

3516 BEECHWOOD

3516 Beechwood Ave, Lynwood, CA 90262

FOR SALE



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CalDRE #01314032



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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 Century 21 in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY INFORMATION

SECTION 1





PROPERTY DESCRIPTION

Presenting an exceptional investment opportunity in Lynwood, CA, this multifamily property at 3516 Beechwood Ave offers a prime location and impressive features. With a 6,352 SF building comprising 7 units, this well-maintained property boasts 100% occupancy. Built in 1963 and zoned for multifamily use, it provides a solid foundation for potential growth and income. The property's prime location in Lynwood offers a desirable setting for residents, while representing a promising prospect for multifamily/low-rise/garden investors seeking a well-performing asset with strong occupancy and potential for future value appreciation.

PROPERTY HIGHLIGHTS

- 6,352 SF building
- 7 units
- Built in 1963
- Zoned MF
- Located in Lynwood
- 100% occupancy

OFFERING SUMMARY

Sale Price:	\$1,729,000
Number of Units:	7
Lot Size:	8,981 SF
Building Size:	6,352 SF
NOI:	\$116,373.08
Cap Rate:	6.73%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	768	2,907	10,629
Total Population	3,530	12,513	45,178
Average HH Income	\$75,968	\$76,700	\$88,742



PROPERTY DESCRIPTION

Presenting an exceptional investment opportunity in Lynwood, CA, this multifamily property at 3516 Beechwood Ave offers a prime location and impressive features. With a 6,352 SF building comprising 7 units, this well-maintained property boasts 100% occupancy. Built in 1963 and zoned for multifamily use, it provides a solid foundation for potential growth and income. The property's prime location in Lynwood offers a desirable setting for residents, while representing a promising prospect for multifamily/low-rise/garden investors seeking a well-performing asset with strong occupancy and potential for future value appreciation.

LOCATION DESCRIPTION

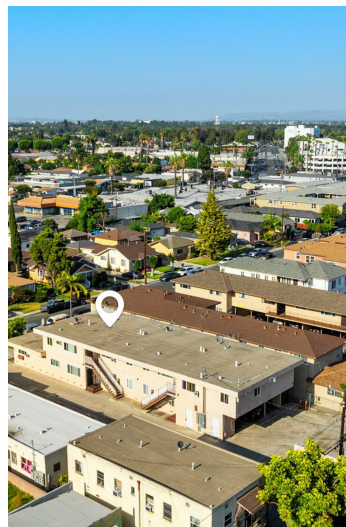
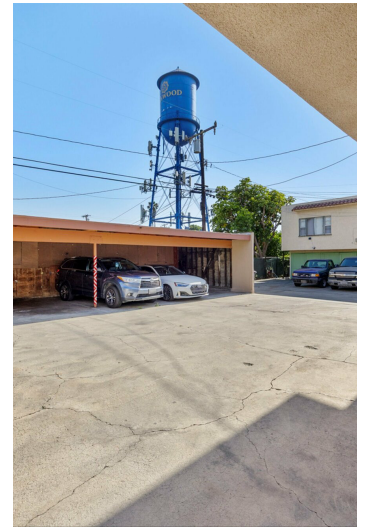
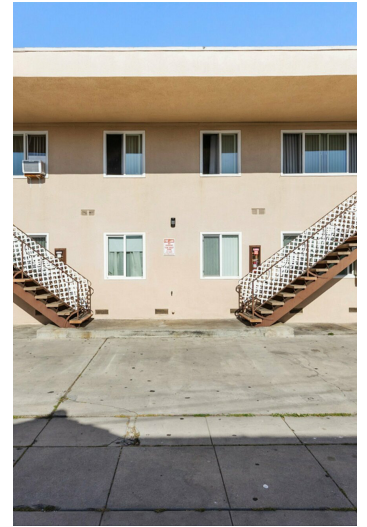
Discover the vibrant neighborhood surrounding the property on Beechwood Ave, Lynwood, CA. With its convenient location, residents enjoy easy access to a variety of amenities and attractions. The area is surrounded by local parks, shopping centers, and dining options, providing a well-rounded living experience for tenants. Investors seeking a multifamily/low-rise/garden opportunity will appreciate the community's proximity to public transportation, schools, and major employers, making it an attractive choice for potential tenants. From family-friendly activities to convenient city living, the location offers a diverse range of attractions that make it an appealing prospect for multifamily investors.



PROPERTY HIGHLIGHTS

- 6,352 SF building
- 7 units
- Built in 1963
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- Located in Lynwood
- 100% occupancy

