



3723 Artesia
Torrance, CA 90504
OFFERING MEMORANDUM



EXCLUSIVELY PRESENTED BY:

Raymond Lau

Agent

Mobile: 3102942134

RayLauHomes@gmail.com

License #: 02096331

3723 ARTESIA
TORRANCE, CA 90504

Keller Williams Palos Verdes
550 Silver Spur Road #310
Rancho Palos Verdes, CA 90275
Office: 3105446100

Built By: www.crebuilder.com





3723 ARTESIA BLVD

This is an aerial photograph of a densely populated residential neighborhood. The houses are mostly single-story bungalow-style homes with various roof colors. In the foreground, a row of larger, two-story apartment-style buildings is visible. One of these buildings, which is tan-colored with a flat roof, is outlined in red. To its left are blue buildings with the address 3733 visible. To its right is a larger blue building with the address 3719 visible. A street with several parked cars runs along the bottom of the image. The background shows a vast expanse of similar housing stretching towards a hazy horizon under a blue sky with scattered clouds.

PROPERTY SUMMARY

Offering Price	\$2,200,000.00
Building SqFt	4,963 SqFt
Lot Size (acres)	0.14
Levels	2
Units	5.00
Year Built	1958
Subdivision Name	LA FRESA TR
County	Los Angeles
Parcel ID / APN	4087-015-027

INVESTMENT SUMMARY

Prime 5-Unit Apartment Building in North Torrance – High Yield Investment Opportunity

Introducing a rare multi-family investment opportunity in the heart of North Torrance. This well-maintained 5-unit apartment building features a desirable unit mix of (3) spacious 3-bedroom/2-bath units and (2) 1-bedroom/1-bath units, totaling 4,963 sq ft of living space on a 6,258 sq ft lot.

