

# 2501 Davidson Drive

Offering Memorandum



**CIG** | CHANG  
INVESTMENT  
GROUP

Monterey Park, CA 91754

**KW PASADENA**  
KELLERWILLIAMS.  
COMMERCIAL

# 2501 DAVIDSON DRIVE

Monterey Park, CA 91754



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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Keller Williams. The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Keller Williams and it should not be made available to any other person or entity without the written consent of Keller Williams. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to Keller Williams.

This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Keller Williams has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Keller Williams has not verified, and will not verify, any of the information contained herein, nor has Keller Williams conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Keller Williams has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Keller Williams's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Keller Williams and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Keller Williams makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

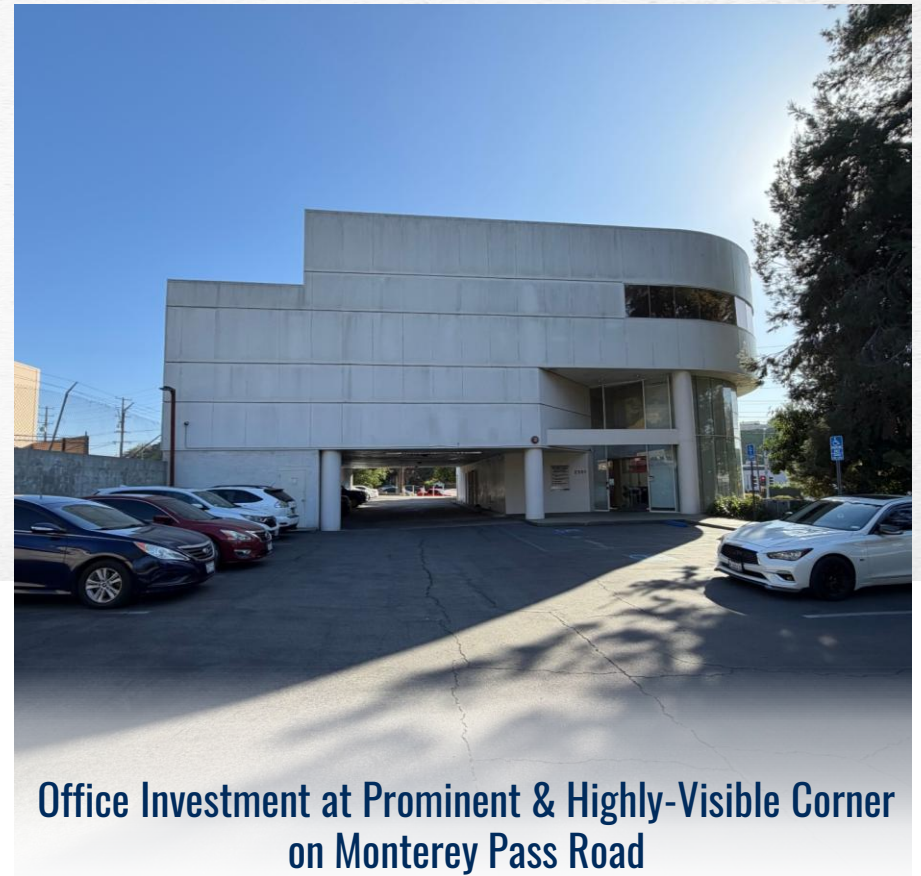


# Property Summary

2501 Davidson Drive

# PROPERTY SUMMARY

<b>Address</b>	2501 Davidson Drive, Monterey Park, CA 91754
<b>Property Type</b>	Office Building
<b>Year Built</b>	1990
<b>Building Size</b>	±10,899 SF
<b>Lot Size</b>	±23,113 SF
<b>Stories</b>	3 Stories
<b>Elevator</b>	Yes
<b>Parking</b>	37 Spaces
<b>Zoning</b>	Office Professional (O-P) – Buyer to verify with City of Monterey Park
<b>1st Floor</b>	Large Open Space/Reception (High Ceiling & Windows), 2 Offices, Kitchen/Breakroom, 2 Restrooms
<b>2nd Floor</b>	Large Open Office (Partial High Ceiling & Skylights), 7 Offices, 1 Storage, Kitchen/Breakroom, 2 Restrooms
<b>3rd Floor</b>	Large Open Office Space, 6 Offices, 1 Storage, Kitchen/Breakroom, 2 Restrooms

