



OFFERING MEMORANDUM
2408 & 2410 N Eastern Ave
& 5 Residential Lots (1.82acre)
El Sereno, CA 90032

2 Triplexes and ± 1.82 Acre Residential Development Lots
Can Be Purchased individually or together, First Time for Sale
for 11 years, Priced To Sell Lots, Seller Motivated, Strategic location



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GIG
GROWTH INVESTMENT GROUP
CALIFORNIA

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DISCLAIMER AND CONFIDENTIALITY AGREEMENT:

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of 2408 & 2410 N Eastern Ave & 5 Residential Lots, El Sereno/Los Angeles, CA 90032 ("Property")

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information that prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and Growth Investment Group. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor Growth Investment Group, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time, with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Growth Investment Group. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Growth Investment Group. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Growth Investment Group.



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01. EXECUTIVE SUMMARY

Summary

Subject Property:	2408 & 2410 N Eastern Ave Los Angeles, CA 90032
Price:	\$1,390,000 (2 Triplexes)
Price per Building:	\$695,000
Price Per Unit (2 Triplexes):	\$232,000
Price per SF Building (2 Triplexes):	\$372
Year Built (2 Triplexes):	1947, 1947
APN#:	5216-007-007, -006
Building & Lot Area (2 Triplexes):	3,736 SF / 14,487 SF
Unit Mix:	6 x 1B + 1B
Parking:	10 spaces (6 garage)
<i>Financials/Rent Roll Pages 29-32</i>	

Price (5 Residential Lots):	\$980,000 (5 Lots)
APN / Lot Size (5 residential lots):	5216-007-010 / 22,342 SF 5216-007-011 / 8,301 SF 5216-007-012 / 27,667 SF 5216-007-017 / 19,214 SF 5216-007-022 / 1,829 SF
Total SF / Acres:	79,353 SF / 1.82 Acres
Price Per SF Lot for 5 Residential Lots:	\$12
Zoning/Parking:	RD5-1D

*Property Drawings on Pages 15-18, Parcel map on page 19
Property Summary and Sales Comp on page 33-34*

Investment Highlights

- 2 Triplexes and ±1.82ACRES Residential Lots for Development – can be purchased individually or together
 - Strategically located bordering Alhambra, adjacent to Hillside Village neighborhood and easy drive to Downtown LA via FWY 10
 - Several blocks from Valley Blvd in Alhambra, El Sereno Park & Recreation Center, Ascot Hills Park, and only minutes away from Cal State University Los Angeles
 - Good demographics with \$101,398 AHH Income within a 1-mile radius
 - First time for sale for more than 11 years! Seller motivated.
 - Each triplex is perfect for an owner user, or combined sale for a more experienced investor
 - Each triplex has a 3-car garage that's prime for either storage rental or ADUs conversions
 - Each building provides significant rental upside and individually metered for electricity and gas
-
- Rare 5 residential lots totaling 1.82Acre that's prime for redevelopment; Priced to Sell at a low price per SF Lot.
 - Rare opportunity to acquire close to 2Acre infill lot in a mature and well known market
 - 5 Residential Lots: Initial architect drawing – conceptual plans will be included in the sale
 - 5 Residential Lots: By law, investors can build up to 16 single family houses before any bonus density.
 - 5 Residential Lots: Excellent Sales comparable for SFR with smaller lots in the area: Range of \$800,000 to \$1,500,000 sales price. Upon project completion, each SFR could be worth \$1.5million (Buyer to verify)
 - Primary access is from a quiet residential and cul-de-sac street (THELMA AVE).

EXECUTIVE SUMMARY

Growth Investment Group California is proud to offer 2408 N Eastern, 2410 N Eastern, and 5 ±1.82ACRE Residential development lots (5 parcels behind it) for sale. Each property can be purchased individually or together as a packaged deal. These properties have been in the same family for more than 11 years and this is the first time they have been offered for sale. The properties are strategically located in El Sereno, bordering Alhambra and a short distance to Downtown Los Angeles.

The properties are strategically located at the border of Alhambra, and adjacent to Hillside Village neighborhood. The location is only several blocks away from Valley Blvd, El Sereno Park & Recreation Center, Ascot Hills Park, and only minutes to Cal State University Los Angeles. The properties enjoy close proximity to Downtown Los Angeles area via Huntington Drive or FWY 10 which is only minutes away. It has good demographics with \$101,398 AHH Income within a 1-mile radius.

2408 and 2410 N Eastern are 2 side by side Triplex (3 unit) with identical layout and unit mix. Each building has 3 x 1 bedroom+1 bathroom unit and has about 1,868 SF living space and sit on a 7,243 SF lot. Both properties were built in 1947 and each building has a center courtyard area.

Each unit is averaging about 625 sf. Each unit has a functional layout, smooth ceiling, individual water heater, and some units have laundry

hookups. Each unit is separately metered for electricity and gas. Some units have updated bathrooms (tiled bathroom). One unit is currently in eviction process (2410-A) and the new owner can take over the file and continue the process. Each building has its own driveway providing easy access to the garage area. The electrical panel for each unit has been upgraded (buyer to verify). Seller has 2 garage spaces as storage that can be easily rented out by final buyers.



The 5 residential lots are located right behind the 2 triplexes. It offers a rare and prime opportunity for developers to acquire an infill large development site in a mature area. It has a total of 1.82ACRE (79353 SF) lot size with RD5-1D zoning; gently sloping lot. There is an access street from a quiet and cul-de-sac street (THELMA AVE – use 2357 or 2358 Thelma Ave in Google map).

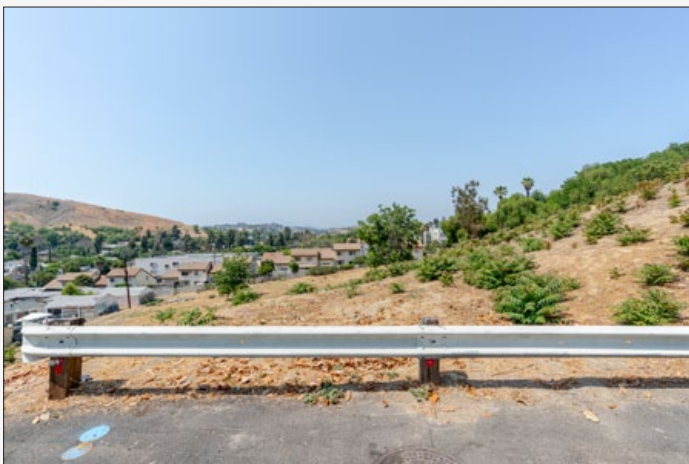
Seller has initial architect drawing to build a 15 units master plan Single Family Residential – drawings will be included in the sale. The Sales comparable for older homes in the immediate El Sereno area with small lots (older houses with less than 6000SF lot size) in the past 12 months shows a range of sales price between \$800,000 to \$1,500,000. The 5 lots are priced to sell at only \$12/SF lot. Upon completion of the project, each finished SFR could be worth \$1.5million (buyer to verify).