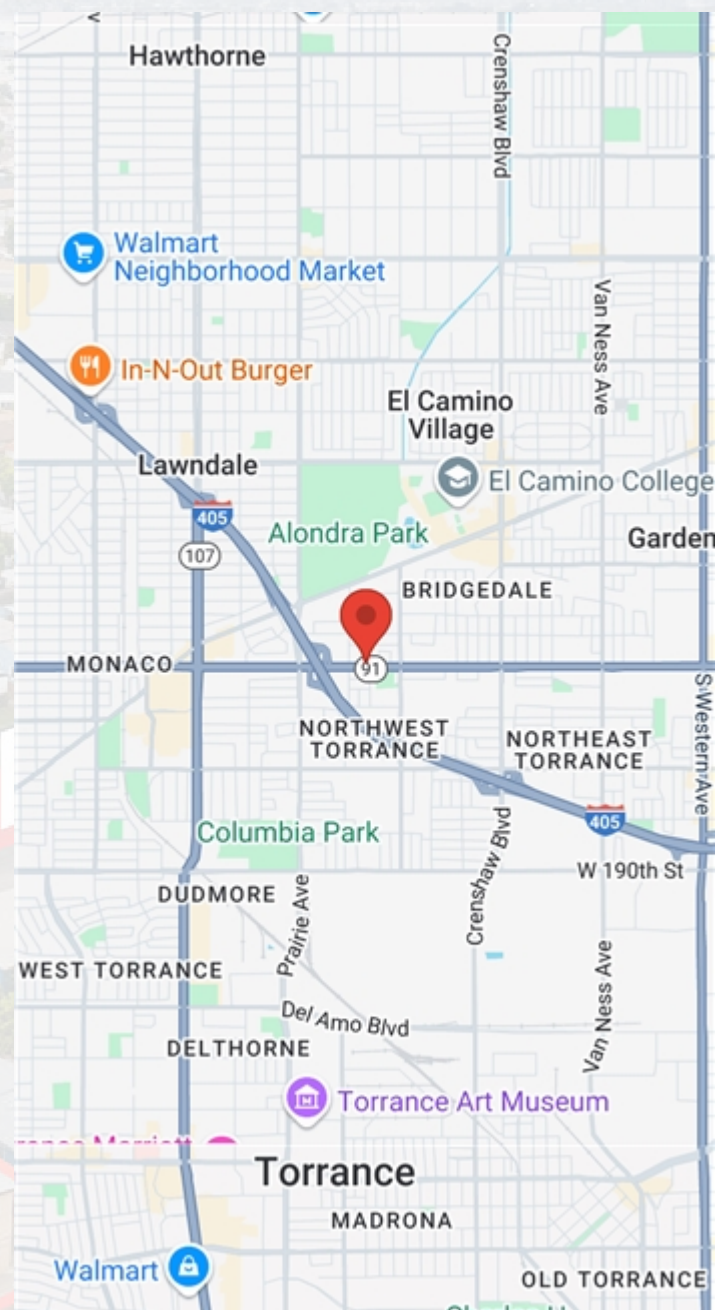


3723 ARTESIA

INVESTMENT HIGHLIGHTS

- Currently generating over \$12,000 in consistent monthly rental income, this property offers a strong CAP rate with significant upside potential. Located within the Torrance Unified School District, this asset is highly attractive to long-term tenants and families.
- All 5 units have been remodeled and professionally managed
- Qualified and long term tenants
- No local rent control
- 5.55 Current Cap Rate & 14.97 GRM
- 10 On-site parking spaces

3723 ARTESIA BLVD





3723

LOCATION HIGHLIGHTS

- Enjoy excellent accessibility with nearby shopping centers, dining options, and major freeway connections, making this a centrally located and appreciating investment in a high-demand rental market.

Don't miss this opportunity to own a cash-flowing asset in one of the South Bay's most stable and sought-after neighborhoods.



3723 ARTESIA BLVD



SALES COMPARABLES

Ladeene

21007 Ladeene Ave

Torrance, California 90503



The fourplex comprises four spacious units with a total of 4,271 square feet of living space. The units include a 3 bed, 2 bath; a 2 bed, 2 bath; a 2 bed, 1 bath; and a 1 bed, 1 bath, providing comfortable living spaces ideal for families, professionals, and individuals alike. The property sits on a generous 6,500 square foot lot, featuring a well-kept front yard and a private backyard area perfe

Redondo Beach

3636 Redondo Beach Blvd

Torrance, California 90504



3636 Redondo Beach Blvd, this quadplex features a well-balanced unit mix with (3) three 2+2 units and (1) one 3+2 unit. One of the 2-bedroom units is currently vacant, providing immediate leasing or occupancy potential.

Price	\$1,950,000.00
Sale Date	08/26/2024
Cap Rate%	5.30
Building Size	4,271 Sqft
Lot Size	6,303
Number of Units	4.00
Occupancy %	100.00
Market Rent (PSF)	\$8,983.00

Price	\$1,750,000.00
Sale Date	10/24/2024
Net Operating Income	\$94,739.00
Building Size	4,672 Sqft
Lot Size	5,335 Sqft
Number of Units	4.00
Occupancy %	100.00

SALES COMPARABLES

Crenshaw

17901 Crenshaw Blvd

Torrance, California 90504



7-unit apartment community located in the heart of North Torrance. This asset includes six (6) 1-Bed/1-Bath units and one (1) 3-bed/2-bath unit. Front unit enjoys a large fenced in yard with a beautiful lawn and new patio, and the 3-bedroom includes washer-dryer as well

227th

1556 W 227th Street

Torrance, California 90501



1556 W 227th St. Apartments is a well maintained 6-unit multifamily property. It has a large building size of 4,241 SF which translates to a spacious ± 700 sf average unit size and situated on 7,198 SF R3 lot. It offers an excellent unit mix with 1 x large 2-bedroom+2-bathroom, 1 x large 2-bedroom+1-bathroom and 4 x 1-bedroom+1-bathroom units.

Price	\$3,075,000.00
Sale Date	04/29/2025
Cap Rate%	5.01
Net Operating Income	\$147,801.00
Building Size	4,888 Sqft
Lot Size	5,535 Sqft
Number of Units	7.00
Occupancy %	100.00

Price	\$1,725,000.00
Sale Date	04/29/2025
Cap Rate%	5.29
Building Size	4,241 Sqft
Lot Size	7,198 Sqft
Number of Units	6.00

SALES COMPARABLES

209th

1620 W 209th

Torrance, California 90501



This exquisite 8 unit multifamily building comprised of 5, 3 bedroom x 2 bathroom units with 3, 2 bedroom x 2 bathroom units. Amenities include gated access, onsite laundry, covered and uncovered parking (16 parking spaces in total) on-site laundry, security doors, and private balconies with select units.