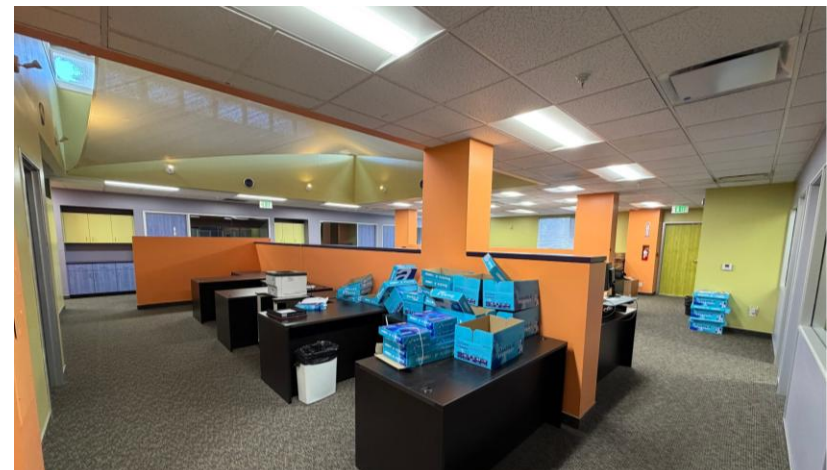
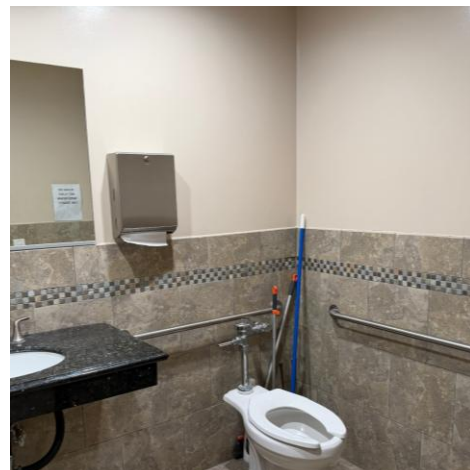
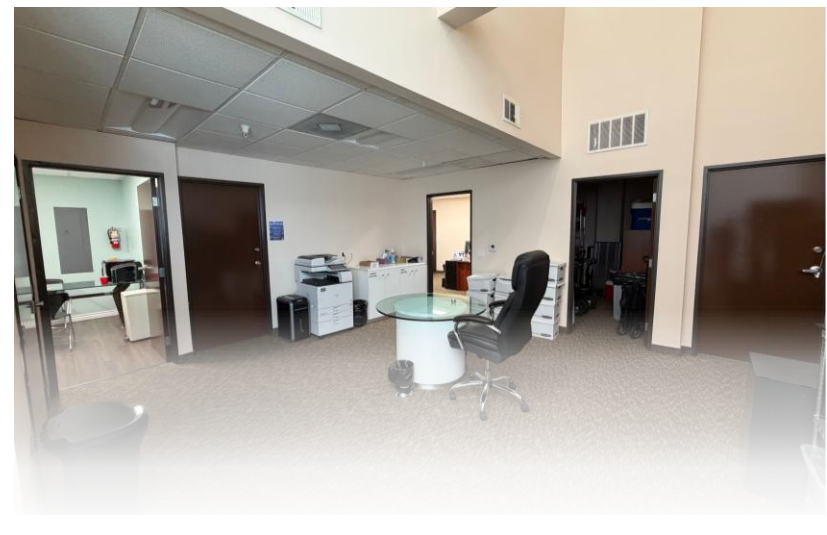