LOCATION & AMENITIES

Properties are strategically and centrally located on Eastern Ave, several blocks north of Valley Blvd in Alhambra, and several blocks south of Huntington Drive. It enjoys a quiet atmosphere yet close to Alhambra, El Sereno Park and Recreation Center, Ascot Hills Park, and just minutes away from Cal State University Los Angeles. Commuting to Downtown Los Angeles is a breeze with easy access to FWY 10.

El Sereno, nestled in Northeast Los Angeles, is a vibrant, historic neighborhood known for its rich cultural diversity and strong sense of community. One of the oldest areas in the city, dating back to 1769, it was once home to the Tongva village of Otsungna and later became a hub for Mexican-American and Italian-American families after restrictive covenants were lifted in 1948. The neighborhood offers a dense suburban feel with a mix of modest single-family homes and small apartment buildings, many built between 1940 and 1969, set against scenic hillsides with stunning views of the San Gabriel Mountains and Downtown LA.

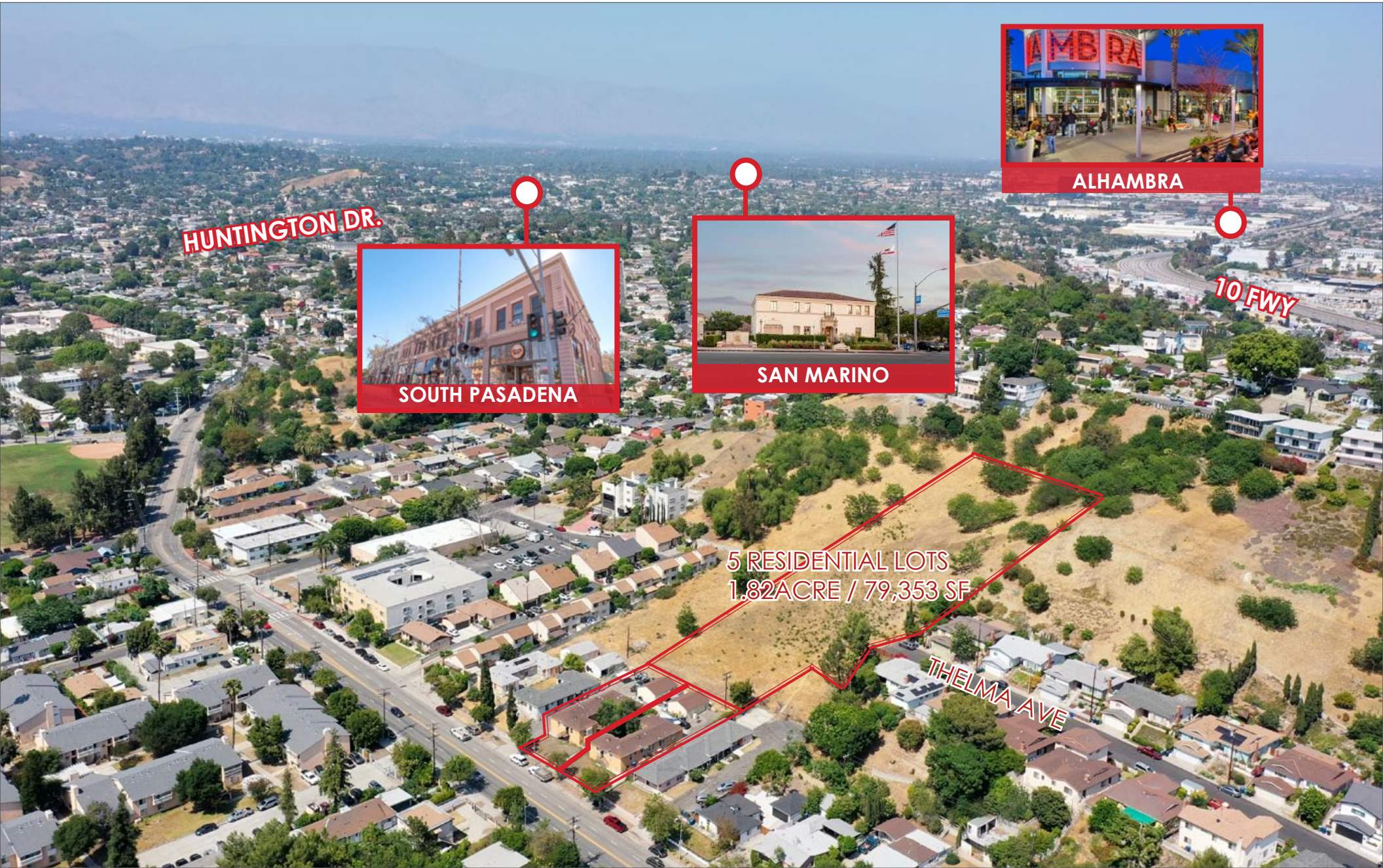
El Sereno is cherished for its serene, family-friendly atmosphere, with residents praising its quiet streets, tree-lined neighborhoods, and proximity to nature. Ascot Hills Park and Elephant Hill provide hiking trails and panoramic city views, while the El Sereno Recreation Center and Arroyo Playground offer spaces for sports and community gatherings. The area is well-connected, with easy access to Downtown LA (just 10-20 minutes away), Highland Park, Alhambra, and South Pasadena via freeways or surface streets. Local gems like Elephant Hills Coffee and the weekly night market with trendy eateries add to its charm, blending long-standing businesses with new developments.



