

# EXCLUSIVE LISTING

## 833 W. Duarte Rd, Arcadia, CA 91007

Pride-of-ownership 12-unit Value-add in the heart of Arcadia, No Local Rent Control, Excellent unit mix, SELLER MAY CARRY  
2 ADUs Initial plan included, Arcadia School, Convenient location near Santa Anita Mall + Santa Anita Park, shopping + dining



### Property Overview

Price:	\$5,250,000
Year Built/Partially Renovated:	1960 / 2020-2024
Building Area:	8,838 SF
Lot Size:	16,481 SF
APN:	5783-005-035
Zoning:	R3
Number of Units:	12 units
Parking:	15 spaces (NO Soft story retrofit required)
Unit Mix:	1 x 3Bed + 3Bath 1 x 2Bed + 2Bath 1 x 2Bed + 1Bath 9 x 1Bed + 1Bath

### Investment Highlights

- Superb location in a highly desirable city of Arcadia; located within Arcadia Unified School District, Near Santa Anita Mall, Santa Anita Park, medical offices, schools, library, retail stores, etc.
- NO LOCAL RENT CONTROL; Highest Allowable rent increases in California (AB1482); SELLER MAY CARRY
- Superb Demographics with over \$132,826 average HH income within 1-mile radius
- Superb amenities - Across the street from 2 major shopping centers (99 nch Market in President Square, and ARCADIA HUB with Vons, and LA fitness as the major tenants), walking distance to retail stores on Baldwin Ave
- High barriers to entry market with very limited inventory for apartment investment
- Surrounded by newer built townhouses and steps away from multiple new developments (townhomes, condominiums and multimillion dollars single family residential)

### Property Highlights

- In the heart of City of Arcadia nearby major employers in the area, Walk Score 80, Very Desirable and convenient location.
- Well maintained garden style apartment with center courtyard (filled in swimming pool)
- Many recent capital improvements: new exterior painting, new entrance gate and parking gate, several units have been fully upgraded
- Large lot size with ample parking; Recently filled in pool converted into a central courtyard.
- Attractive unit mix, each unit is separately metered for gas and electricity, individual water heater, double pane windows throughout, Windows A/C, laundry facility.
- Some units (±4 units – buyer to verify) have been fully upgraded with modern upgrades
- 2 ADUs upside in the back (drawing included - buyer to verify), NO parking soft story retrofit is required



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GROWTH INVESTMENT GROUP  
CALIFORNIA

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TOWNHOUSES

TOWNHOUSES



Exclusively Listed By: HAN WIDJAJA CHEN, CCIM

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LA ARBORETUM



SHOPS AT SANTA ANITA



SANTA ANITA RACETRACK



USC ARCADIA HOSPITAL

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CONDOMINIUMS

TOWNHOUSES

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Walk Score  
**80**

**Very Walkable**

Most errands can be  
accomplished on foot.



833 W DUARTE RD



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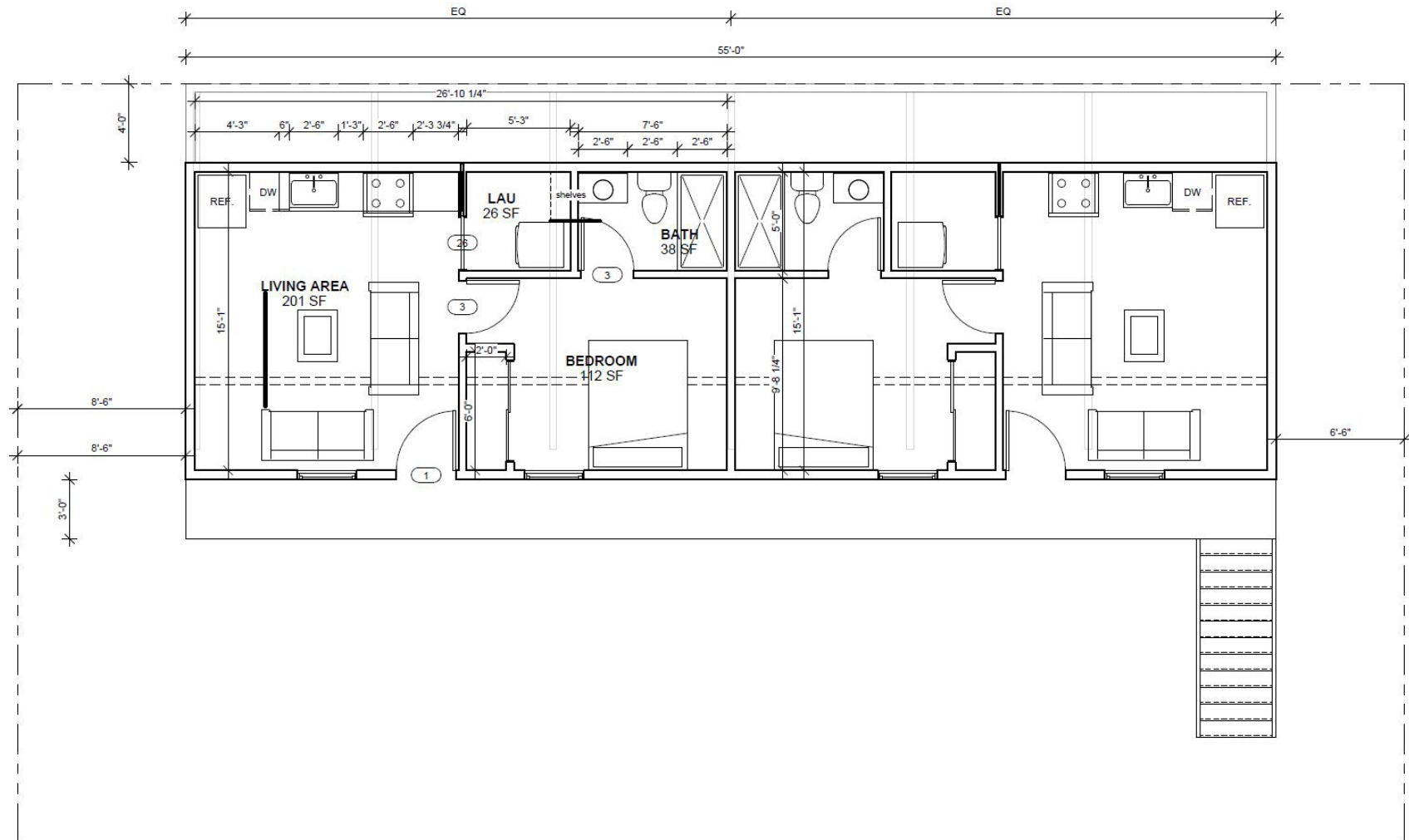
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### 440 SF ADU EACH

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PROPOSED ADU FLOOR PLANS

1/4" = 1'-0"