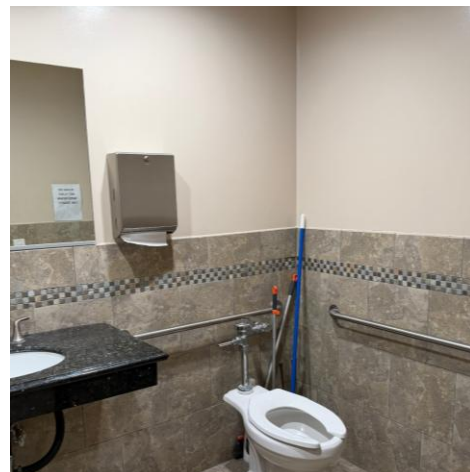
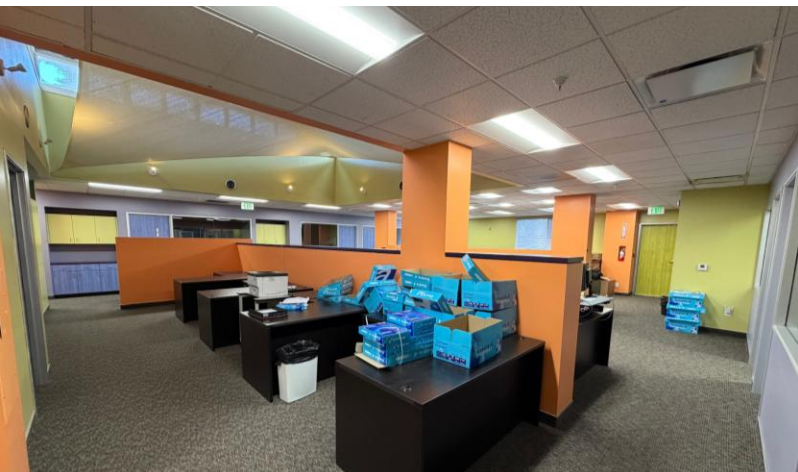
**Office Investment at Prominent & Highly-Visible Corner  
on Monterey Pass Road**