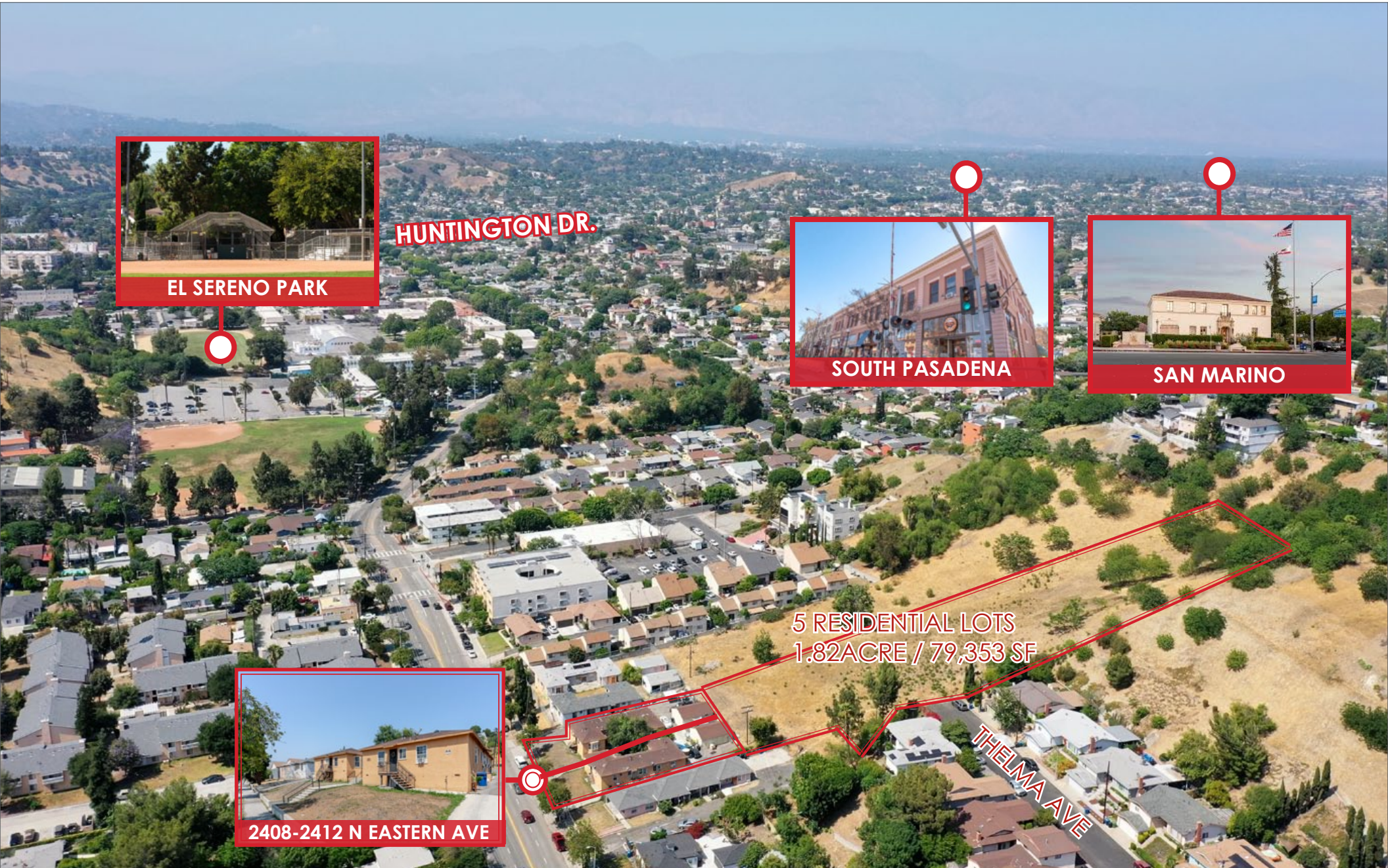
Aerial Photos (property lines are approximate only, buyer to verify!)



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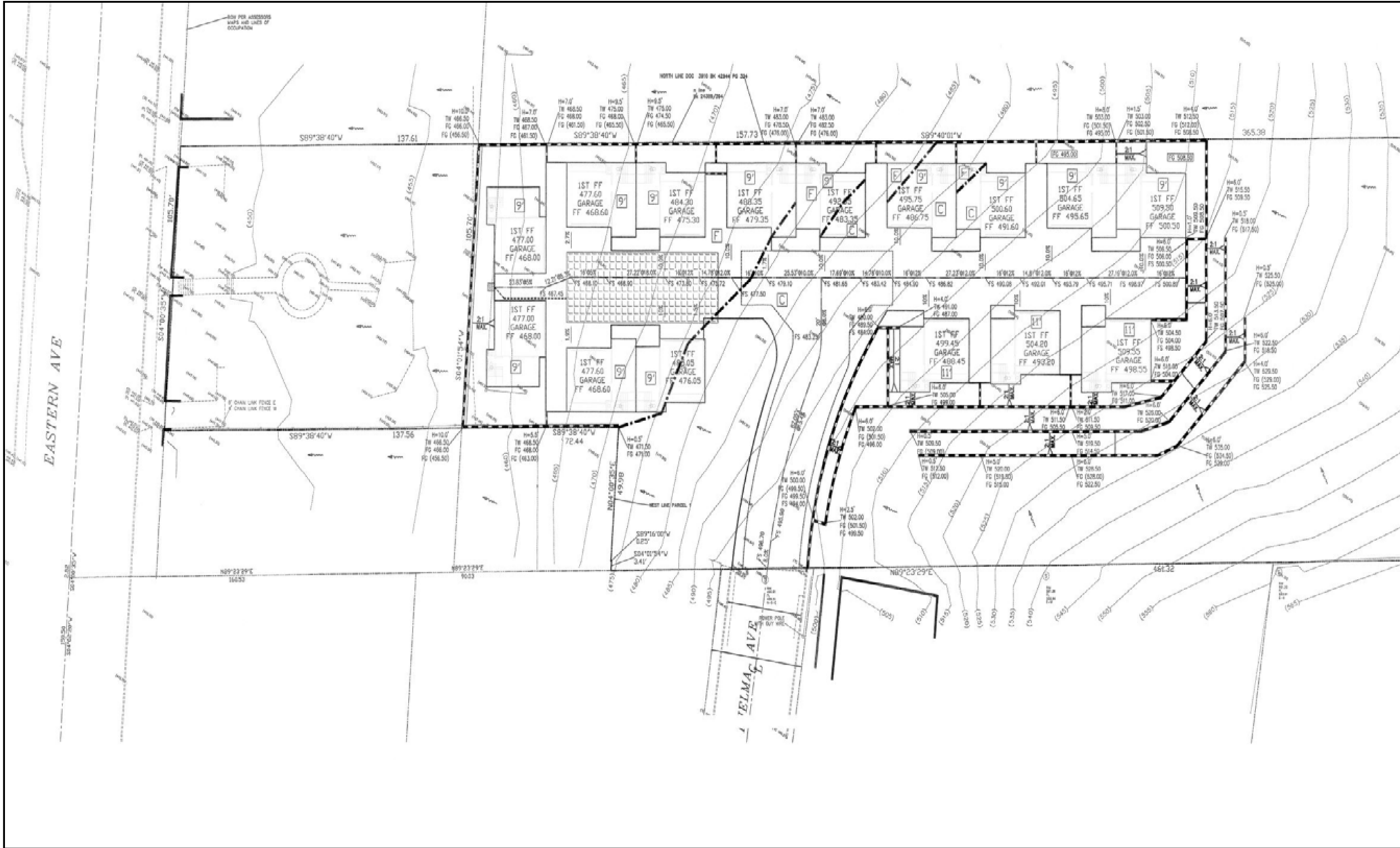