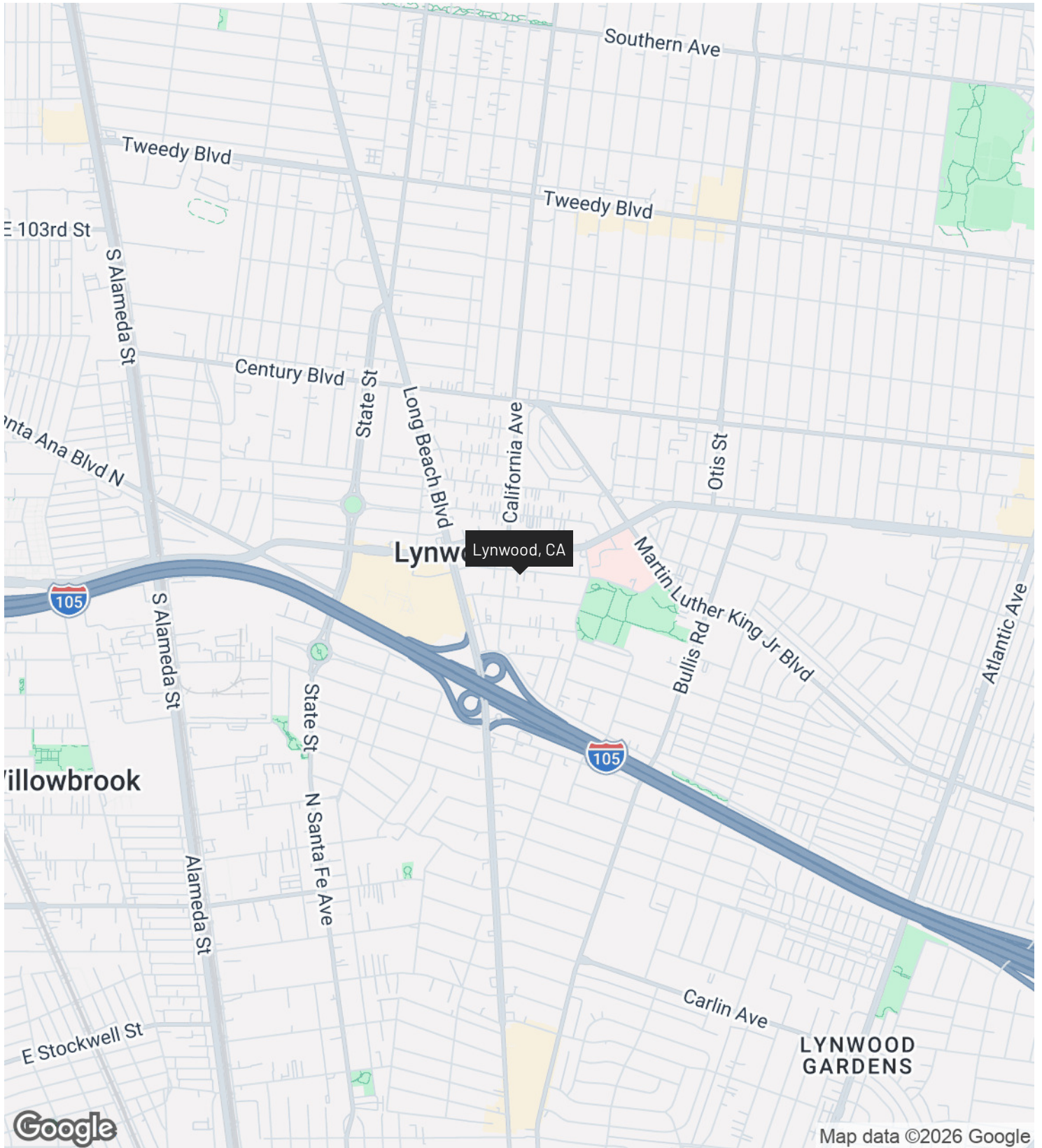


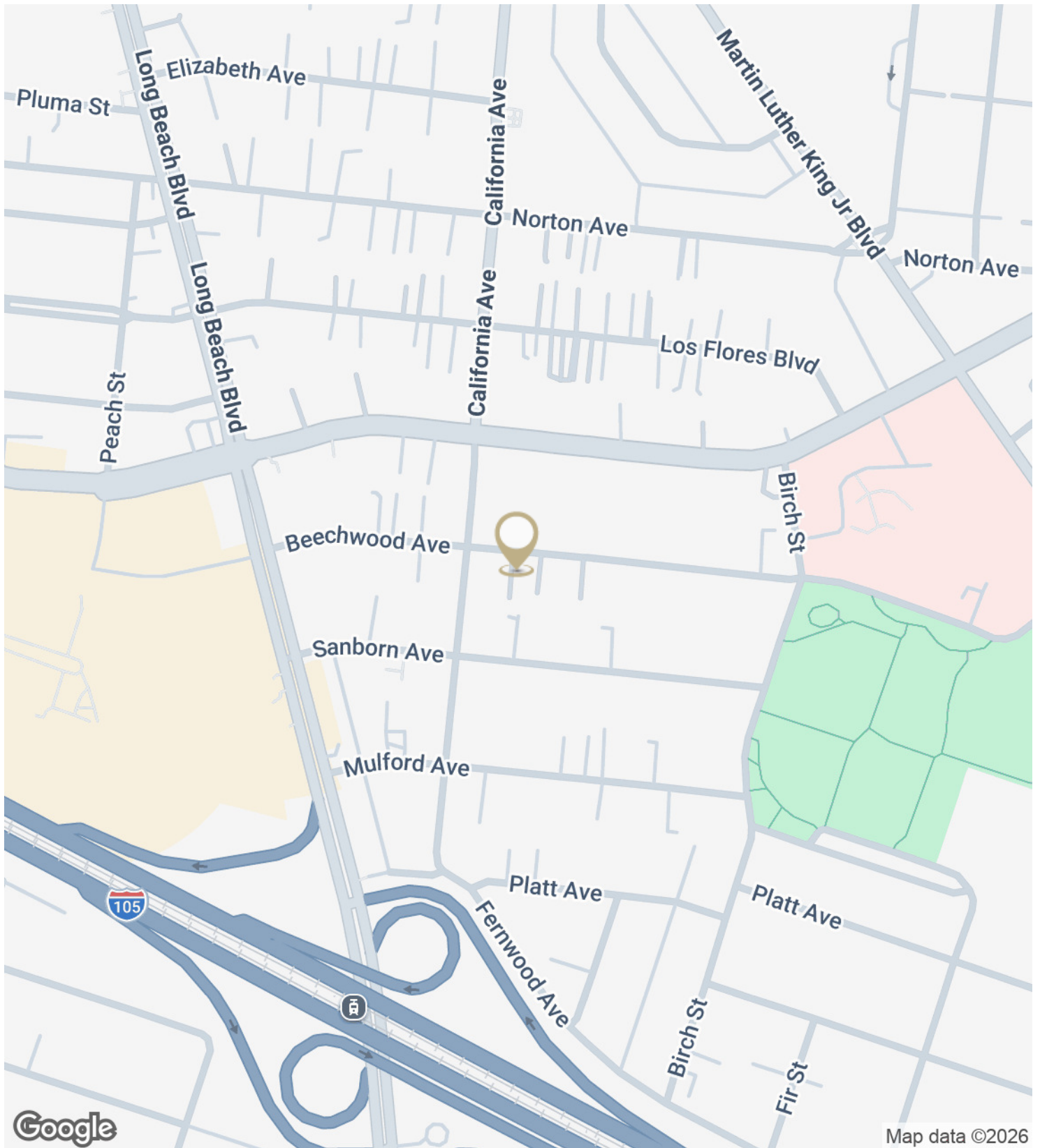


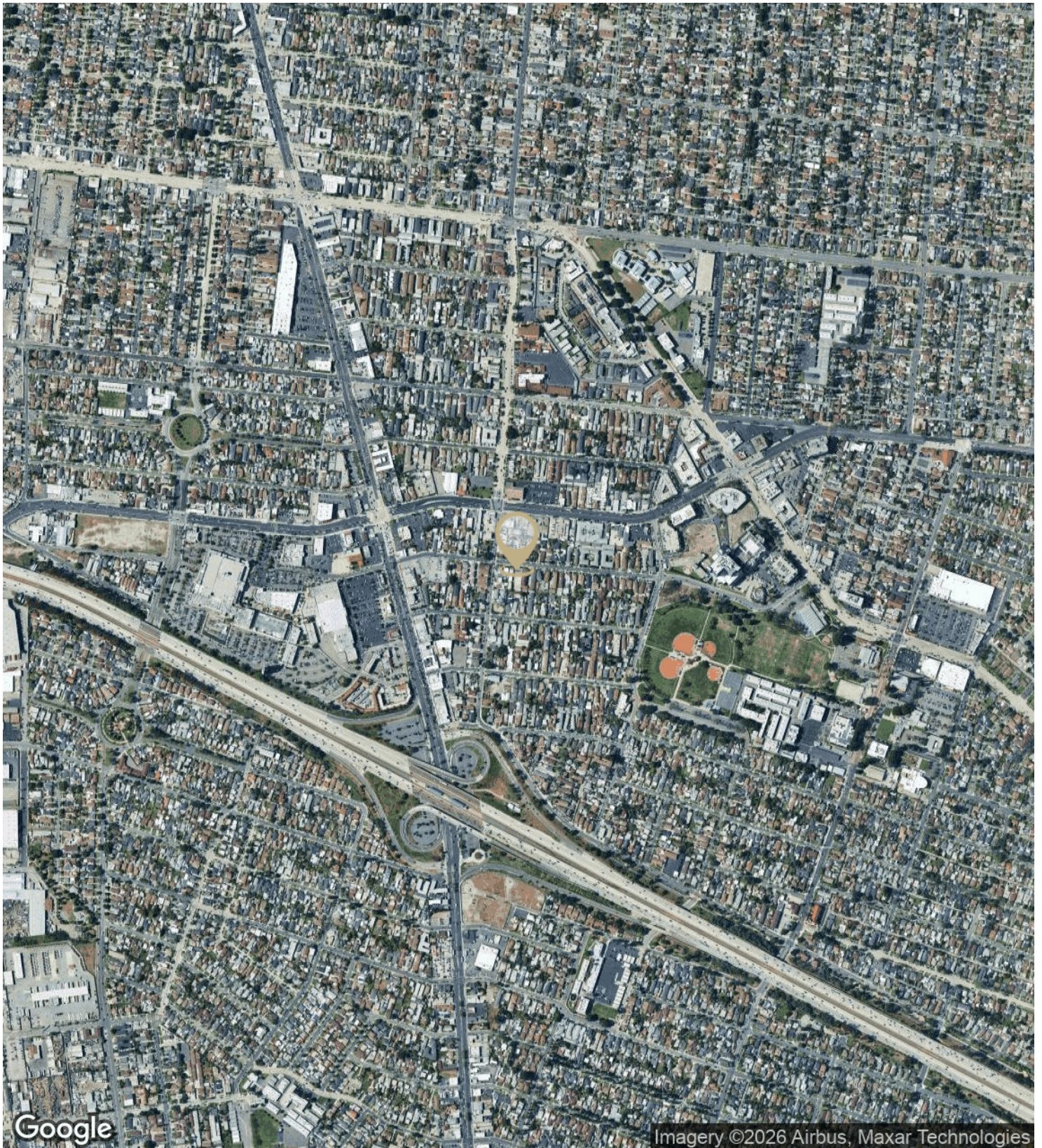
LOCATION INFORMATION

SECTION 2









Google

Imagery ©2026 Airbus, Maxar Technologies

FINANCIAL ANALYSIS

SECTION 3



INVESTMENT OVERVIEW

Price	\$1,729,000
Price per SF	\$272
Price per Unit	\$247,000
GRM	11
CAP Rate	6.73%
Cash-on-Cash Return (yr 1)	6.73%
Total Return (yr 1)	\$116,373

OPERATING DATA

Gross Scheduled Income	\$157,164
Total Scheduled Income	\$157,164
Vacancy Cost	\$4,715
Gross Income	\$152,449
Operating Expenses	\$36,076