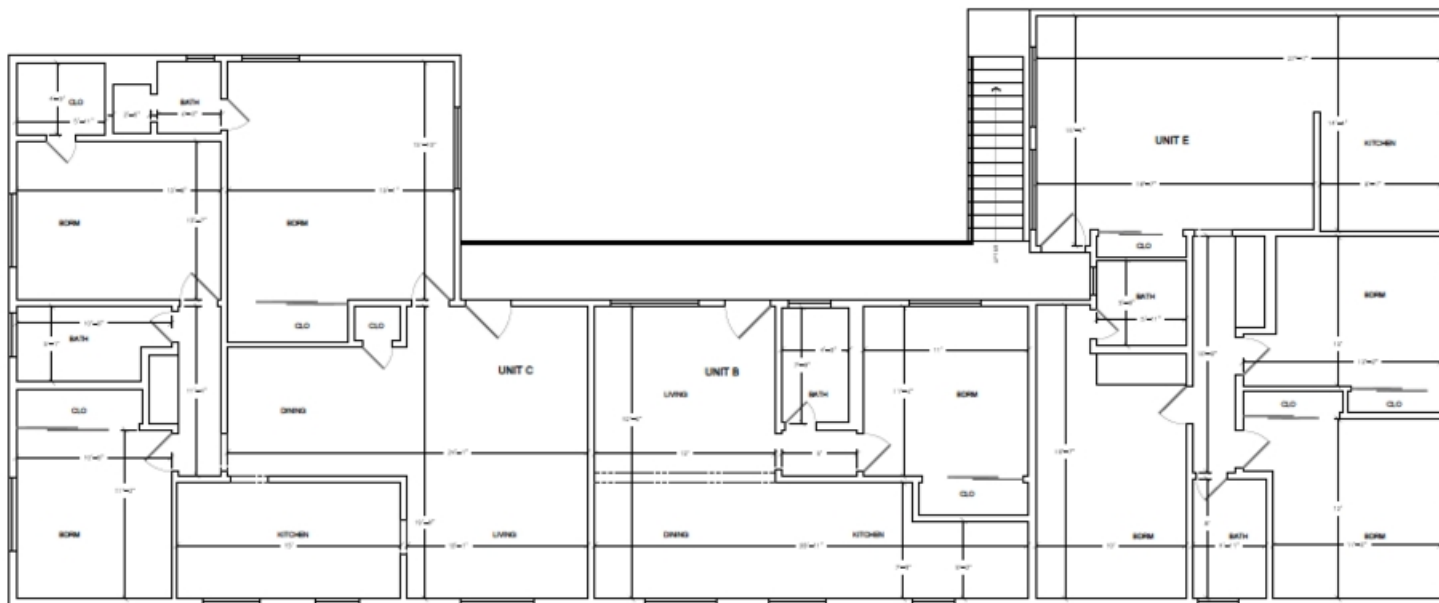
Price	\$2,600,000.00
Sale Date	07/15/2024
Cap Rate%	5.35
Net Operating Income	\$139,318.00
Building Size	7,681 Sqft
Lot Size	11,326
Number of Units	8.00