Aerial Photos

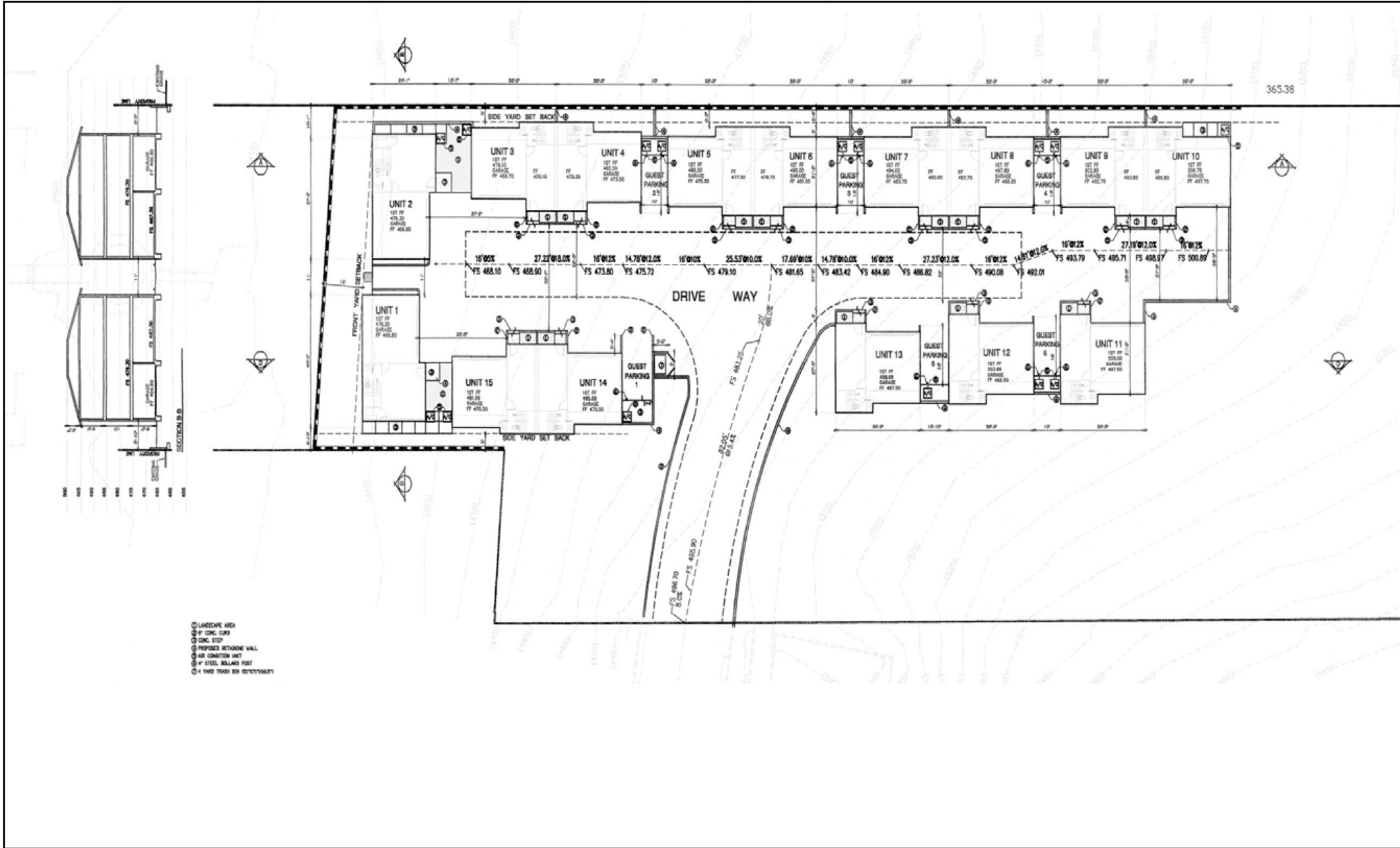


The site plan shows two parcels, Parcel 1 and Parcel 2, situated along Eastern Ave. Parcel 1 is located to the north of Parcel 2. The plan includes building footprints, parking areas, and a large circular area. The plan is oriented with Eastern Ave running horizontally across the top. The plan includes a north arrow and a scale bar. The plan is titled 'Site Plan' and 'Parcel 1 and Parcel 2'.