Net Operating Income	\$116,373
Pre-Tax Cash Flow	\$116,373

FINANCING DATA

Down Payment	\$1,729,000
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INCOME & EXPENSES



INCOME SUMMARY

Vacancy Cost	(\$4,715)
GROSS INCOME	\$152,449

EXPENSES SUMMARY

Electricity	\$529
Gas	\$2,152
Trash / Water	\$6,620
Pest Control	\$425
New Tax	\$19,350
Insurance	\$7,000
OPERATING EXPENSES	\$36,076

NET OPERATING INCOME	\$116,373
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RENT ROLL

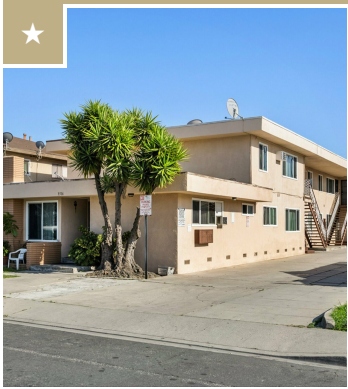


SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT	MARKET RENT / SF
A	2	1	\$1,666	\$2,400	-
B	1	1	\$1,600	\$1,900	-
C	2	1	\$2,200	\$2,400	-
D	2	1	\$1,716	\$2,400	-
E	1	1	\$1,600	\$1,900	-
F	2	1	\$1,681	\$2,400	-
G	3	2	\$2,634	\$2,800	-
TOTALS			\$13,097	\$16,200	\$0.00
AVERAGES			\$1,871	\$2,314	

SALE COMPARABLES

SECTION 4

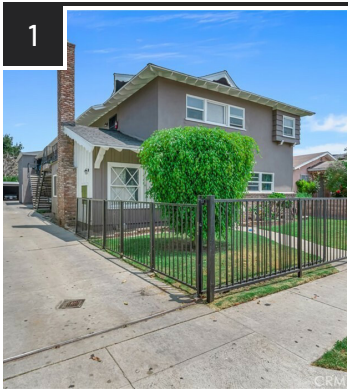
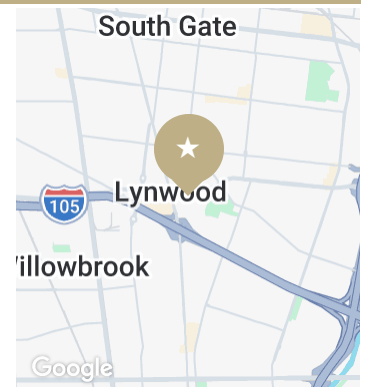




3516 BEECHWOOD

3516 Beechwood Ave, Lynwood, CA 90262

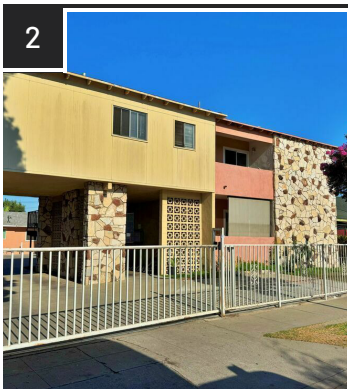
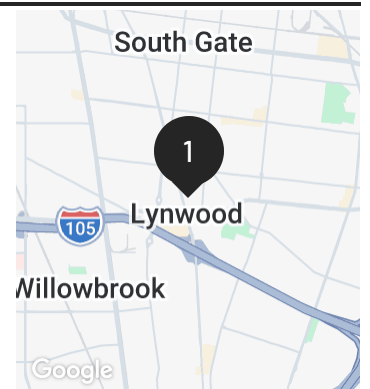
Price:	\$1,729,000	Bldg Size:	6,352 SF
Lot Size:	8,981 SF	No. Units:	7
Cap Rate:	6.73%	Year Built:	1963