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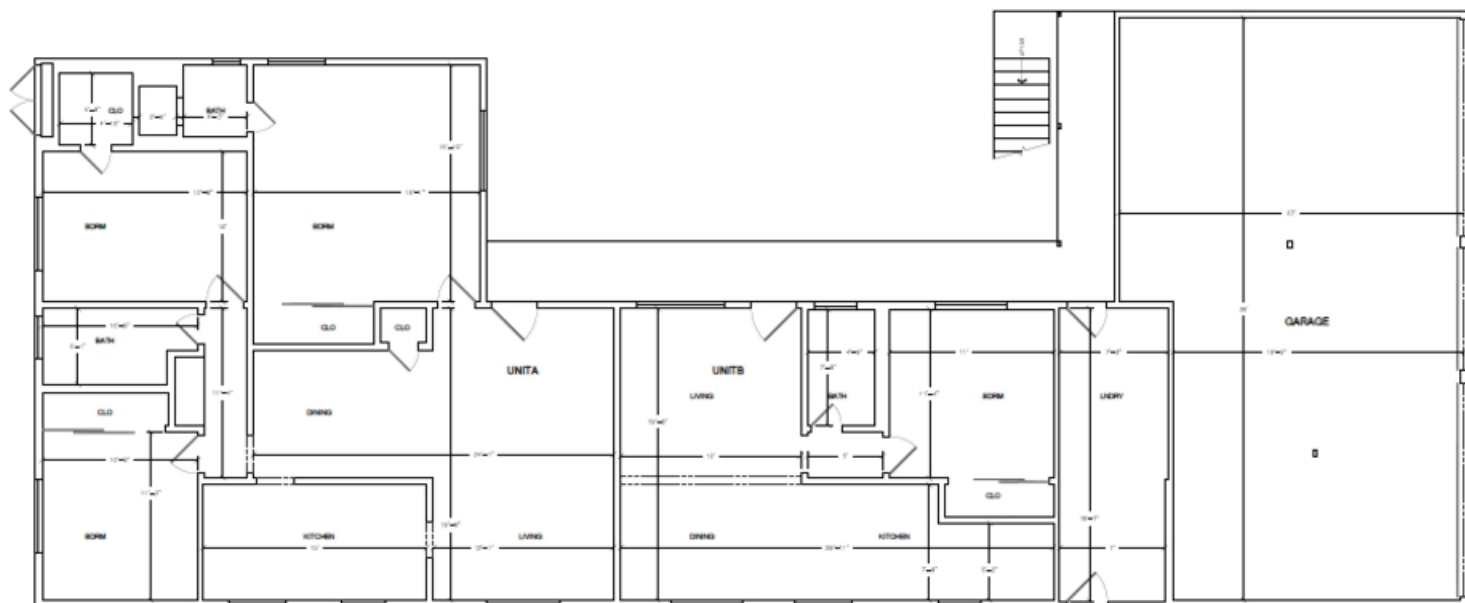
RENT ROLL

3723 Artesia Blvd, Torrance CA 90504

	<u>Move In</u>	<u>Rent</u>
Unit A	Dec 15 th 2017	\$2761
Unit B	Dec 1 st 2017	\$1756
Unit C	Nov 20 th 2017	\$2761
Unit D	Aug 1 st 2024	\$2298
Unit E	Dec 27 th 2017	\$2669
Total 5 Units		\$12,245/Month



② EXISTING SECOND LEVEL FLOOR PLAN
2,880 SQFT (SQFT MEASURED AREA)
22,800 SQFT (SQFT MEASURED EXTERIOR SURFACES)

