Property/Community Name		
		3108 Vineland Ave Baldwin Park, CA 91706		
Beds	Baths	Rent	Sq.Ft.	\$/Sq.Ft.
1	1	\$ 1,895	780	\$ 2.43



Rent Comparable #6		Property/Community Name		
		3836 Downing Avenue Baldwin Park, CA 91760		
Beds	Baths	Rent	Sq.Ft.	\$/Sq.Ft.
1	1	\$ 1,500	300	\$ 5.00

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COMMERCIAL REAL ESTATE SERVICES
PASADENA

SECTION III

FINANCIAL ANALYSIS

3757 HOLLY AVENUE

BALDWIN PARK, CA 91706



OFFERING MEMORANDUM

3757 HOLLY AVENUE

Baldwin Park, CA 91706

Rent Roll

Unit No.	Unit Type	Unit SF	Monthly Rent	Rent/SF	PF Monthly Rent	PF Rent/SF	Security Deposit	Notes
3761	1 Bed 1 Bath	600	\$ 2,000.00	\$ 3.33	\$ 2,500.00	\$ 4.17	\$ 2,000.00	
3763	1 Bed 1 Bath	600	\$ 2,000.00	\$ 3.33	\$ 2,500.00	\$ 4.17	\$ 2,000.00	
3757	1 Bed 1 Bath	800	\$ 2,000.00	\$ 2.50	\$ 2,250.00	\$ 2.81	\$ 2,000.00	Standalone Unit
3767	3 Bed 2 Bath	1500	\$ 2,750.00	\$ 1.83	\$ 4,000.00	\$ 2.67	\$ 2,750.00	Renovated Standalone SFH
3760	1 Bed 1 Bath	466	\$ 1,900.00	\$ 4.08	\$ 2,300.00	\$ 4.94	\$ 1,900.00	Renovated Unit
3758	1 Bed 1 Bath	466	\$ 1,850.00	\$ 3.97	\$ 2,300.00	\$ 4.94	\$ 1,850.00	Renovated Unit
3756	1 Bed 1 Bath	466	\$ 1,800.00	\$ 3.86	\$ 2,300.00	\$ 4.94	\$ 1,800.00	Renovated Unit
		4898	\$ 14,300.00		\$ 18,150.00			