3323 LOS FLORES BLVD

3323 Los Flores Blvd, Lynwood, CA 90262

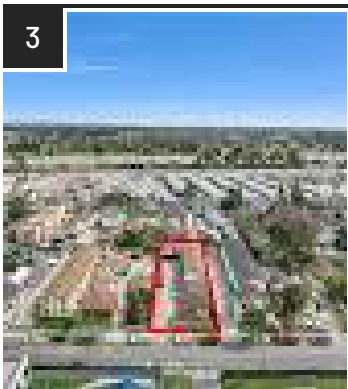
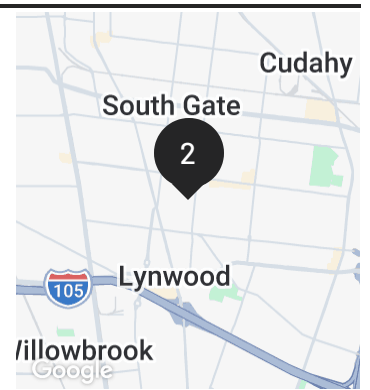
Price:	\$1,250,000	Bldg Size:	5,306 SF
Lot Size:	392,301,360 SF	No. Units:	6
Year Built:	1963		



10245 VIRGINIA AVE

10245 Virginia Ave, South Gate, CA 90280

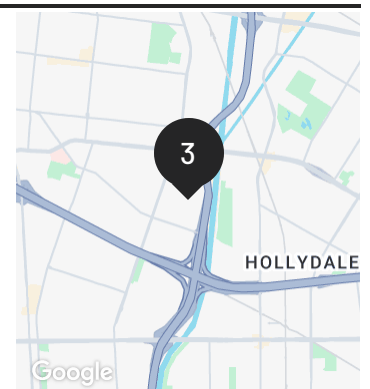
Price:	\$1,450,000	Bldg Size:	3,721 SF
Lot Size:	313,501,320 SF	No. Units:	6
Year Built:	1963		

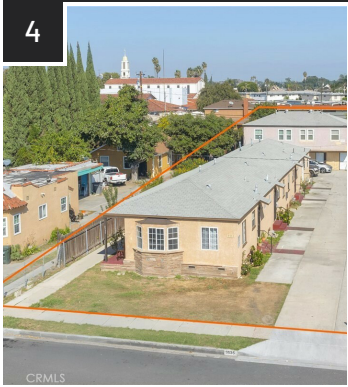


11230 LOUISE AVE

11230 Louise Ave, Lynwood, CA 90262

Price:	\$1,575,000	Bldg Size:	4,863 SF
Lot Size:	520,106,400 SF	No. Units:	6
Year Built:	1944		

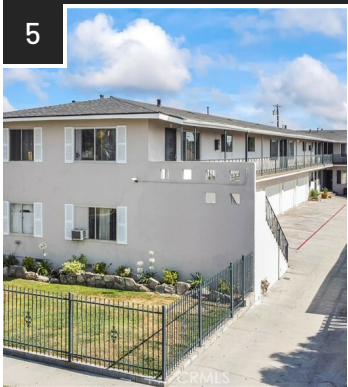
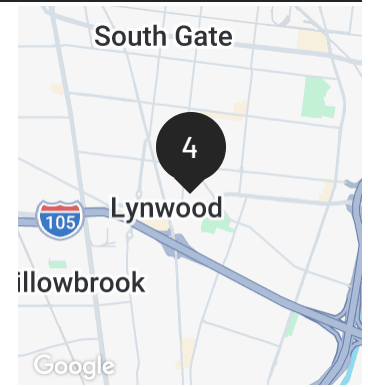




3535 LOS FLORES BLVD

3535 Los Flores Blvd, Lynwood, CA 90262

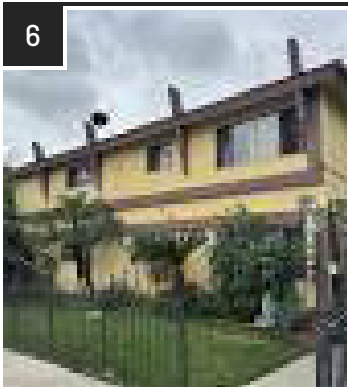
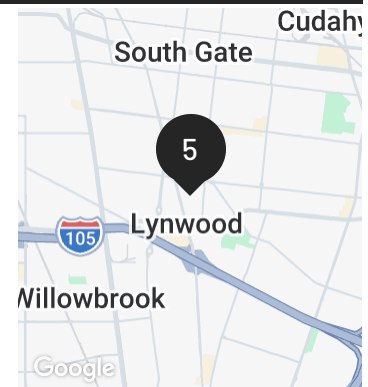
Price:	\$1,075,000	Bldg Size:	3,617 SF
Lot Size:	401,144,040 SF	No. Units:	6
Year Built:	1948		



