



FOR SALE

7.25% CAP RATE

C2 ZONED • 5 UNITS

3,240± SF on 7,905± SF LOT

**5501 & 5505
ALHAMBRA AVE**

LOS ANGELES

CA, 90032

**THE
ARTS
DISTRICT
GROUP**

OVERVIEW:

We are pleased to present 5501–5505 Alhambra Avenue, a five-unit mixed-use investment property for sale in El Sereno, Los Angeles. The property is 100 percent occupied and offers a strong 7.25 percent cap rate, above the submarket average. The asset also provides additional value-add upside through rent growth, operational efficiencies, and future development potential. Located on two adjacent parcels on a prominent corner lot, the property includes four apartment units and one retail or office space, along with a bonus non-conforming studio unit. The buildings total approximately 3,240 square feet on a 7,905 square foot lot, positioned in one of Northeast Los Angeles' most active rental and investment submarkets.

This is a rare opportunity to purchase two adjacent properties in the popular commercial area of El Sereno, a well-known community in NELA. Located seconds from Alhambra and South Pasadena, and just minutes from Downtown Los Angeles. Additionally, there is a large on-site parking lot to accommodate tenants. The properties boast amazing frontage on the main thoroughfare of the town, Alhambra Ave, connecting Mission Road to many university sites to the west.

It is in close proximity to many desirable areas including South Pasadena, Pasadena, Alhambra, Monterey, Highland Park, Glendale, Los Angeles City, Lincoln Heights, and more.

The area has a growing business community, with new businesses like the tech lab HATCH and Stomping Grounds dance school, and Holy Grounds cafe. Businesses can benefit from a customer base with strong purchasing power and a workforce with valuable skills and expertise.

The area's proximity to major freeways and transportation hubs provides easy access to regional and national markets, making it an ideal location for businesses looking to expand and grow. The property is within walking distance of dozens of well-known stores, local shops, dining experiences, coffee shops, and more.

There are dozens of dining experiences and shopping options in every direction. The property is located on the well-known popular thoroughfare, Alhambra Ave, which connects Alhambra to the Cal State University area. It's near freeways such as the 710, 10, 110, and the 5.

The subject property offers a variety of opportunities for a new owner's ideal use or future development opportunity, as it sits on C2 zoning.



FEATURES:

- 100% occupied building
- Corner property with frontage on two streets
- Located in NELA, blocks from Cal State University
- Add value opportunity, upsides with improving rent
- Multiple units: 4 apartments
- Large walled/gated parking on site for tenants
- Mixed-use zoning: one ground floor retail commercial space
- Great location on prominent Alhambra Ave
- Potential for large signage
- A total of 3,250± SF of building
- 8± parking spaces in the back lot
- Good daily car count

PROPERTY DETAILS: 5501-5505 ALHAMBRA AVE, LOS ANGELES CA 90032

ADDRESS:	5501 & 5505 ALHAMBRA AVE
ASKING PRICE:	\$945,000
OCCUPANCY	100%
PROPERTY TYPE:	Mixed-use: apartments & retail
CAP RATE:	7.25% CAP
GROSS INCOME:	\$84,360 (2026)
NOI:	\$68,881
YEAR BUILT:	1933/1950
UNIT COUNT:	5 (4 Apt. + 1 Retail)
PRICE PER UNIT:	\$189,000
APNS:	5220-023-014, 5220-023-015
PRICE PER SF:	\$291 per SF
PRICE PER LAND SF:	\$119 per SF
BUILDING COUNT:	2
LAND AREA:	7,905± SF (2,740 + 5,165)
BUILDING SIZE:	3,240± SF
PARKING:	10± spaces on-site
ZONING:	C2



UNIT MIX:

- (2) 3 BD / 1 BA
- (1) 2 BD / 1 BA
- (1) 1 BD / 1 BA
- (1) 3-Room Office/Retail Unit
- (1) Storage/studio (Bonus Unit) currently laundry

SALE DETAILS:

PROPERTY #1: 5501 ALHAMBRA AVE



ADDRESS: 5501 Alhambra Ave, Los Angeles CA 90032
ASKING PRICE: \$775,000
BUILDING SIZE: 2,870 SF
PROPERTY TYPE: Apartments + Commercial/Retail
CAP RATE: 7.2% CAP (blended)
RENTABLE UNITS: 4
GROSS INCOME: \$72,480
NOI: \$55,809
YEAR BUILT: 1933
APN: 5220-023-014
PRICE PER SF: \$291 (averaged)
BUILDING COUNT: 1
LAND AREA: 2,740± SF
PARKING: 3
UNITS (2) 3 Bed / 1 Bath, (1) 2 B/1B, (1) Officer, (1) 1B/1B
ZONING: C2

PROPERTY #2: 5505 ALHAMBRA AVE



ADDRESS: 5505 Alhambra Ave, Los Angeles CA 90032
ASKING PRICE: \$170,000
BUILDING SIZE: 370 SF
PROPERTY TYPE: House/Apartment
CAP RATE: 7.2% CAP (blended)
RENTABLE UNITS: 1
GROSS INCOME: \$11,880
NOI: \$10,098
YEAR BUILT: 1933
APN: 5220-023-015
PRICE PER SF: \$291 (averaged)
BUILDING COUNT: 1
LAND AREA: 5,165± SF
PARKING: 5
UNITS (1) 1 Bed / 1 Bath
ZONING: C2

EL SERENO, LOS ANGELES

El Sereno is rapidly emerging as a premier location for businesses in Los Angeles. Its strategic location, just a quick drive from Downtown LA, combined with stunning hillsides and scenic views, makes it an attractive choice for entrepreneurs and established companies alike.

The neighborhood boasts a vibrant community spirit, reflected in its blend of historic charm and modern artistic hotspots. El Sereno's unique mix of long-standing establishments and new ventures provides a fertile ground for business growth and innovation. The diverse and dynamic population fosters a supportive environment for a wide range of industries.

El Sereno offers several key attractions that enhance its business appeal. Ascot Hills Park provides breathtaking views and ample outdoor space, ideal for corporate events and team-building activities. The El Sereno Recreation Center and park offer facilities for sports and social gatherings, contributing to a well-rounded work-life balance for employees.

The neighborhood is also home to a thriving shopping and art scene. Junebug Market on Huntington Drive features a variety of antiques, ceramics, art, vintage clothing, and handmade goods, attracting a steady stream of visitors. The Goddess Mercado supports local entrepreneurs by organizing events such as gallery nights and pop-up shops, promoting a culture of innovation and collaboration. Additionally, the Luckman Fine Arts Complex at Cal State LA offers cultural experiences with professional music, dance, theater, and visual arts from around the world, providing excellent opportunities for corporate networking and client entertainment.

El Sereno's rich history, dating back to significant developments like the construction of the Southern Pacific Railroad in 1876, adds depth to its modern appeal. The neighborhood's strategic location provides easy access to major freeways, facilitating smooth business operations and logistics.

The real estate market in El Sereno offers a range of commercial properties, from historic buildings with unique architectural styles to modern developments. The neighborhood's affordability, compared to neighboring areas like Highland Park and Echo Park, makes it a smart investment choice. The ongoing appreciation of property values further enhances its attractiveness for businesses looking to establish a long-term presence.

Community initiatives such as the Healthy Neighborhood Market Network and the El Sereno Night Market highlight the neighborhood's commitment to promoting local entrepreneurship and sustainable business practices. These initiatives create a supportive ecosystem for businesses, encouraging growth and innovation.

El Sereno's vibrant community, strategic location, and promising future make it an ideal place for businesses to thrive. Whether you are looking to start a new venture or expand an existing one, El Sereno offers a unique blend of opportunities and resources to help you succeed.