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OFFERING MEMORANDUM

3757 HOLLY AVENUE

Baldwin Park, CA 91706



COMMERCIAL REAL ESTATE SERVICES
PASADENA

10 Year Cash Flow and Return Analysis

INCOME		YR1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10
Affordable Rental Income	(1% ann. Growth)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Market Rate Rental Income	(2.42% ann. Growth)	\$ 171,600	\$ 175,753	\$ 180,006	\$ 184,362	\$ 188,824	\$ 193,393	\$ 198,073	\$ 202,867	\$ 207,776	\$ 212,804
RUBS	(2% ann. Growth)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	(3% ann. Growth)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SCHEDULED GROSS INCOME		\$ 171,600	\$ 175,753	\$ 180,006	\$ 184,362	\$ 188,824	\$ 193,393	\$ 198,073	\$ 202,867	\$ 207,776	\$ 212,804
Vacancy: (5%)		\$ 5,148	\$ 5,273	\$ 5,400	\$ 5,531	\$ 5,665	\$ 5,802	\$ 5,942	\$ 6,086	\$ 6,233	\$ 6,384
Effective Gross Income		\$ 166,452	\$ 170,480	\$ 174,606	\$ 178,831	\$ 183,159	\$ 187,591	\$ 192,131	\$ 196,781	\$ 201,543	\$ 206,420
EXPENSES	Assumptions										
Taxes (Est. 1.388%)	(2% ann. Growth)	\$ 23,111	\$ 23,573	\$ 24,045	\$ 24,526	\$ 25,016	\$ 25,517	\$ 26,027	\$ 26,547	\$ 27,078	\$ 27,620
Insurance	(5% ann. Growth)	\$ 9,796	\$ 10,286	\$ 10,800	\$ 11,340	\$ 11,907	\$ 12,502	\$ 13,128	\$ 13,784	\$ 14,473	\$ 15,197
Water	(5% ann. Growth)	\$ 3,600	\$ 3,780	\$ 3,969	\$ 4,167	\$ 4,376	\$ 4,595	\$ 4,824	\$ 5,066	\$ 5,319	\$ 5,585
Repairs/Maintenance	(4% ann. Growth)	\$ 2,100	\$ 2,184	\$ 2,271	\$ 2,362	\$ 2,457	\$ 2,555	\$ 2,657	\$ 2,763	\$ 2,874	\$ 2,989
Off-Site Management	(1% ann. Growth)	\$ 8,580	\$ 8,666	\$ 8,752	\$ 8,840	\$ 8,928	\$ 9,018	\$ 9,108	\$ 9,199	\$ 9,291	\$ 9,384
Landscaping (\$220/mo)	(4% ann. Growth)	\$ 1,440	\$ 1,498	\$ 1,558	\$ 1,620	\$ 1,685	\$ 1,752	\$ 1,822	\$ 1,895	\$ 1,971	\$ 2,050
Pest Control (\$50/mo)	(3% ann. Growth)	\$ 600	\$ 618	\$ 637	\$ 656	\$ 675	\$ 696	\$ 716	\$ 738	\$ 760	\$ 783
0 (3% ann. Growth)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
0 (2% ann. Growth)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
0 (3% ann. Growth)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
0 (2% ann. Growth)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
0 (2% ann. Growth)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
0 (2% ann. Growth)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
0 (2% ann. Growth)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
0 (2% ann. Growth)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENSES	35.46%	\$ 49,227	\$ 50,605	\$ 52,032	\$ 53,511	\$ 55,044	\$ 56,634	\$ 58,282	\$ 59,992	\$ 61,766	\$ 63,607
Net Operating Income		\$ 117,225	\$ 119,876	\$ 122,574	\$ 125,320	\$ 128,115	\$ 130,958	\$ 133,849	\$ 136,789	\$ 139,777	\$ 142,813
Loan Payment		\$ 88,499	\$ 88,499	\$ 88,499	\$ 88,499	\$ 88,499	\$ 88,499	\$ 88,499	\$ 88,499	\$ 88,499	\$ 88,499
Cashflow		\$ 28,726	\$ 31,376	\$ 34,075	\$ 36,821	\$ 39,616	\$ 42,458	\$ 45,349	\$ 48,289	\$ 51,277	\$ 54,314
Percentage Cashflow Return on Investment	\$ 550,000	5.22%	5.70%	6.20%	6.69%	7.20%	7.72%	8.25%	8.78%	9.32%	9.88%
Cashflow		\$ 28,726	\$ 31,376	\$ 34,075	\$ 36,821	\$ 39,616	\$ 42,458	\$ 45,349	\$ 48,289	\$ 51,277	\$ 54,314
Principal Paydown		\$ 17,497	\$ 18,150	\$ 19,173	\$ 20,254	\$ 21,397	\$ 22,604	\$ 23,879	\$ 25,226	\$ 26,649	\$ 28,152
Percentage Return on Investment inc. Principal Paydown	\$ 550,000	8.40%	9.00%	9.68%	10.38%	11.09%	11.83%	12.59%	13.37%	14.17%	14.99%

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OFFERING MEMORANDUM

3757 HOLLY AVENUE

Baldwin Park, CA 91706



COMMERCIAL REAL ESTATE SERVICES
PASADENA

Loan Specs

Inputs	
Loan principal amount	\$1,298,888.00
Annual interest rate	5.500%
Loan period in years	30
Base year of loan	2026
Base month of loan	May

Key Figures	
Annual loan payments	\$88,499.28
Monthly payments	\$7,374.94
Interest in first calendar year	\$47,441.76
Interest over term of loan	\$1,356,090.40
Sum of all payments	\$2,654,978.40