3364 ELIZABETH AVE

Lynwood, CA 90262

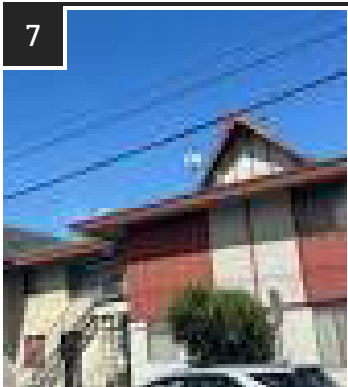
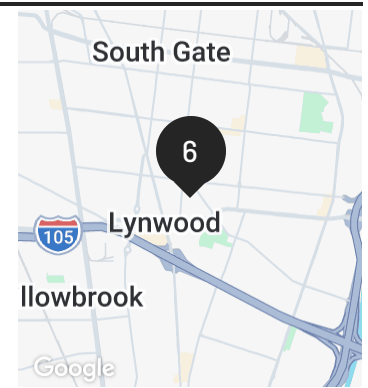
Price:	\$1,800,000	Bldg Size:	6,072 SF
Lot Size:	405,848,520 SF	No. Units:	8
Year Built:	1959		



3568 BRENTON AVE

3568 Brenton Ave, Lynwood, CA 90262

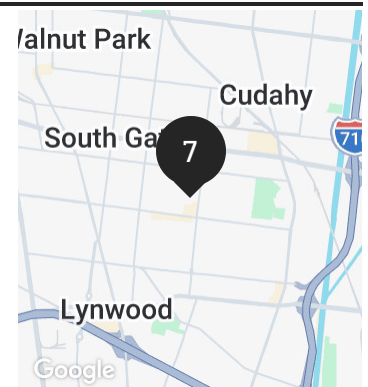
Price:	\$1,450,000	Bldg Size:	6,042 SF
Lot Size:	326,700,000 SF	No. Units:	6
Year Built:	1962		