# Interior Layout



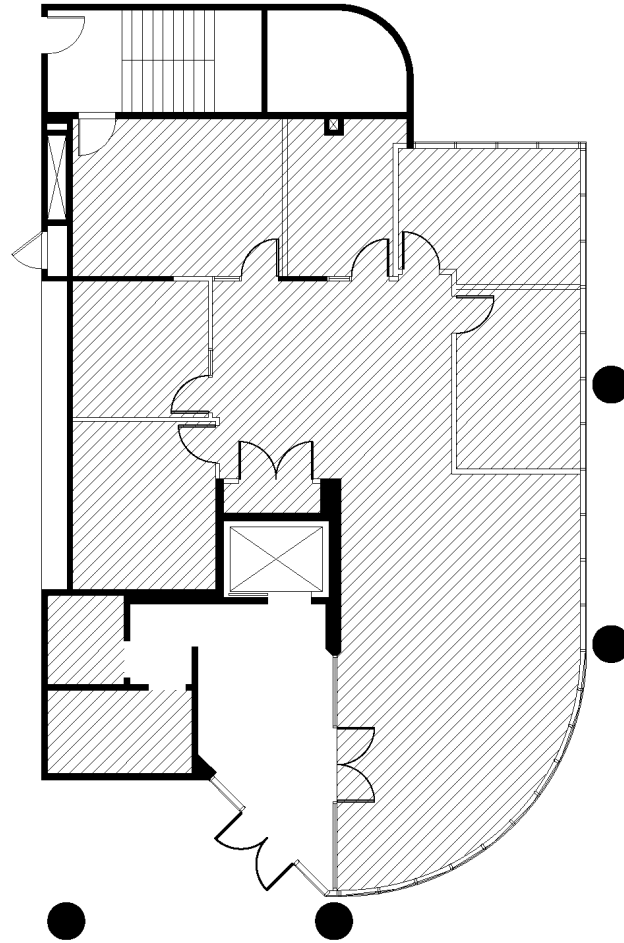


# PROPERTY OVERVIEW

KW COMMERCIAL and CHANG INVESTMENT GROUP are proud to exclusively present the opportunity to purchase 2501 Davidson Drive, Monterey Park, CA. This is an excellent opportunity for an investor or owner-user to acquire a strong office location at a prominent and highly-visible corner on Monterey Pass Road in the Los Angeles Corporate Center Business Park. Built in 1990, this 3-story corner lot office building with an elevator has ±10,899 square feet of building area and sits on a ±23,113 SF lot. It is well located in Monterey Park, just east of Downtown LA and adjacent to Alhambra, San Gabriel, and East Los Angeles, with easy access to the 5, 10, 60 and 710 freeways. Buyer to verify property zoning with the City of Monterey Park.

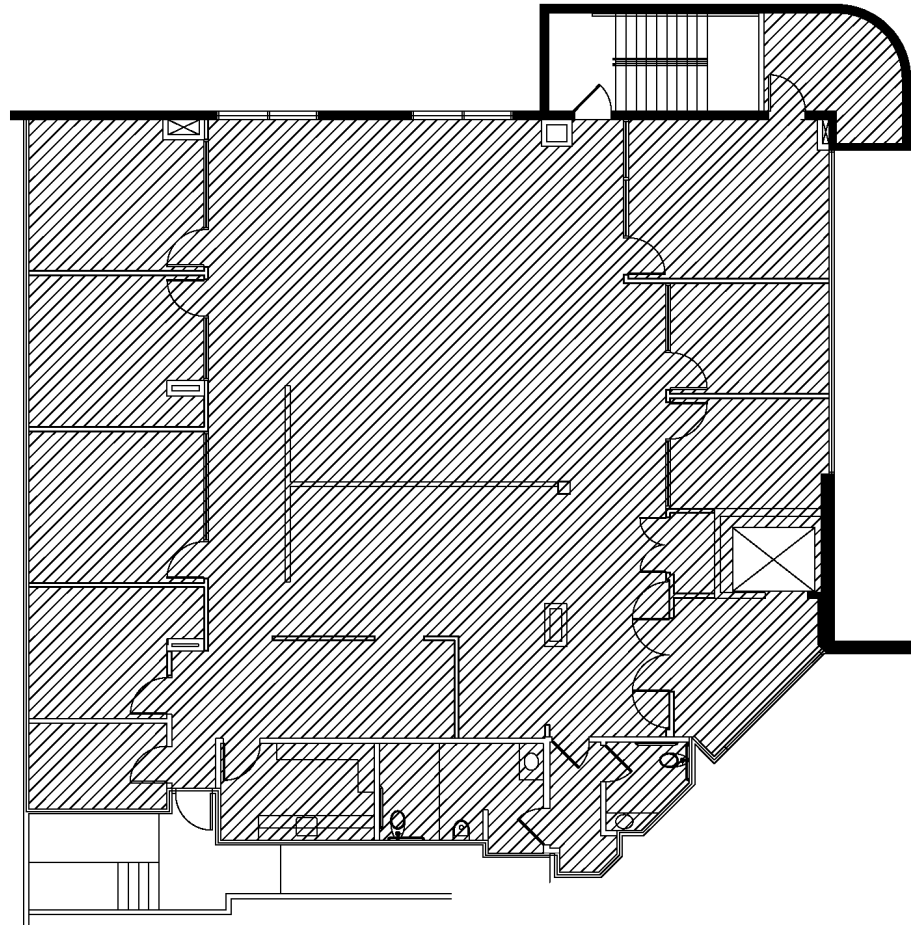
- Prominent & Highly Visible Corner on Monterey Pass Road
- Part of Los Angeles Corporate Center Business Park
- Great Owner-User or Investment
- Property is Zoned Office Professional (O-P).
- (37) Parking Spaces
- Fully Fire Sprinklered with 24/7 Monitoring
- HOA Includes Security Patrol Service
- Low Association Fee: \$316 per Month
- Building Details:
  - 1st Floor: Large Open Space/Reception with High Ceiling and Windows, (2) Offices, Kitchen/Breakroom, (2) Restrooms
  - 2nd Floor: Large Open Office Area with Partial High Ceiling and Skylights, (7) Offices, (1) Storage, Kitchen/Breakroom, (2) Restrooms
  - 3rd Floor: Large Open Office Space, (6) Offices, (1) Storage, Kitchen/Breakroom, (2) Restrooms
  - Roof: Additional Storage Room
- Modified Gross Leases - CAM Charges Recoverable from Tenants: Water, Common Area Electricity, Trash, Elevator and Fire System Maintenance & Repairs, Janitorial, Landscaping, and Other Common Area Issues as Needed.
- Electricity is Individually Metered
- Contact listing agents to schedule a tour of the properties. Do not disturb the tenants or walk onsite. Buyer to verify all information herein, Broker/Agent and Seller do not guarantee its accuracy.