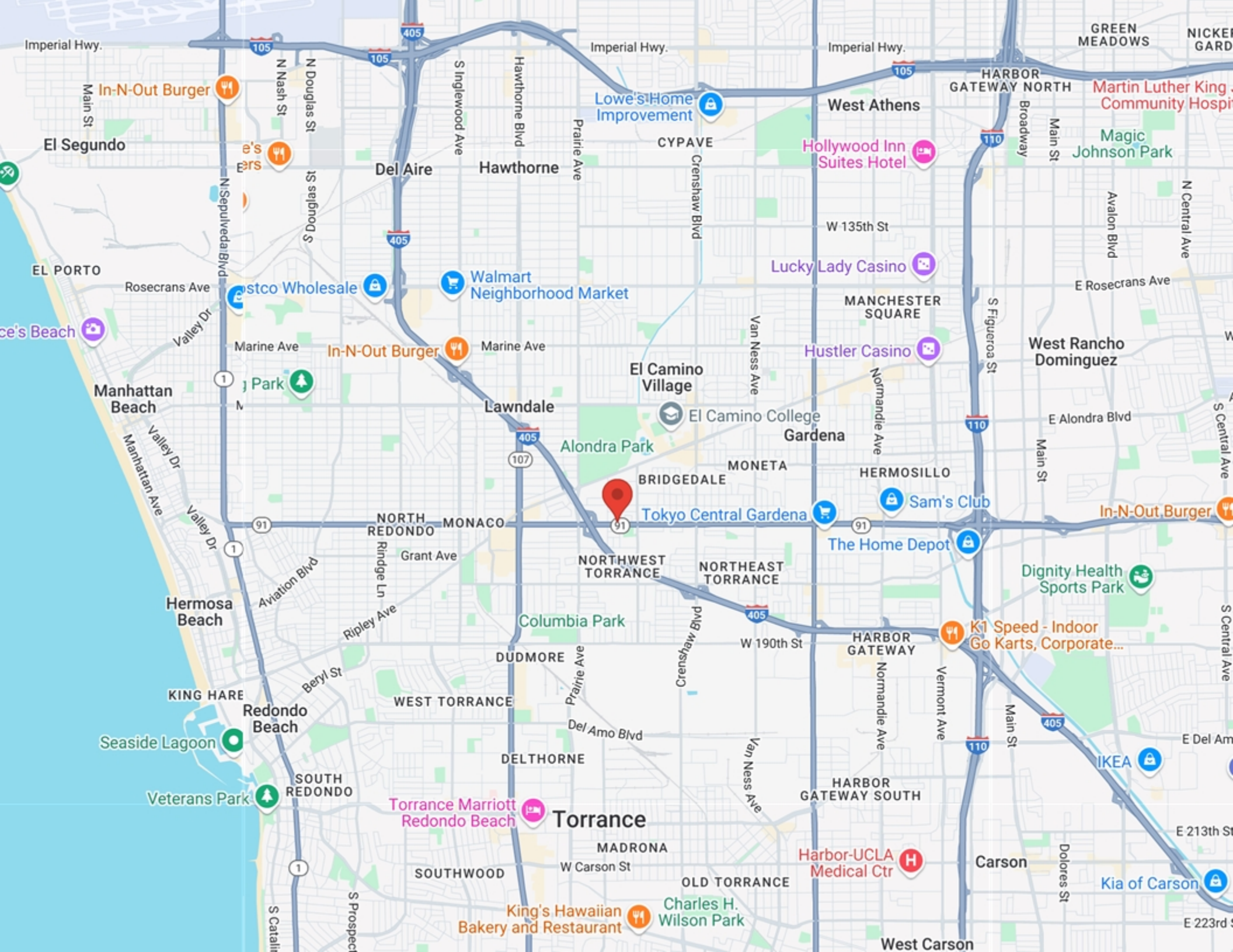


① EXISTING ENTRY LEVEL FLOOR PLAN
3,974 SQFT (SQFT MEASURED AREA)
27,100 SQFT (SQFT MEASURED EXTERIOR SURFACES)





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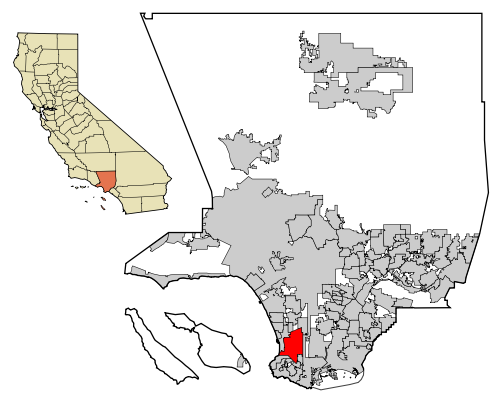


ABOUT TORRANCE

Torrance is a dynamic city situated in the South Bay region of Los Angeles County, California. With a population of approximately 148,000 residents, it is a bustling community known for its diverse neighborhoods and thriving economy.

One of the highlights of Torrance is its excellent school system. The city is home to several top-rated public and private schools, providing residents with quality education options for their children. Additionally, Torrance is known for its safe neighborhoods and strong sense of community, making it an inviting place to raise a family.

With its close proximity to beautiful beaches such as Redondo Beach and Hermosa Beach, Torrance offers residents easy access to the stunning Southern California coastline. Outdoor enthusiasts can enjoy a variety of water activities, including swimming, surfing, and sunbathing, while enjoying breathtaking views of the Pacific Ocean.



CITY OF TORRANCE

Incorporated	5/11/1921
AREA	
City	20.5 sq mi
Land	20.5 sq mi
Elevation	89 ft
POPULATION	
Rank	8
Density	auto sq mi

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE KELLER WILLIAMS PALOS VERDES
ADVISOR FOR MORE DETAILS.**

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