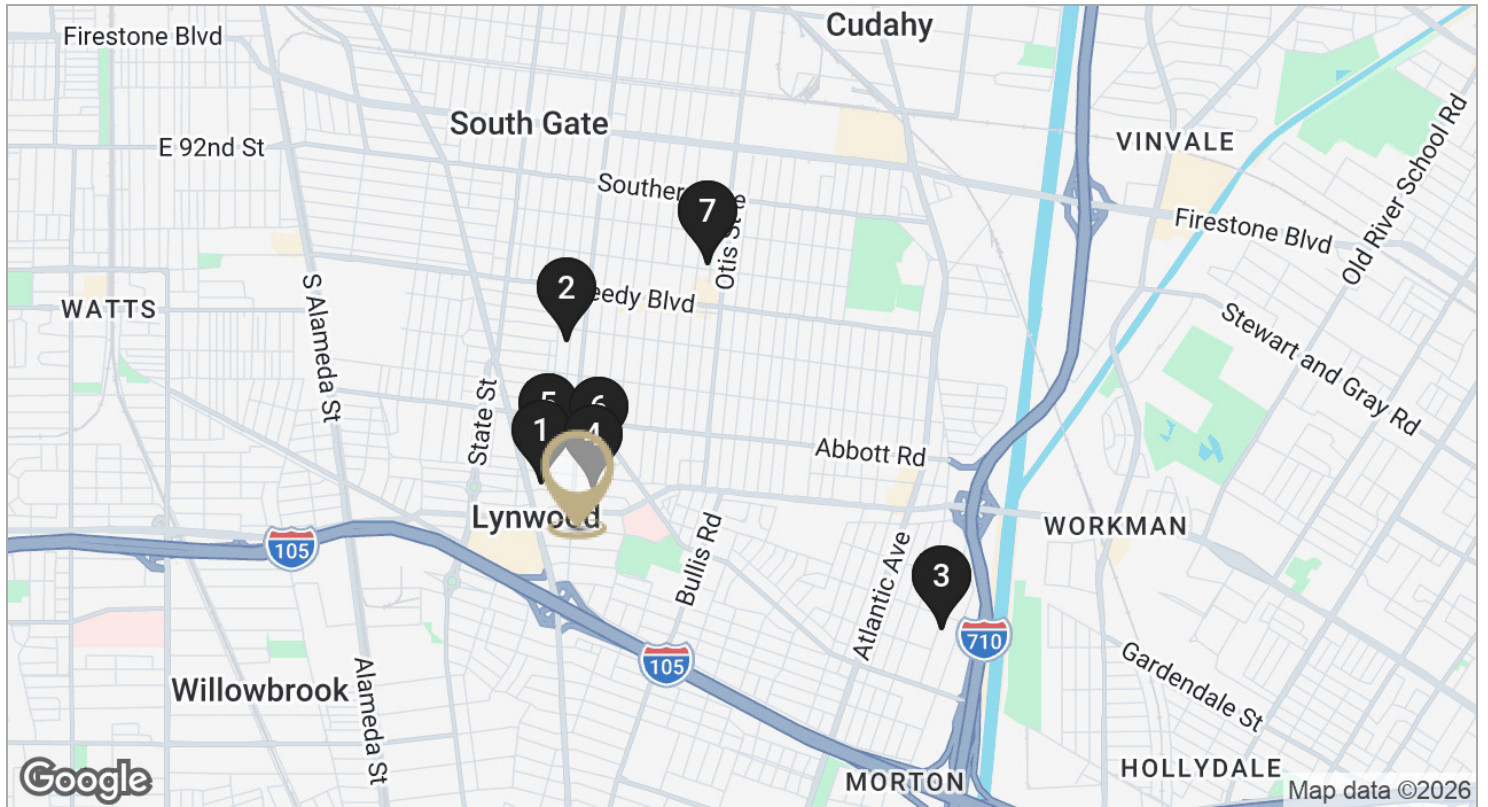
9643 MALLISON AVE

9643 Mallison Ave, South Gate, CA 90280

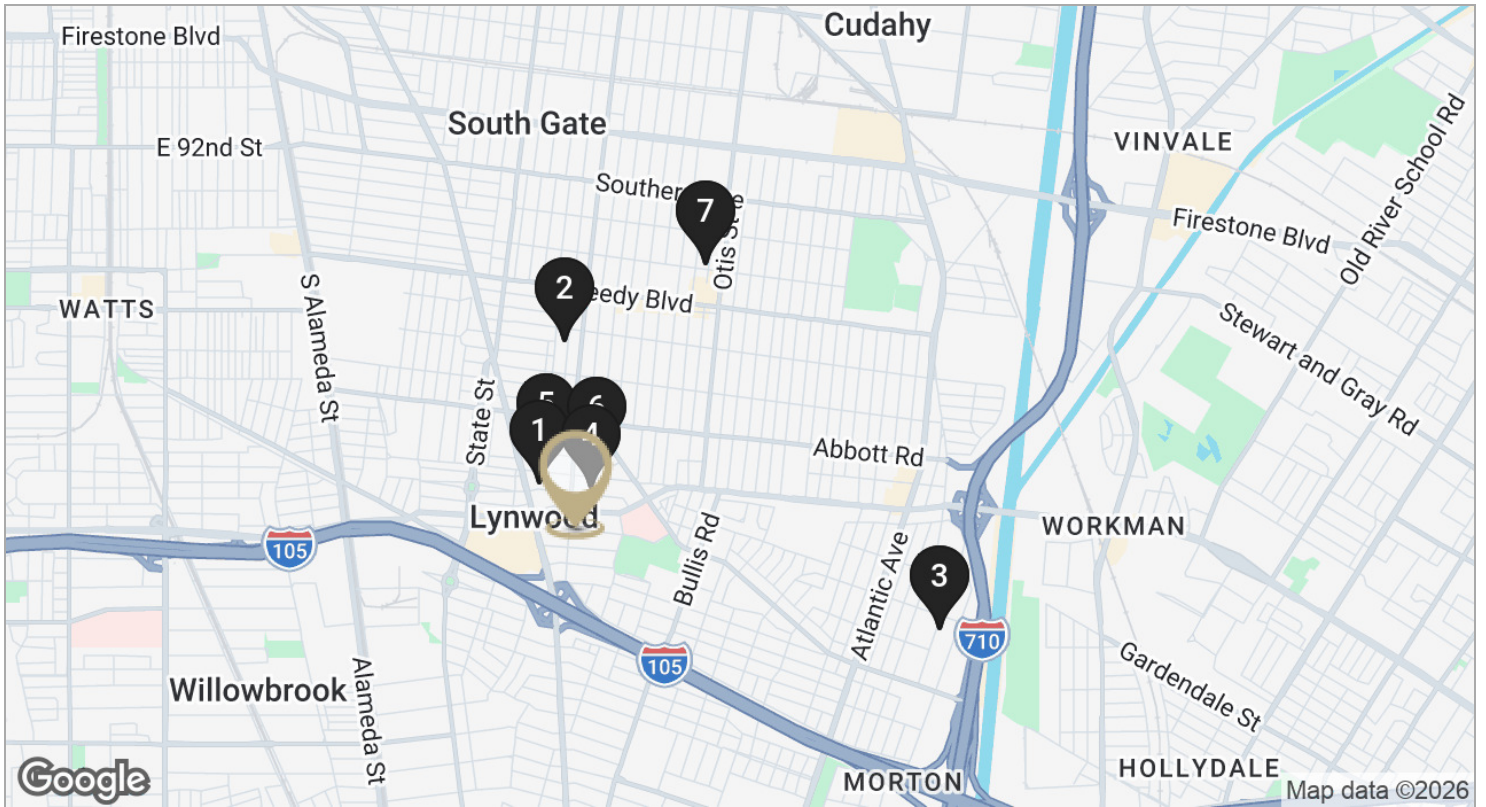
Price:	\$1,975,000	Bldg Size:	5,295 SF
Lot Size:	341,771,760 SF	No. Units:	6
Year Built:	1961		



SALE COMPS MAP & SUMMARY



	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	YEAR BUILT	GRM	DEAL STATUS
★	3516 Beechwood 3516 Beechwood Ave Lynwood, CA 90262	\$1,729,000	6,352 SF	8,981 SF	7	1963	11	Subject Property
1	3323 Los Flores Blvd 3323 Los Flores Blvd Lynwood, CA 90262	\$1,250,000	5,306 SF	392,301,360 SF	6	1963	11.87	Sold 12/12/2025
2	10245 Virginia Ave 10245 Virginia Ave South Gate, CA 90280	\$1,450,000	3,721 SF	313,501,320 SF	6	1963	10.83	Sold 10/30/2025
3	11230 Louise Ave 11230 Louise Ave Lynwood, CA 90262	\$1,575,000	4,863 SF	520,106,400 SF	6	1944	9.59	Sold 11/17/2025
4	3535 Los Flores Blvd 3535 Los Flores Blvd Lynwood, CA 90262	\$1,075,000	3,617 SF	401,144,040 SF	6	1948	10.03	Sold 2/13/2026
5	3364 Elizabeth Ave Lynwood, CA 90262	\$1,800,000	6,072 SF	405,848,520 SF	8	1959	9.59	Sold 3/12/2026
6	3568 Brenton Ave 3568 Brenton Ave Lynwood, CA 90262	\$1,450,000	6,042 SF	326,700,000 SF	6	1962	9.57	On Market
7	9643 Mallison Ave 9643 Mallison Ave South Gate, CA 90280	\$1,975,000	5,295 SF	341,771,760 SF	6	1961	14.06	On Market