# FLOOR PLAN



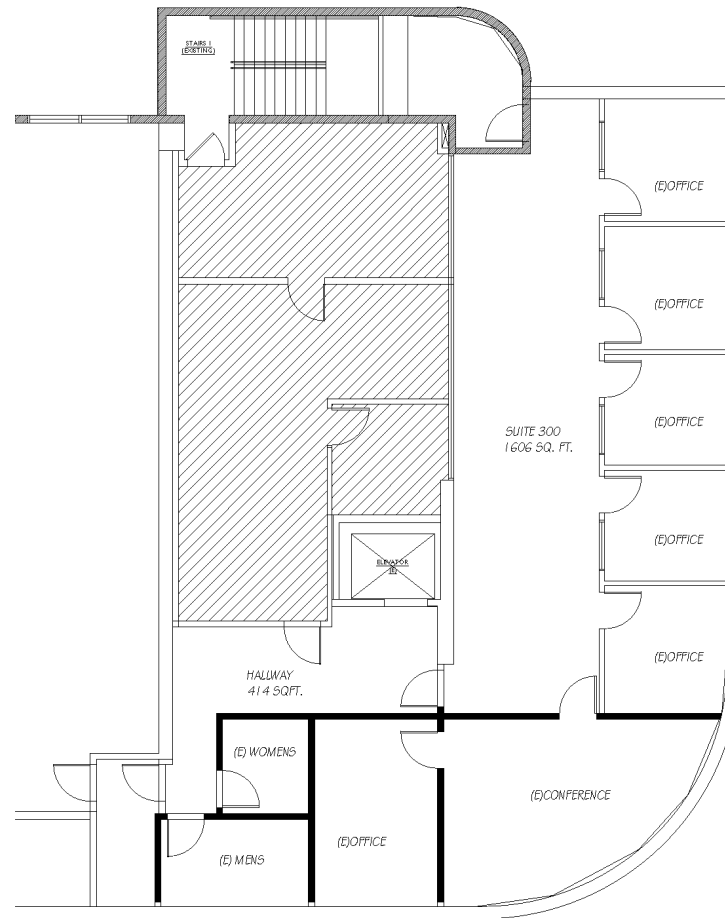
IEG 1ST FLOOR

# FLOOR PLAN



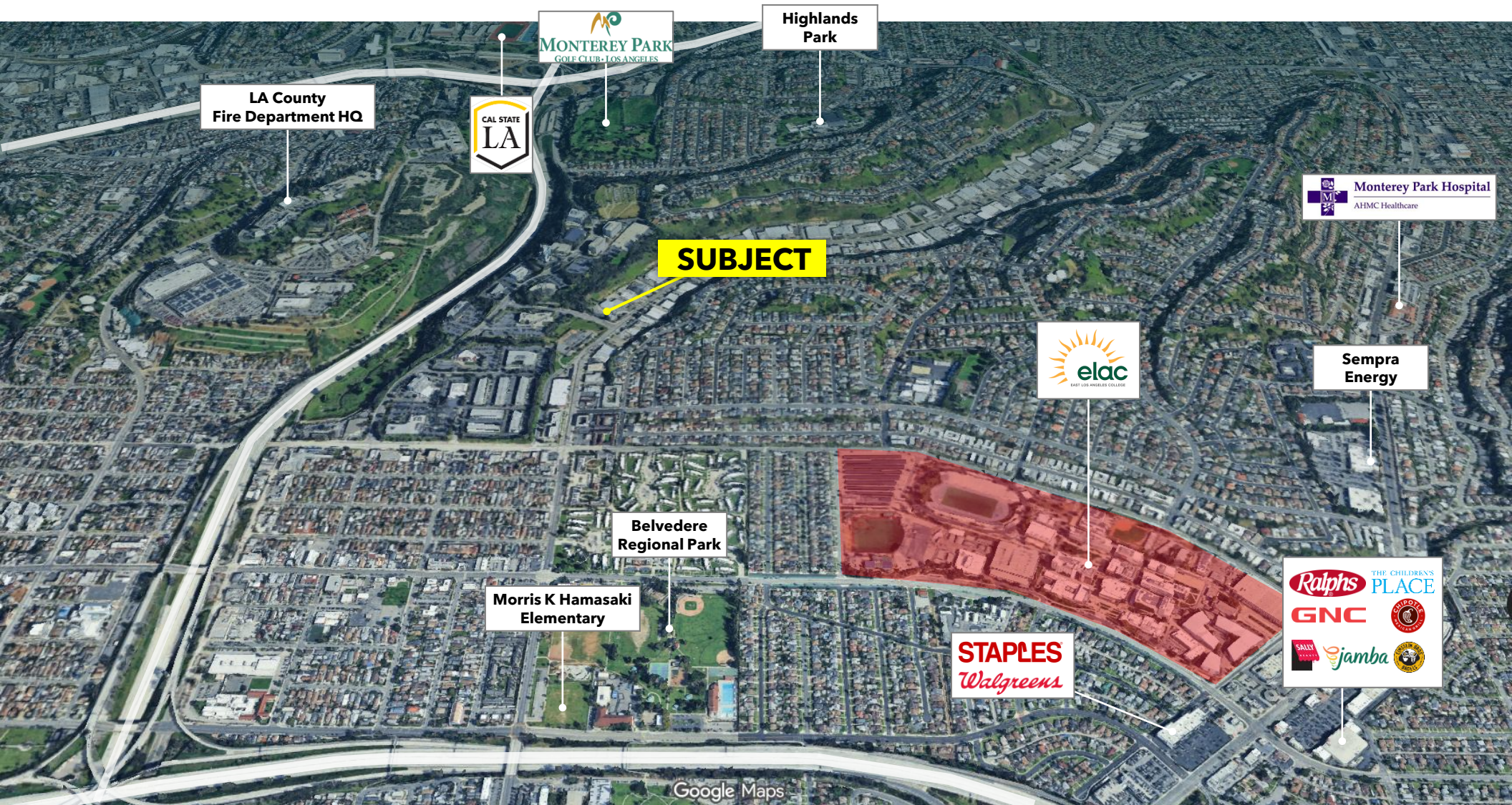
IEG 2ND FLOOR

# FLOOR PLAN



IEG 3RD FLOOR

# PRIME CENTRAL LOCATION



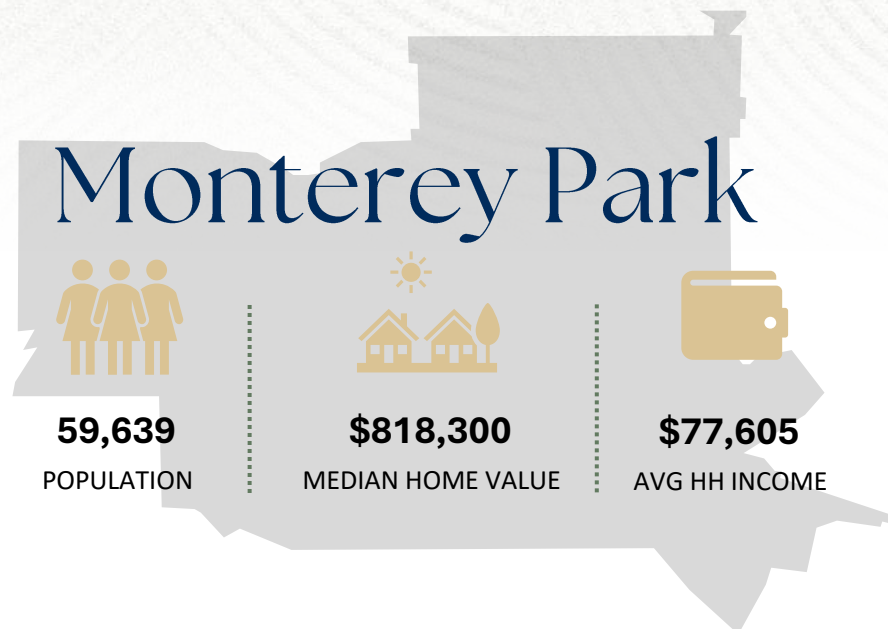


# Location Overview

2501 Davidson Drive

The subject property is located in Monterey Park, a well-established and highly desirable residential community in the western San Gabriel Valley, approximately 8 miles east of Downtown Los Angeles. Known for its strong demographics, stable rental demand, and limited new multifamily supply, Monterey Park consistently attracts both owner-occupants and long-term renters seeking proximity to major employment centers while maintaining a suburban living environment.