PROPERTY OVERVIEW: 5501-5505 ALHAMBRA AVE, LOS ANGES CA 90032



5501 Alhambra Ave (Western parcel)



5505 Alhambra Ave (Eastern parcel)

FINANCIAL SUMMARY

SCHEDULED INCOME

UNIT	BEDS / BATHS	SIZE	CURRENT RENTS	MARKET RENTS
			Monthly Rent / Unit	Monthly Rent / Unit
2908 1/2	3 BD + 1 BA	620 SF	\$2,200	\$2,800
2900	2 BD + 1 BA	580 SF	\$890	\$2,400
5501 3/4	3 BD + 1 BA	630 SF	\$1,650	\$2,800
Bonus Unit	0 BD + 1 BA	300 SF	\$0	\$700
5501 (Retail)	3 BD + 1 BA	850 SF	\$1,300	\$1,700
5505 (SF House)	1 BD + 1 BA	370 SF	\$990	\$2,000
Monthly Scheduled Gross Income:			\$7,030	\$12,400
Parking Income:			\$0	\$0
Total Monthly Scheduled Gross Income:			\$7,030	\$12,400
Annual Scheduled Gross Income			\$84,360	\$148,800

ANNUALIZED OPERATING DATA

	CURRENT RENT	MARKET RENT
Scheduled Gross Income	\$84,360	\$148,800
Less: Vacancy	0%	0%
Gross Operating Income	\$84,360	\$148,800
Less: Expenss	\$15,478.43	\$16,478.43
Net Operating Income	\$68,881.57	\$132,321.57
CAP RATE (ACTUAL)	7.25%	
CAP RATE PRO FORMA	12.20%	

ESTIMATED OPERATING EXPENSES

	CURRENT RENT	MARKET RENT
Property tax 2025:	\$6,478.43	\$6,478.43
Insurance	\$1,500	\$1,500
Maintenance	\$2,500.00	\$2,500.00
Landscaping	\$0	\$0
Trash	\$2,500	\$3,000
Water	\$2,500	\$3,000
Janitorial	\$0	\$0
Management	\$0	\$0
Accounting	\$0	\$0
TOTAL OP EX:	\$15,478.43	\$16,478.43

Disclaimer:

This information has been obtained from sources we believe to be reliable; however, we make no representations or warranties, express or implied, as to the accuracy, completeness, or suitability of this information. All prospective buyers must independently verify all information and bear all risks for any inaccuracies. Buyer to conduct their own due diligence.

COMPARABLES:

MULTIFAMILY								
ADDRESS	DATE SOLD	PRICE	Price per SF	Bld/Area	UNIT COUNT	YB	Lot	PRICE PER UNIT
5335 NAVARRO ST	2/28/23	\$410,000.00	\$58.00	7046	9	1964	7132	
5229 ALHAMBRA AVE	5/12/23	\$1,670,000.00		3500	5	1989	5016	\$334,000.00
1440 TREMONT ST	10/2/23	\$1,300,000.00	\$268.00	4836	7	1965	7501	\$185,714.29
5333 HYDE ST	11/2/23	\$1,800,000.00	\$358.00	5027	6	1964	6324	\$300,000.00
5200 OAKLAND ST	12/29/23	\$4,000,000.00	\$226.00	17695	22	1993	16344	\$181,818.18
5210 OAKLAND ST	2/14/24	\$1,100,000.00		2836	5	1963	7716	\$220,000.00
3064 GANAHL ST	4/3/24	\$900,000.00	\$220.00	4076	8	1923	9600	\$112,500.00
4929 LYNNFIELD ST	6/21/24	\$4,550,000.00	\$334.00	13585	16	1965	13035	\$284,375.00
4953 GAMBIER ST	7/19/24	\$1,200,000.00	\$248.00	4836	6	1964	7151	\$200,000.00

Median Price per SF:	\$248.00
Average Price per SF:	\$244.57
AVERAGE SOLD PRICE	\$1,881,111.11
MEDIAN SOLD PRICE	\$1,300,000.00
MEDIAN PRICE PER UNIT:	\$210,000.00
AVERAGE PRICE PER UNIT:	\$227,300.93

PHOTOS: 5501-5505 ALHAMBRA AVE



CONTACT:

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BRE 02018381

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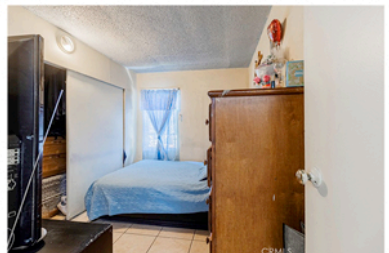
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PHOTOS: 5501-5505 ALHAMBRA AVE / Ground floor retail-office space, renovated in 2025