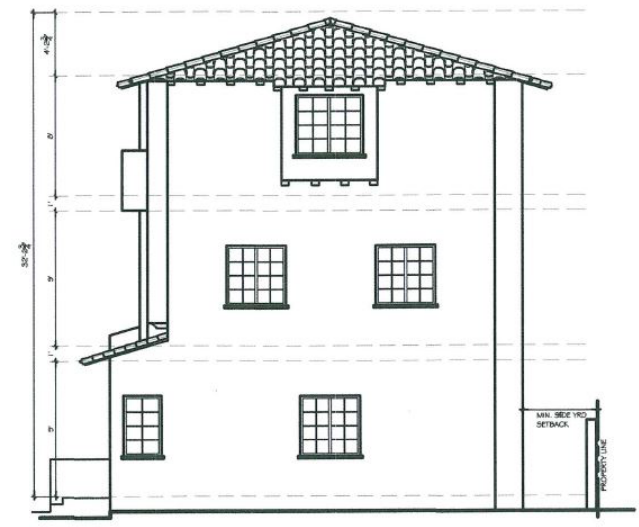
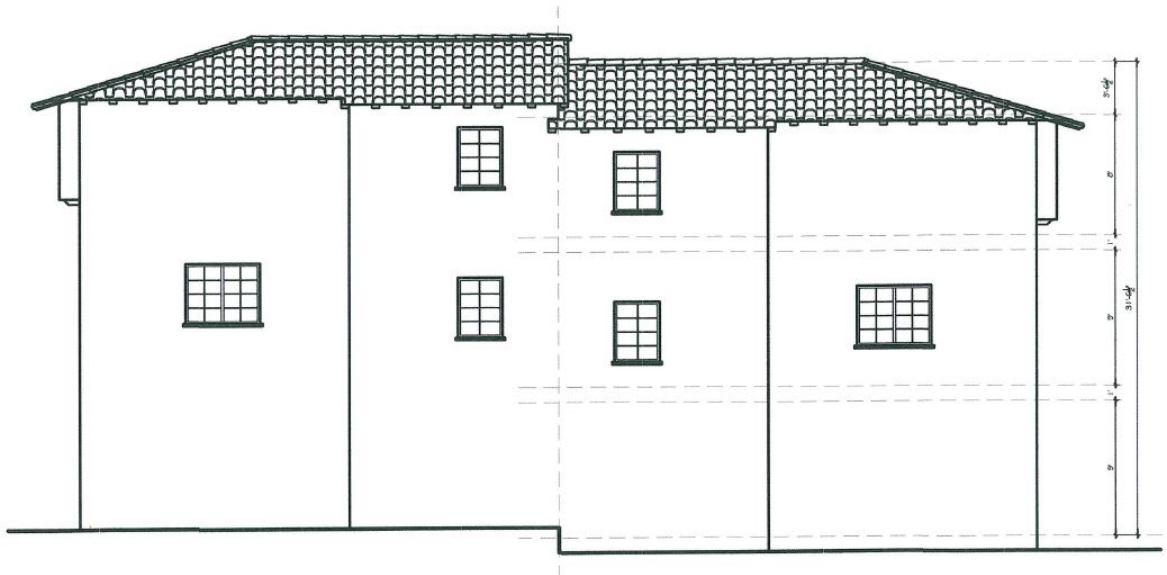
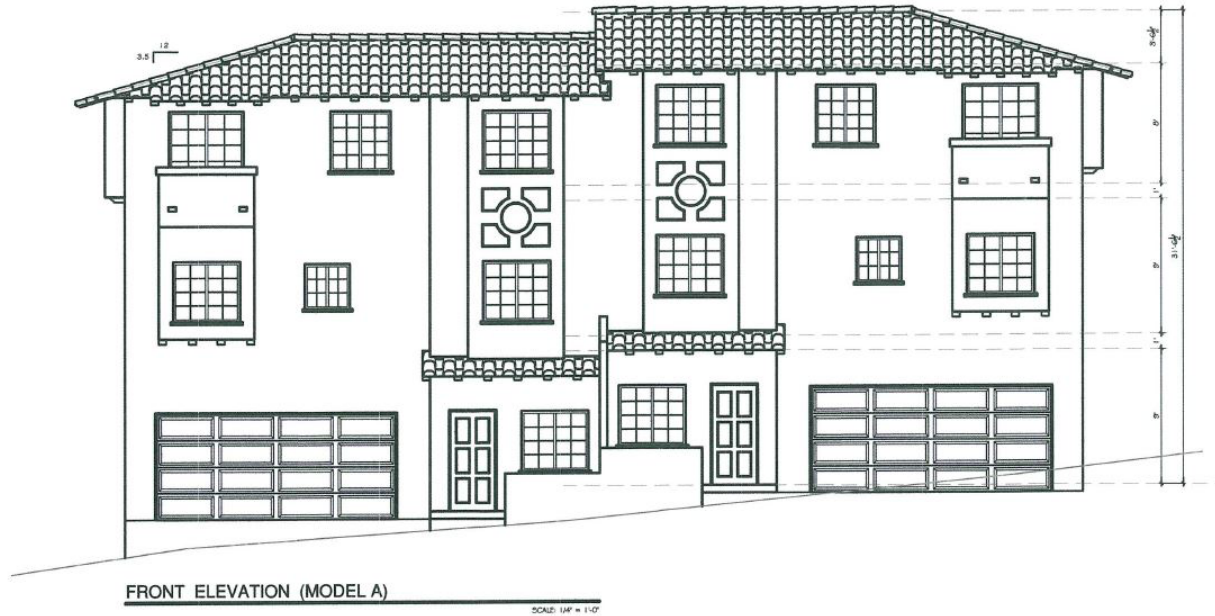
Initial Architect Drawing for 5 residential lots (not approved and not entitled)