Payments in First 12 Months								
Year	Month	Beginning Balance	Payment	Principal	Interest	Cumulative Principal	Cumulative Interest	Ending Balance
	May	\$1,298,888.00	\$7,374.94	\$1,421.70	\$5,953.24	\$1,421.70	\$5,953.24	\$1,297,466.30
	Jun	\$1,297,466.30	\$7,374.94	\$1,428.22	\$5,946.72	\$2,849.92	\$11,899.96	\$1,296,038.08
	Jul	\$1,296,038.08	\$7,374.94	\$1,434.77	\$5,940.17	\$4,284.69	\$17,840.13	\$1,294,603.31
	Aug	\$1,294,603.31	\$7,374.94	\$1,441.34	\$5,933.60	\$5,726.03	\$23,773.73	\$1,293,161.97
	Sep	\$1,293,161.97	\$7,374.94	\$1,447.95	\$5,926.99	\$7,173.98	\$29,700.72	\$1,291,714.02
	Oct	\$1,291,714.02	\$7,374.94	\$1,454.58	\$5,920.36	\$8,628.56	\$35,621.08	\$1,290,259.44
	Nov	\$1,290,259.44	\$7,374.94	\$1,461.25	\$5,913.69	\$10,089.81	\$41,534.77	\$1,288,798.19
	Dec	\$1,288,798.19	\$7,374.94	\$1,467.95	\$5,906.99	\$11,557.76	\$47,441.76	\$1,287,330.24
2027	Jan	\$1,287,330.24	\$7,374.94	\$1,474.68	\$5,900.26	\$13,032.44	\$53,342.02	\$1,285,855.56
	Feb	\$1,285,855.56	\$7,374.94	\$1,481.44	\$5,893.50	\$14,513.88	\$59,235.52	\$1,284,374.12
	Mar	\$1,284,374.12	\$7,374.94	\$1,488.23	\$5,886.71	\$16,002.11	\$65,122.23	\$1,282,885.89
	Apr	\$1,282,885.89	\$7,374.94	\$1,495.05	\$5,879.89	\$17,497.16	\$71,002.12	\$1,281,390.84

Yearly Schedule of Balances and Payments							
Year	Beginning Balance	Payment	Principal	Interest	Cumulative Principal	Cumulative Interest	Ending Balance
2027	\$1,287,330.24	\$88,499.28	\$18,149.71	\$70,349.57	\$29,707.47	\$117,791.33	\$1,269,180.53
2028	\$1,269,180.53	\$88,499.28	\$19,172.88	\$69,326.40	\$48,880.35	\$187,117.73	\$1,250,007.65
2029	\$1,250,007.65	\$88,499.28	\$20,254.38	\$68,244.90	\$69,134.73	\$255,362.63	\$1,229,753.27
2030	\$1,229,753.27	\$88,499.28	\$21,396.89	\$67,102.39	\$90,531.62	\$322,465.02	\$1,208,356.38
2031	\$1,208,356.38	\$88,499.28	\$22,603.84	\$65,895.44	\$113,135.46	\$388,360.46	\$1,185,752.54
2032	\$1,185,752.54	\$88,499.28	\$23,878.87	\$64,620.41	\$137,014.33	\$452,980.87	\$1,161,873.67
2033	\$1,161,873.67	\$88,499.28	\$25,225.83	\$63,273.45	\$162,240.16	\$516,254.32	\$1,136,647.84
2034	\$1,136,647.84	\$88,499.28	\$26,648.76	\$61,850.52	\$188,888.92	\$578,104.84	\$1,109,999.08
2035	\$1,109,999.08	\$88,499.28	\$28,151.96	\$60,347.32	\$217,040.89	\$638,452.15	\$1,081,847.11
2036	\$1,081,847.11	\$88,499.28	\$29,739.96	\$58,759.32	\$246,780.84	\$697,211.48	\$1,052,107.16
2037	\$1,052,107.16	\$88,499.28	\$31,417.52	\$57,081.76	\$278,198.36	\$754,293.24	\$1,020,689.64
2038	\$1,020,689.64	\$88,499.28	\$33,189.72	\$55,309.56	\$311,388.08	\$809,602.80	\$987,499.92
2039	\$987,499.92	\$88,499.28	\$35,061.88	\$53,437.40	\$346,449.96	\$863,040.20	\$952,438.04
2040	\$952,438.04	\$88,499.28	\$37,039.65	\$51,459.63	\$383,489.61	\$914,499.83	\$915,398.39
2041	\$915,398.39	\$88,499.28	\$39,128.97	\$49,370.31	\$422,618.58	\$963,870.14	\$876,269.42
2042	\$876,269.42	\$88,499.28	\$41,336.15	\$47,163.13	\$463,954.73	\$1,011,033.27	\$834,933.27
2043	\$834,933.27	\$88,499.28	\$43,667.84	\$44,831.44	\$507,622.57	\$1,055,864.71	\$791,265.43
2044	\$791,265.43	\$88,499.28	\$46,131.05	\$42,368.23	\$553,753.62	\$1,098,232.94	\$745,134.38
2045	\$745,134.38	\$88,499.28	\$48,733.20	\$39,766.08	\$602,486.82	\$1,137,999.02	\$696,401.18
2046	\$696,401.18	\$88,499.28	\$51,482.14	\$37,017.14	\$653,968.95	\$1,175,016.17	\$644,919.05
2047	\$644,919.05	\$88,499.28	\$54,386.13	\$34,113.15	\$708,355.09	\$1,209,129.31	\$590,532.91
2048	\$590,532.91	\$88,499.28	\$57,453.94	\$31,045.34	\$765,809.03	\$1,240,174.65	\$533,078.97
2049	\$533,078.97	\$88,499.28	\$60,694.79	\$27,804.49	\$826,503.82	\$1,267,979.14	\$472,384.18
2050	\$472,384.18	\$88,499.28	\$64,118.46	\$24,380.82	\$890,622.28	\$1,292,359.96	\$408,265.72
2051	\$408,265.72	\$88,499.28	\$67,735.24	\$20,764.04	\$958,357.52	\$1,313,124.00	\$340,530.48
2052	\$340,530.48	\$88,499.28	\$71,556.04	\$16,943.24	\$1,029,913.56	\$1,330,067.24	\$268,974.44
2053	\$268,974.44	\$88,499.28	\$75,592.36	\$12,906.92	\$1,105,505.92	\$1,342,974.16	\$193,382.08
2054	\$193,382.08	\$88,499.28	\$79,856.37	\$8,642.91	\$1,185,362.29	\$1,351,617.07	\$113,525.71
2055	\$113,525.71	\$88,499.28	\$84,360.89	\$4,138.39	\$1,269,723.18	\$1,355,755.46	\$29,164.82
2056	\$29,164.82	\$29,499.76	\$29,164.82	\$334.94	\$1,298,888.00	\$1,356,090.40	\$0.00