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PHOTOS: 5501-5505 ALHAMBRA AVE



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LOCATION / AREA



HATCH LABS



STOMPING GROUNDS DANCE CAMPUS

LOCATION / AREA



LIL EAST COFFEE



HOLY GROUNDS CAFE

AERIAL: 5501-5505 ALHAMBRA AVE

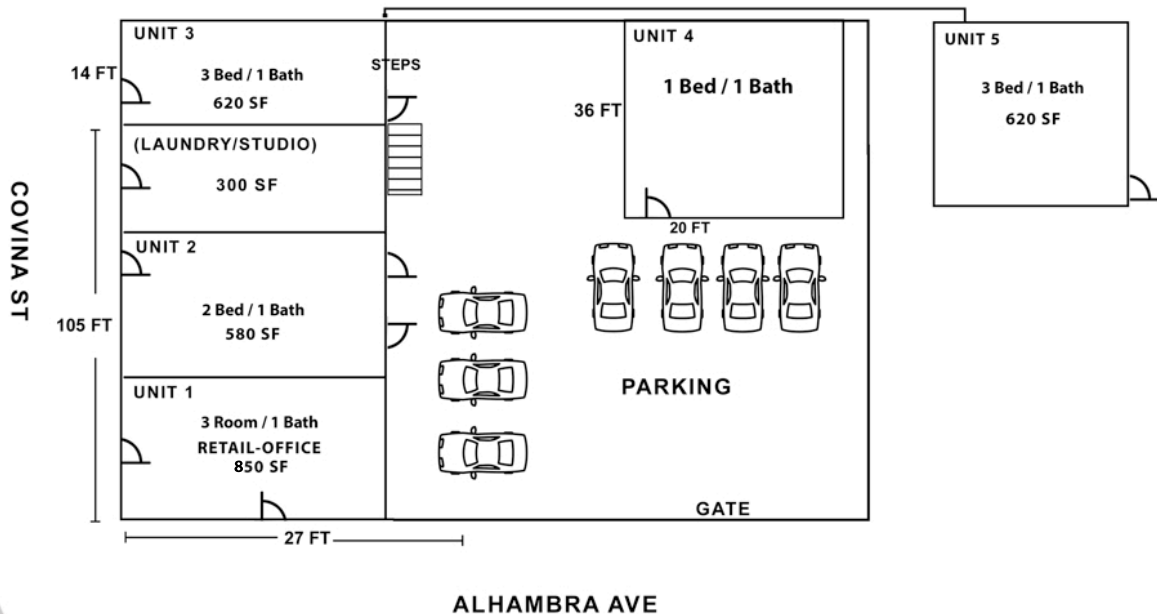


FLOORPLAN:

5501-5505 ALHAMBRA AVE

3,240 SF • Total Building Size

UPSTAIRS

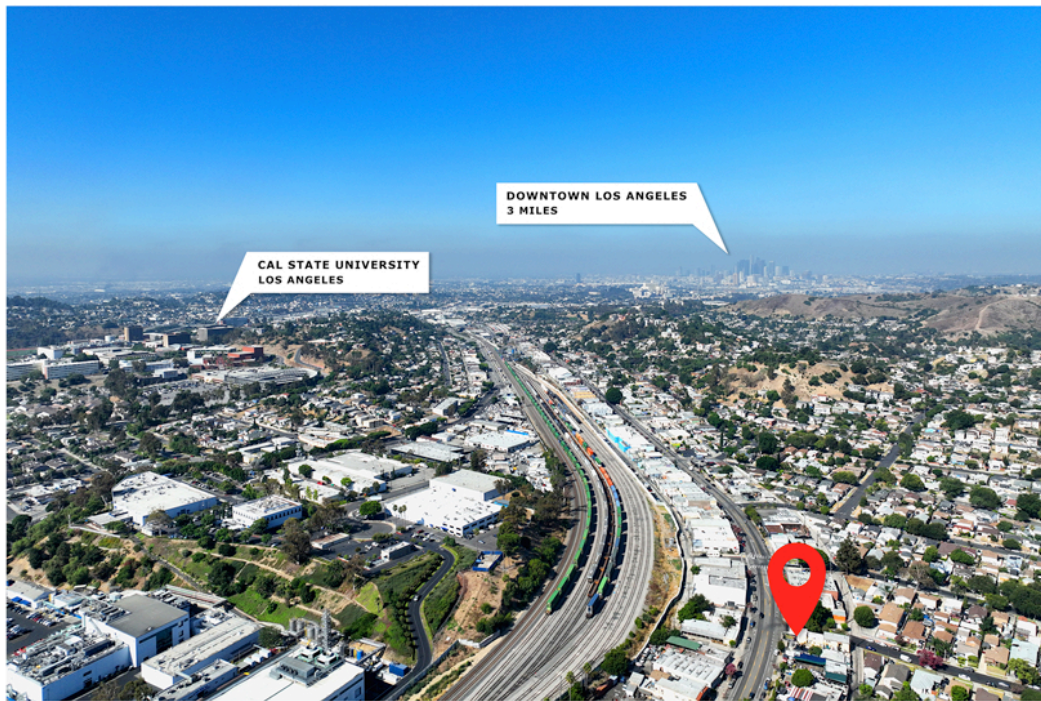


DEMOGRAPHICS:

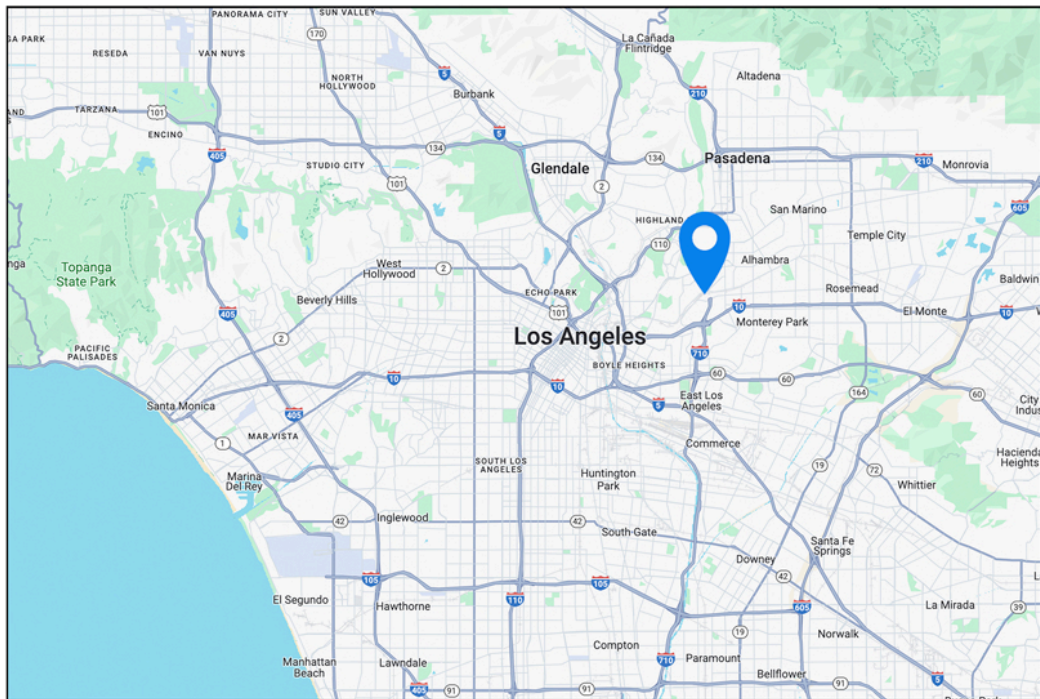
POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	36,358	300,049	810,822
2022 Estimate			
Total Population	36,021	296,644	797,700
2010 Census			
Total Population	36,111	293,771	778,487
2000 Census			
Total Population	37,496	295,938	781,068
Daytime Population			
2022 Estimate	22,900	267,736	842,689
HOUSEHOLDS			
2027 Projection			
Total Households	10,911	96,731	263,346
2022 Estimate			
Total Households	10,740	95,202	257,296
Average (Mean) Household Size	3.3	3.0	3.0
2010 Census			
Total Households	10,460	92,601	246,402
2000 Census			
Total Households	10,376	90,680	236,463
Growth 2022-2027	1.6%	1.6%	2.4%
HOUSING UNITS			
Occupied Units			
2027 Projection	11,626	103,397	282,484
2022 Estimate	11,420	101,576	275,347
Owner Occupied	5,291	39,719	99,908
Renter Occupied	5,449	55,483	157,388
Vacant	680	6,374	18,051
Persons in Units			
2022 Estimate Total Occupied Units	10,740	95,202	257,296
1 Person Units	16.9%	21.3%	23.8%
2 Person Units	25.0%	26.4%	26.6%
3 Person Units	17.7%	18.1%	16.8%
4 Person Units	16.6%	15.2%	14.2%
5 Person Units	9.7%	8.5%	8.2%
6+ Person Units	14.2%	10.4%	10.5%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$200,000 or More	6.6%	9.6%	9.4%
\$150,000-\$199,999	6.3%	7.2%	7.4%
\$100,000-\$149,999	16.7%	17.4%	16.8%
\$75,000-\$99,999	14.0%	13.6%	13.4%
\$50,000-\$74,999	17.6%	16.6%	16.0%
\$35,000-\$49,999	11.1%	10.0%	10.1%
\$25,000-\$34,999	9.1%	7.7%	7.7%
\$15,000-\$24,999	8.9%	8.6%	8.6%
Under \$15,000	9.7%	9.4%	10.5%
Average Household Income	\$90,613	\$103,519	\$102,736
Median Household Income	\$64,590	\$71,187	\$70,245
Per Capita Income	\$27,058	\$33,510	\$33,690
POPULATION PROFILE			
Population By Age			
2022 Estimate Total Population	36,021	296,644	797,700
Under 20	25.1%	23.5%	22.7%
20 to 34 Years	22.4%	22.2%	23.1%
35 to 39 Years	7.5%	7.5%	7.5%
40 to 49 Years	13.0%	13.2%	13.2%
50 to 64 Years	16.8%	18.1%	17.8%
Age 65+	15.2%	15.4%	15.6%
Median Age	36.6	37.8	37.7
Population 25+ by Education Level			
2022 Estimate Population Age 25+	24,628	208,695	566,010
Elementary (0-8)	17.5%	15.6%	16.9%
Some High School (9-11)	11.9%	9.9%	10.0%
High School Graduate (12)	22.5%	20.6%	20.3%
Some College (13-15)	18.7%	16.2%	15.4%
Associate Degree Only	6.5%	6.6%	6.0%
Bachelor's Degree Only	15.3%	19.8%	20.4%
Graduate Degree	7.6%	11.3%	11.0%
Population by Gender			
2022 Estimate Total Population	36,021	296,644	797,700
Male Population	48.9%	48.7%	49.7%
Female Population	51.1%	51.3%	50.3%