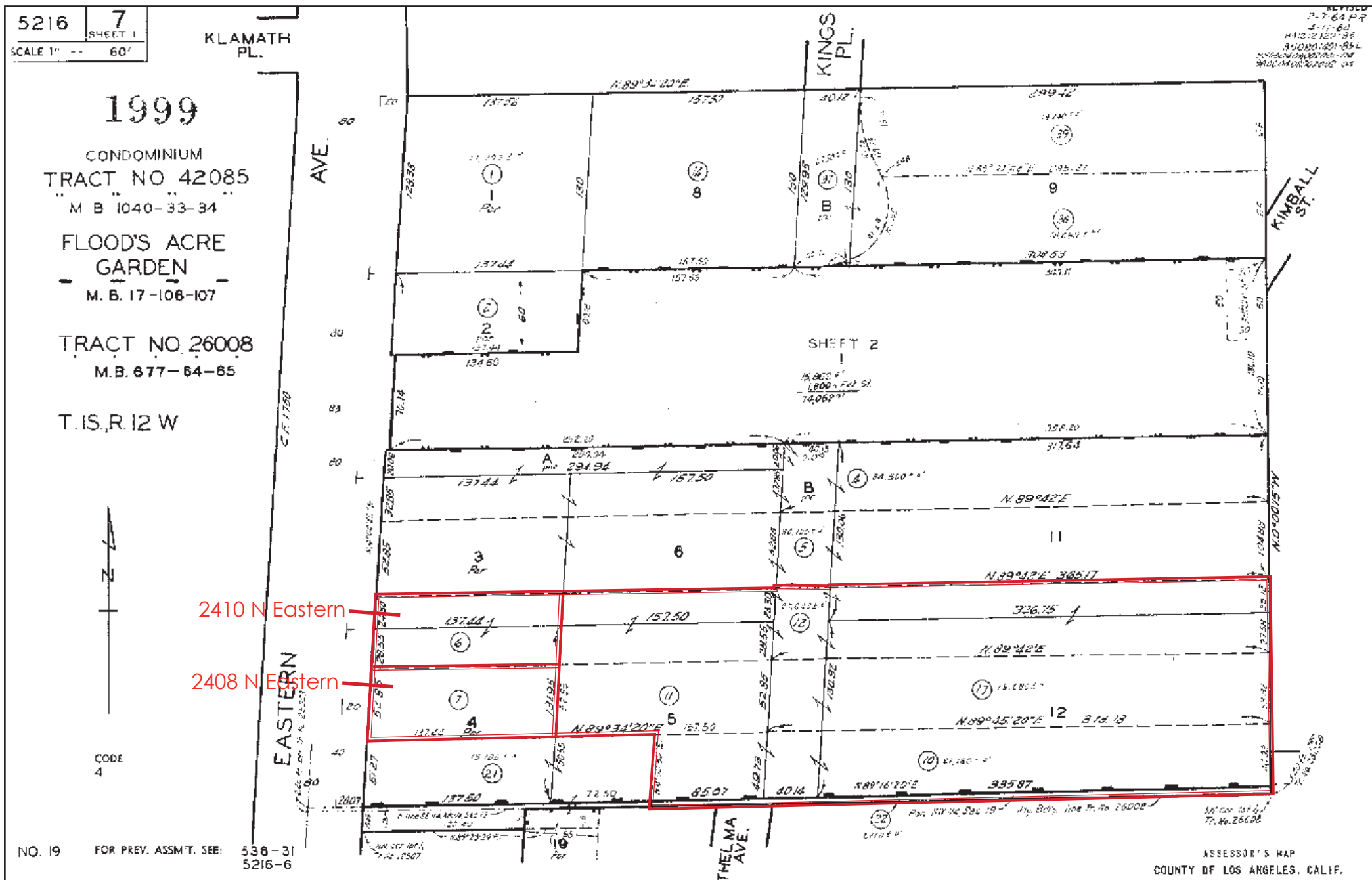
Initial Architect Drawing for 5 residential lots (not approved and not entitled)



Initial Architect Drawing for 5 residential lots (not approved and not entitled)



PLAT MAP (BUYER TO VERIFY!)



Aerial View w/ Property Line (BUYER TO VERIFY!)



Property Photos (2 Triplexes)



Property Photos (2 Triplexes)



Property Photos (2 Triplexes)



Property Photos (2 Triplexes)



Property Photos (5 Residential Lots)



Lots view from THELMA AVE (cul-de-sac street)

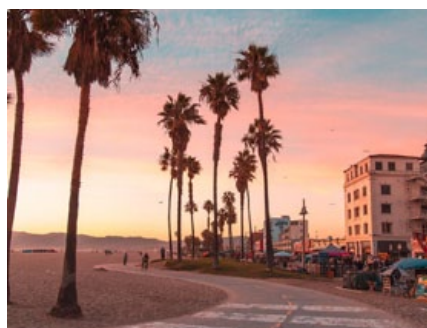


looking at THELMA AVE (cul-de-sac street)

Local Map



Regional Map





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02. FINANCIALS

2408 & 2410 N Eastern Ave & 5 Residential Lots | El Sereno, CA

Financial Analysis - 2408 and 2410 N Eastern (as 6 units)

Investment Overview

Price	\$	1,390,000
Price Per Unit	\$	232,000
Price Per SF	\$	372
Cap Rate		4.81%
GRM		14.30
Proforma CAP Rate		8.25%
Proforma GRM		9.49

Property Information

Building Size	3,736
Lot Size	14,487
Number of Units	6
Year Built (buyer to verify!)	1947, 1947
Parcel(s)	5216-007-007, 006
Zoning	RD5
Parking	6

Proposed Financing

Down Payment	\$695,000
Approximate Loan Amount	\$695,000
Interest Rate	6.500%
Loan To Value	50%
Annual Debt Service	\$ 53,221
Debt Coverage Ratio	1.26
Year-1 Net Cash-Flow	\$ 13,665
Year-1 Principal Reduction	\$ 7,768
Year-1 Cash-On-Cash Return	\$ 21,433
Loan Type	New Loan, 30-year fixed, 30-year amortization

Unit Mix and Rent Schedule

Units	Type	Current Rent	Total Rent	Proforma Rent	Total Proforma	EST. Rent Upside
6	1B + 1B	\$ 1,350	\$ 8,100	\$ 2,000	\$ 12,000	48%
6			\$ 8,100		\$ 12,000	

* Unit 2410A is in eviction, Stated rent for unit 2410A is proforma

Income

	Current	Proforma
Annual Gross Rent	\$ 8,100 per month	\$ 97,200
Garage Rent x 2	\$ 200 proforma/mo	\$ 2,400
		Seller's own, new estimate
Gross Scheduled Income	\$ 97,200	\$ 146,400
Vacancy Factor	3.00%	\$ (2,916)
Effective Gross Income	\$ 94,284	\$ 142,008

Expenses

	Current	Proforma
Operating Expenses (Current/Potential)		
New Property Taxes	1.199691%	\$ 16,676
Direct Assessment		\$ 930
Insurance	\$ 0.75 PER SF	\$ 2,802
DWP	\$250.00 per month	\$ 3,000
Trash	\$150.00 per month	\$ 1,800
SCEP & RSO	\$65.00 per unit	\$ 390
Repair & Maintenance	\$300.00 per unit	\$ 1,800
Total Operating Expenses	29% of EGI	\$ 27,398
Expenses Per Unit		\$ 4,566
Expenses Per SF		\$ 7.33

Net Operating Income

Current	Proforma
\$ 66,886	\$ 114,610

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Financial Analysis - 2408 N Eastern only (Triplex)

Investment Overview

Price	\$	695,000
Price Per Unit	\$	232,000
Price Per SF	\$	372
Cap Rate		4.39%
GRM		15.04
Proforma CAP Rate		8.16%
Proforma GRM		9.49

Property Information

Building Size	1,868
Lot Size	7,244
Number of Units	3
Year Built (buyer to verify!)	1947
Parcel(s)	5216-007-007
Zoning	RD5-1D
Parking	5 (3 garage + 2 open)

Unit Mix and Rent Schedule

Units	Type	Current Rent	Total Rent	Proforma Rent	Total Proforma	EST. Rent Upside
3	1B + 1B	\$ 1,283	\$ 3,850	\$ 2,000	\$ 6,000	
3			\$ 3,850		\$ 6,000	56%