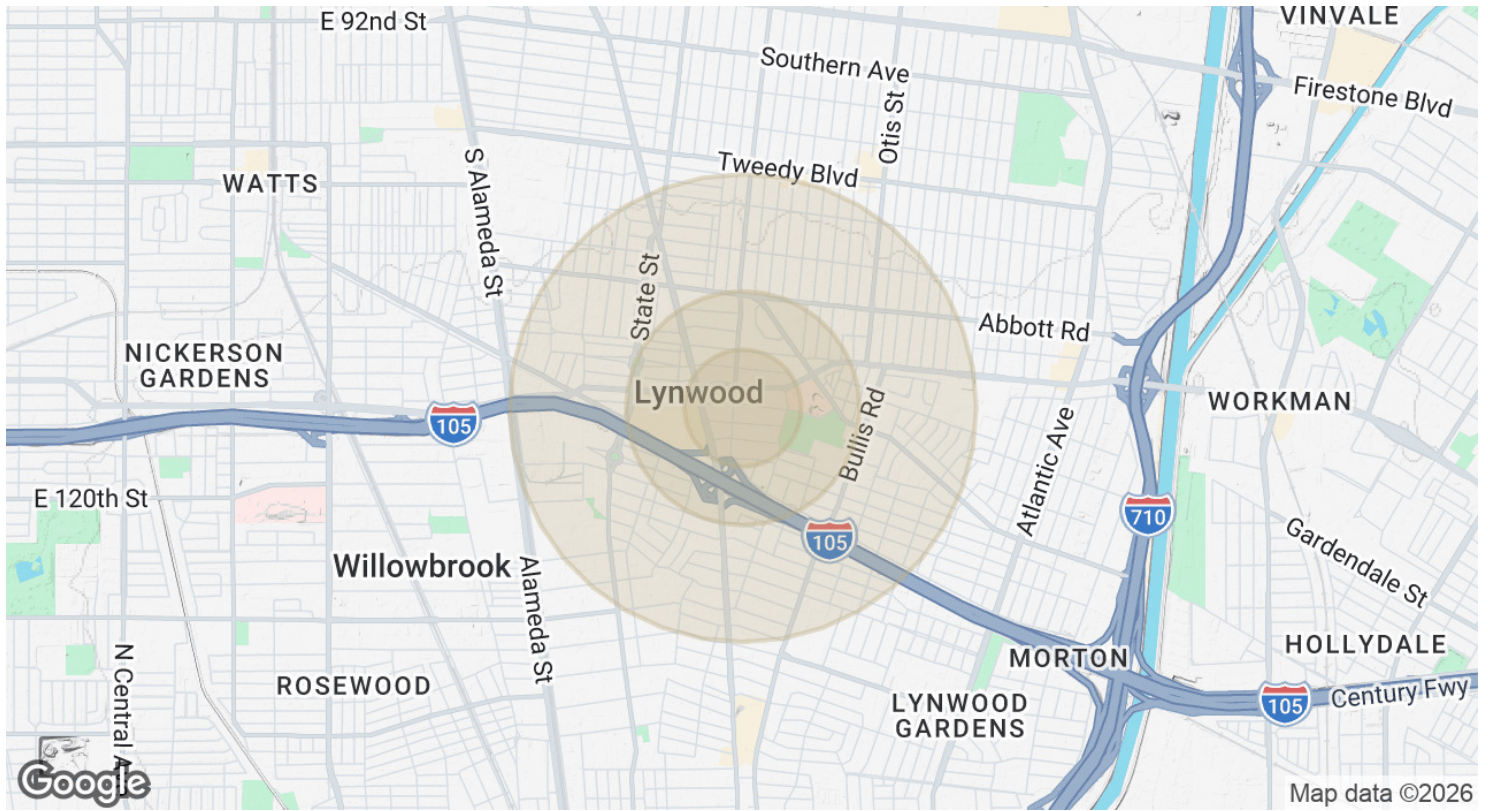


NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	YEAR BUILT	GRM	DEAL STATUS
AVERAGES	\$1,510,714	4,988 SF	385,910,486 SF	6	1957	10.79	

DEMOGRAPHICS

SECTION 5





POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,530	12,513	45,178
Average Age	34.8	32.5	33.9
Average Age (Male)	34.1	31.1	32.8
Average Age (Female)	34.2	33.9	34.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	768	2,907	10,629
# of Persons per HH	4.6	4.3	4.3
Average HH Income	\$75,968	\$76,700	\$88,742
Average House Value	\$592,429	\$716,771	\$703,244

2023 American Community Survey (ACS)

ADVISOR BIOS

SECTION 6





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