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COMMERCIAL REAL ESTATE SERVICES
PASADENA

SECTION IV

LOCATION INFORMATION

3757 HOLLY AVENUE

BALDWIN PARK, CA 91706



OFFERING MEMORANDUM

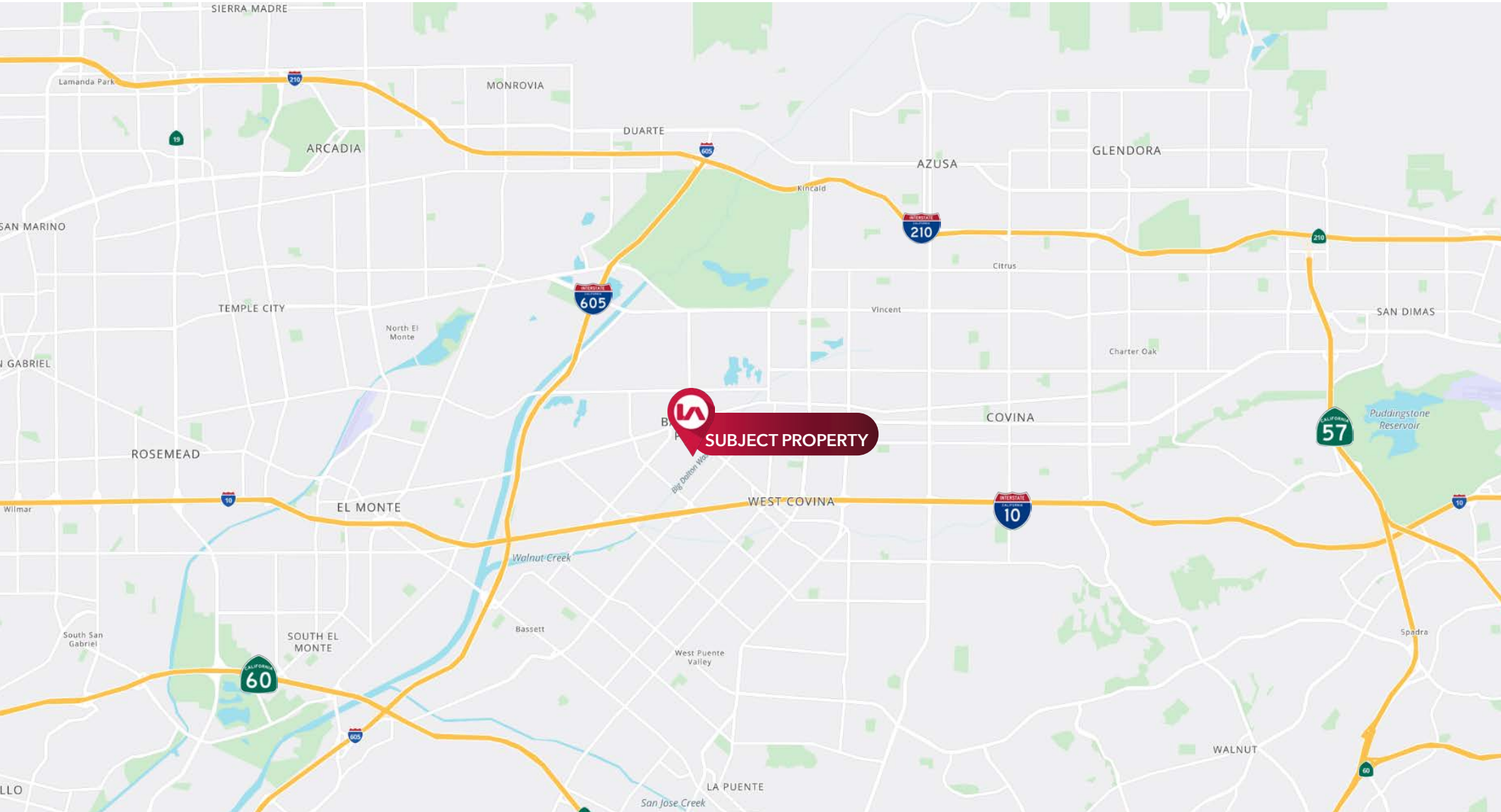
3757 HOLLY AVENUE

Baldwin Park, CA 91706



COMMERCIAL REAL ESTATE SERVICES
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Location Maps



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OFFERING MEMORANDUM

3757 HOLLY AVENUE

Baldwin Park, CA 91706

Amenities Map



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Location Highlights

BALDWIN PARK

91706 AREA

Baldwin Park, located in the San Gabriel Valley of Los Angeles County, is a predominantly residential and working-class community that reflects a blend of suburban living and dense urban development. The 91706 ZIP code area covers most of the city and is characterized by tree-lined residential streets, mid-century single-family homes, apartment complexes, and a strong presence of small businesses and local commercial corridors. Major thoroughfares such as Francisquito Avenue, Puente Avenue, and Baldwin Park Boulevard serve as commercial anchors, where strip malls, eateries, and service-oriented businesses support day-to-day needs. The area is also known for its accessibility, with nearby freeway connections like the I-10 and I-605 making it a practical hub for commuters traveling across Los Angeles County.