Income

	Current	Proforma	
Annual Gross Rent	\$ 3,850 per month	\$ 46,200	\$ 72,000
Garage Rent x 1	\$ 100 proforma/mo	\$ 1,200	Seller's own, new estimate
Gross Scheduled Income		\$ 46,200	\$ 73,200
Vacancy Factor	3.00%	\$ (1,386)	\$ (2,196)
Effective Gross Income		\$ 44,814	\$ 71,004

Expenses

	Current	Proforma	
Operating Expenses (Current/Potential)			
New Property Taxes	1.199691%	\$ 8,338	\$ 8,338 per assessor
Direct Assessment		\$ 469	\$ 469 new estimate
Insurance	\$ 0.75 PER SF	\$ 1,401	\$ 1,401 new estimate
DWP	\$125.00 per month	\$ 1,500	\$ 1,500 new estimate
Trash	\$125.00 per month	\$ 1,500	\$ 1,500 new estimate
SCEP & RSO	\$65.00 per unit	\$ 195	\$ 195 new estimate
Repair & Maintenance	\$300.00 per unit	\$ 900	\$ 900 new estimate
Total Operating Expenses	32% of EGI	\$ 14,303	\$ 14,303
Expenses Per Unit		\$ 4,768	\$ 4,768
Expenses Per SF		\$ 7.66	\$ 7.66

Net Operating Income

Current	Proforma
\$ 30,511	\$ 56,701

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Financial Analysis - 2410 N Eastern only (Triplex)

Investment Overview

Price	\$	695,000
Price Per Unit	\$	232,000
Price Per SF	\$	372
Cap Rate		5.06%
GRM		13.63
Proforma CAP Rate		8.16%
Proforma GRM		9.49

Unit Mix and Rent Schedule

Units	Type	Current Rent	Total Rent	Proforma Rent	Total Proforma	EST. Rent Upside
3	1B + 1B	\$ 1,417	\$ 4,250	\$ 2,000	\$ 6,000	
3			\$ 4,250		\$ 6,000	41%

* Unit 2410A is in eviction, Stated rent for unit 2410A is proforma

Income

	Current	Proforma
Annual Gross Rent	\$ 51,000	\$ 72,000
Garage Rent x 1	\$ 100 proforma/mo	\$ 1,200
		Seller's own, new estimate
Gross Scheduled Income	\$ 51,000	\$ 73,200
Vacancy Factor	3.00%	\$ (1,530)
Effective Gross Income	\$ 49,470	\$ 71,004

Property Information

Building Size	1,868
Lot Size	7,244
Number of Units	3
Year Built (buyer to verify!)	1947
Parcel(s)	5216-007-006
Zoning	RD5-1D
Parking	5 (3 garage + 2 open)

Expenses

	Current	Proforma
Operating Expenses (Current/Potential)		
New Property Taxes	1.199691%	\$ 8,338
Direct Assessment		\$ 469
Insurance	\$ 0.75 PER SF	\$ 1,401
DWP	\$125.00 per month	\$ 1,500
Trash	\$125.00 per month	\$ 1,500
SCEP & RSO	\$65.00 per unit	\$ 195
Repair & Maintenance	\$300.00 per unit	\$ 900
		per assessor
		new estimate
		new estimate
		new estimate
		new estimate
		new estimate
		new estimate
Total Operating Expenses	29% of EGI	\$ 14,303
Expenses Per Unit		\$ 4,768
Expenses Per SF		\$ 7.66

Net Operating Income

Current	Proforma
\$ 35,167	\$ 56,701

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Rent Roll

Unit	Unit Type	CURRENT RENT	Proforma Rent	Lease Start	Lease End	Last Rent Increase Date
2408 A	1B + 1B	\$1,150	\$ 2,000	01/01/2015	MTM	
2408 B	1B + 1B	\$1,350	\$ 2,000	05/15/2017	MTM	
2408 C	1B + 1B	\$1,350	\$ 2,000	07/01/2014	MTM	
2410 A	1B + 1B	\$1,800	\$ 2,000	11/01/2019	MTM	In Eviction, current rent is \$1050 - stated rent is proforma
2410 B	1B + 1B	\$1,200	\$ 2,000	12/01/2014	MTM	
2410 C	1B + 1B	\$1,250	\$ 2,000	12/15/2016	MTM	
Garage A			\$ 100			
Garage B			\$ 100			
TOTAL		\$ 8,100	\$ 12,200			

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UNITS	TYPE	Average Rent	Proforma Rent
6	1B + 1B	\$ 1,350	\$ 2,000

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Financial Analysis - 5 Residential Lots

Property Information

APN#	Lot Size	Zoning	Min Lot Size/unit	Buildable Up To (ESTIMATED)
5216-007-010	22,342	RD5-1D	5,000	4.47
5216-007-011	8,301	RD5-1D	5,000	1.66
5216-007-012	27,667	RD5-1D	5,000	5.53
5216-007-017	19,214	RD5-1D	5,000	3.84
5216-007-022	1,829	RD5-1D	5,000	0.37
TOTAL	79,353	1.82 ACRE		16

Price	\$	980,000.00
Price/SF Lot	\$	12
Price/ACRE Lot	\$	538,462

ESTIMATED Buildable Units based on Zoning

16 -> EXCLUDING any Bonus Density, etc.

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Sales Comparable - El Sereno Single Family Residential with lots smaller than 6000SF - Sold since July 15, 2024.

