

# EXCLUSIVE LISTING

## LIVE OAK ARCADIA | 521- 523 E Live Oak Ave, Arcadia, CA 91006

PRIME TURNKEY 15-units in Arcadia (2 units are newly built ADUs), Arcadia School District, NO LOCAL RENT CONTROL, Fantastic Demographics, 5% CAP Rate in an A-Class Location, Nearby newer Townhomes, ALL UNITS UPGRADED



### Property Overview

|                         |  |
|-------------------------|--|
| Subject Property:       | LIVE OAK ARCADIA<br>521-523 E Live Oak Ave,<br>Arcadia, CA 91006 |
| Asking Price:           | \$6,840,000  |
| Year Built / Renovated: | 1960 & 2026 / 2022-2024  |
| Building Area:          | 10,108 SF  |
| Lot Size:               | 17,977 SF  |
| APN#:                   | 5790-030-016   |
| Number of Units:        | 15 (13 + 2 New ADUs)   |
| Zoning/Parking:         | R3 / 16<br>(10 Carport + 6 Open)                                 |
| Unit Mix:               | 6 x 2B + 1B<br>9 x 1B + 1B                                       |

### Investment & Property Highlights

- Excellent location in Arcadia nearby Arcadia Golf Course and minutes to Santa Anita Mall; Located within the Arcadia School District
- FANTASTIC demographics with ±\$149,028 average household income in a one mile radius
- Adjacent to newer built townhomes and nearby many new Townhomes/SFR developments (Brookfield, KB Homes, Lennar, Olson Homes, etc.)
- Very attractive 5% CAP Rate for Arcadia area
- Long-term hold property in an excellent area with very HIGH home-ownership rates (less chance of local rent control being implemented)
- Major capital upgrades completed recently: new fence and parking gate, new landscaping, new façade and signage, new exterior paint, all units have been upgraded
- Turnkey and Beautifully upgraded Pride-Of-Ownership gated

apartment community

- 2 units are newly built ADUS completed in 2026
- Extremely attractive garden style apartment with excellent curb appeal, beautifully landscaped
- Large lot size of ±17,977 SF with ample covered parking plus storage space for most of the parking space
- Attractive unit mix with combination of 2bedroom and 1bedroom units, Large and spacious units with excellent layout
- All units have been fully upgraded, Brand new electrical panels and subpanels, Gated parking, common bbq/picnic area, and so much more.
- Each unit is separately metered for electricity and gas, and individual water heater
- Additional 10 storage spaces that can be rented out to bring additional income
- Only 15 units, NO On-site manager is required

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**GIG**  
GROWTH INVESTMENT GROUP  
CALIFORNIA



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LA COUNTY ARBORETUM



SANTA ANITA PARK



THE SHOPS AT SANTA ANITA



USC ARCADIA HOSPITAL

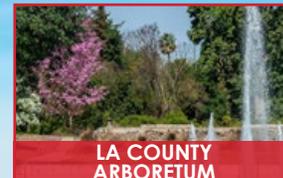
Multimillion-dollar Arcadia SFR Neighborhood

NEWER BUILT CONDOS

GROWTH INVESTMENT GROUP

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**ARCADIA GOLF COURSE**

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