LOCATION:



LOCATION:



LOCATION:



LOCATION:

CENTRAL:

- 1 minute drive from Cal State University Los Angeles
- 2 minutes' drive from Alhambra main shopping mall
- 4 minutes' drive from South Pasadena "South Pass"
- 8 minutes' drive from Downtown Los Angeles
- 1 minutes' drive from Griffith Park & Dog Park
- 2 minutes' drive from Lincoln Park (2 miles)
- 2 minutes' drive from Costco & Home Depot
- 3 minutes' drive from Dodger Stadium

POPULATION, CLIMATE AND ALTITUDE:

Prime location for businesses with its growing population of 45,000. The area enjoys a pleasant climate, with temperatures ranging from 45 to 85 degrees Fahrenheit and annual rainfall of 18 inches. El Sereno offers easy access to major freeways and features stunning hillsides and scenic views. Key attractions like Ascot Hills Park and the Luckman Fine Arts Complex enhance the local culture. A mix of historic and modern properties make El Sereno an attractive investment for businesses.

COLLEGES:

- California State University, Los Angeles (CSULA)
- University of Southern California (USC)
- Occidental College
- Pasadena City College (PCC)
- East Los Angeles College (ELAC)
- Los Angeles Trade-Technical College (LATTC)
- ArtCenter College of Design
- Southwestern Law School
- University of the West
- Rio Hondo College



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