2740 Chadwick Circle

Closed • [Single Family Residence](#) •

List / Sold:

\$1,499,000 / \$1,499,000



37 days active in MLS • Sold On 07/11/2025

4 beds, 3 baths • 2,010 sqft • 5,481 sqft lot • \$745.77/sqft • Built in 2025
BAC:

Another stunning project by Counsel Design Group, 2740 Chadwick Circle redefines hillside living on one of El Sereno's premier streets. Designed by CDG principal Patrick Maziarski, this newly built tri-level home offers 4 bedrooms, 3 bathrooms, and 2,010 square feet of curated design blending hacienda warmth, ski chalet coziness, and midcentury ease; essentially, all the best that Southern Californi... [More](#)

El Sereno • [Map](#)

ML# CV25066587

1862 Del Paso Ave

Closed • [Single Family Residence](#) •

List / Sold:

\$949,000 / \$1,000,000 ↑



12 days active in MLS • Sold On 07/02/2025

3 beds, 3 baths • 1,572 sqft • 6,000 sqft lot • \$636.13/sqft • Built in 1949
BAC:

Opportunity is Knocking - Don't Miss Out! Take a look at this exquisite Mid-Century Style home that has been freshly remodeled, offers the perfect balance of original period details & modern amenities and is located in a prime location & high demand area of Hillside Village of El Sereno 90032. The property sits far back from the street and is very private with lots of lush trees & greenery. The main en... [More](#)

El Sereno • [Map](#)

ML# MB25119002

5241 Alhambra Ave

Closed • [Single Family Residence](#) •

List / Sold:

\$799,000 / \$800,000 ↑



55 days active in MLS • Sold On 01/03/2025

4 beds, 2 baths • 1,520 sqft • 2,507 sqft lot • \$526.32/sqft • Built in 1980
BAC:

Welcome to this contemporary home in the highly sought-after El Sereno area, ideally near Alhambra and Pasadena. This home offers unbeatable convenience just minutes from Downtown LA, Chinatown, and Cal State LA. This property features four spacious bedrooms (including one on the main floor) and two stylish bathrooms. This residence is designed to fit your lifestyle. The modern kitchen boasts sleek c... [More](#)

El Sereno • [Map](#)

ML# GD24210612

5172 Almont St

Closed • [Single Family Residence](#) •

List / Sold:

\$797,500 / \$797,500



43 days active in MLS • Sold On 11/22/2024

2 beds, 1 baths • 1,010 sqft • 5,010 sqft lot • \$789.60/sqft • Built in 1924
BAC:

Nestled on a tranquil hillside in El Sereno, this charming 1924 home offers beautiful views of the surrounding hills. Continually updated over the years, it sits in a prime location just north of Huntington Drive. This single-family home features 2 bedrooms, 1 bath, and a versatile office space. The chef's kitchen is great for entertaining, with custom shelving, a dishwasher, quartz countertops, and c... [More](#)

El Sereno • [Map](#)

ML# P1-19554



03. MARKET OVERVIEW

Market Overview | EL SERENO and Los Angeles



El Sereno, nestled in Northeast Los Angeles, is a vibrant, historic neighborhood known for its rich cultural diversity and strong sense of community. One of the oldest areas in the city, dating back to 1769, it was once home to the Tongva village of Otsungna and later became a hub for Mexican-American and Italian-American families after restrictive covenants were lifted in 1948. The neighborhood offers a dense suburban feel with a mix of modest single-family homes and small apartment buildings, many built between 1940 and 1969, set against scenic hillsides with stunning views of the San Gabriel Mountains and Downtown LA.

El Sereno is cherished for its serene, family-friendly atmosphere, with residents praising its quiet streets, tree-lined neighborhoods, and proximity to nature. Ascot Hills Park and Elephant Hill provide hiking trails and panoramic city views, while the El Sereno Recreation Center and Arroyo Playground offer spaces for sports and community gatherings. The area is well-connected, with easy access to Downtown LA (just 10-20 minutes away), Highland Park, Alhambra, and South Pasadena via freeways or surface streets. Local gems like Elephant Hills Coffee and the weekly night market with trendy eateries add to its charm, blending long-standing businesses with new developments.

Los Angeles, officially the City of Los Angeles, often known by its initials L.A., is the most populous city in the U.S. state of California and the second-most populous in the United States, after New York City, with a population at the 2010 United States Census of 3,792,621. It has a land area of 469 square miles (1,215 km²), and is located in Southern California.

The city is the focal point of the larger Los Angeles–Long Beach–Santa Ana metropolitan statistical area and Greater Los Angeles Area region, which contain 13 million and over 18 million people in Combined statistical area

respectively as of 2010, making it one of the most populous metropolitan areas in the world and the second-largest in the United States. Los Angeles is also the seat of Los Angeles County, the most populated and one of the most ethnically diverse counties in the United States, while the entire Los Angeles area itself has been recognized as the most diverse of the nation's largest cities. The city's inhabitants are referred to as Angelenos.



TRANSPORTATION AND ACCESS

Among the major highways that connect LA to the rest of the nation include Interstate 5, which runs south through San Diego to Tijuana in Mexico and north through Sacramento, Portland, and Seattle to the Canadian border; Interstate 10, the southernmost east-west, coast-to-coast Interstate Highway in the United States, going to Jacksonville, Florida; and U.S. Route 101, which heads to the Califor-

nia Central Coast, San Francisco, the Redwood Empire, and the Oregon and Washington coasts.

The LA County Metropolitan Transportation Authority and other agencies operate an extensive system of bus lines, as well as subway and light rail lines across Los Angeles County, with a combined monthly ridership (measured in individual boardings) of 38.8 million as of September 2011. The majority of this (30.5 million) is taken up by the city's bus system, the second busiest in the country. The subway and light rail combined average the remaining roughly 8.2 million boardings per month. In 2005, 10.2% of Los Angeles commuters rode some form of public transportation.

Demographic & Income Profile (1 mile radius)

Summary	Census 2010	Census 2020	2024	2029
Population	27,258	26,058	25,011	24,162
Households	7,481	7,741	7,664	7,640
Families	5,881	5,621	5,449	5,445
Average Household Size	3.54	3.21	3.11	3.00
Owner Occupied Housing Units	3,885	3,938	3,901	4,000
Renter Occupied Housing Units	3,596	3,803	3,763	3,640
Median Age	32.0	35.9	37.2	38.4
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	-0.69%	0.09%	0.38%	
Households	-0.06%	0.38%	0.64%	
Families	-0.01%	0.37%	0.56%	
Owner HHs	0.50%	0.58%	0.97%	
Median Household Income	3.58%	2.70%	2.95%	
Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	664	8.7%	550	7.2%
\$15,000 - \$24,999	618	8.1%	434	5.7%
\$25,000 - \$34,999	515	6.7%	440	5.8%
\$35,000 - \$49,999	735	9.6%	692	9.1%
\$50,000 - \$74,999	1,312	17.1%	1,123	14.7%
\$75,000 - \$99,999	981	12.8%	929	12.2%
\$100,000 - \$149,999	1,292	16.9%	1,338	17.5%
\$150,000 - \$199,999	768	10.0%	1,038	13.6%
\$200,000+	780	10.2%	1,095	14.3%
Median Household Income	\$74,691		\$89,042	
Average Household Income	\$101,398		\$123,132	
Per Capita Income	\$31,263		\$39,156	