The community in 91706 is diverse both culturally and economically, with a significant Latino population shaping much of the local identity, cuisine, and small business landscape. Public spaces such as Morgan Park provide recreational outlets, while schools and civic programs play a central role in neighborhood life. Baldwin Park has also worked to revitalize parts of its commercial core over the years, aiming to improve walkability and attract new investment while maintaining its established residential character. Overall, the 91706 area blends affordability relative to nearby Los Angeles suburbs with a grounded, community-oriented atmosphere that continues to evolve within the broader San Gabriel Valley region.



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COMMERCIAL REAL ESTATE SERVICES
PASADENA

SECTION V DEMOGRAPHICS

3757 HOLLY AVENUE

BALDWIN PARK, CA 91706



OFFERING MEMORANDUM

3757 HOLLY AVENUE

Baldwin Park, CA 91706

Demographics

POPULATION	1 MILES	3 MILES	5 MILES
2025 Population	32,374	183,715	514,832
Median age	38.3	38.9	39.6

HOUSEHOLDS & INCOME	1 MILES	3 MILES	5 MILES
Total households	8,369	47,928	144,282
Total persons per HH	3.8	3.7	3.4
Average HH income	\$97,240	\$109,946	\$112,243
Average house value	\$701,918	\$711,052	\$730,163

POPULATION BY RACE	1 MILES	3 MILES	5 MILES
White	4,358	27,284	88,040
Black	336	2,964	11,105
American Indian/Alaskan Native	612	3,706	10,314
Asian	6,614	37,528	113,453
Hawaiian & Pacific Islander	25	201	564
Two or More Races	20,428	112,032	291,355
Hispanic Origin	23,860	131,184	338,463

*Demographic data derived from Co-Star 2025

WALK SCORE



Very Walkable
Most errands can be accomplished on foot.



Bikeable
Some bike infrastructure.

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