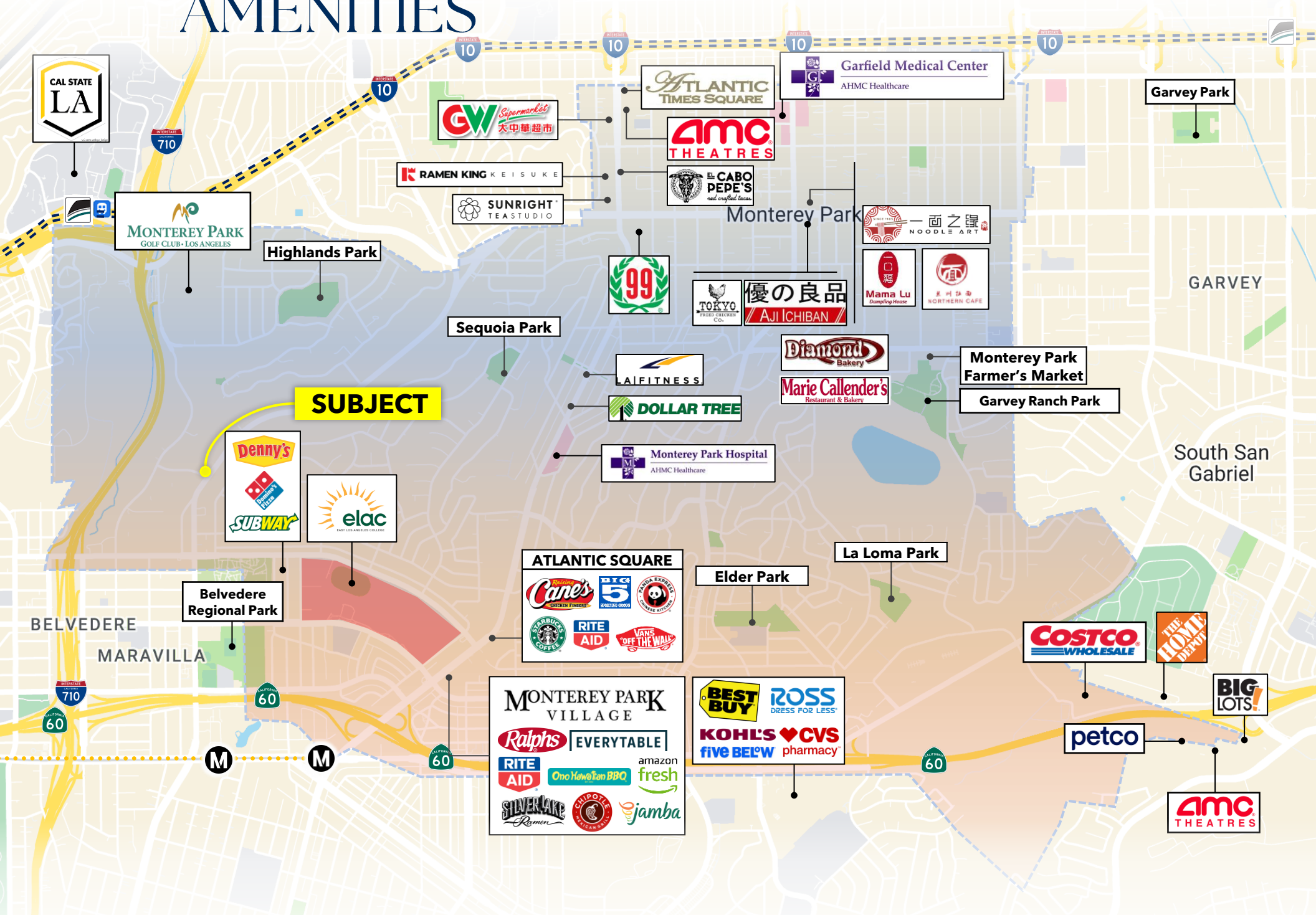
Monterey Park benefits from excellent regional connectivity, with immediate access to Interstate 10, Interstate 710, and State Route 60, providing efficient commuting routes to Downtown Los Angeles, Pasadena, the San Gabriel Valley, and Orange County.



# CITY OF **MONTEREY PARK** CALIFORNIA



# AMENITIES



**SUBJECT**



# Location Profile

The city is widely recognized for its vibrant dining and retail scene, particularly along Garvey Avenue and Atlantic Boulevard, which offer a diverse mix of national retailers, local businesses, supermarkets, and renowned dining destinations. Residents also enjoy close proximity to major shopping nodes, including Atlantic Times Square, as well as nearby employment hubs in Downtown Los Angeles, Pasadena, and Alhambra.

Monterey Park is characterized by strong schools, low vacancy rates, and a predominantly residential character, contributing to long-term housing stability. The city's zoning and development constraints have historically limited large-scale multifamily construction, helping preserve existing assets and support consistent rent growth.

Overall, Monterey Park represents a core, infill submarket with enduring rental demand, making it an attractive location for a small multifamily investment offering stable cash flow, low turnover, and long-term appreciation potential.

## Monterey Park, CA

### CONNECTIVITY



*Monterey Park's location near I-10, I-710, and SR-60 provides easy connectivity to major job centers (Los Angeles, Pasadena, Orange County), supporting commuter tenants and access to economic opportunities*

# MONTEREY PARK LANDMARKS

## Atlantic Times Square

Atlantic Times Square: Located on Atlantic Boulevard, Atlantic Times Square is a mixed-use development that features retail stores, restaurants, entertainment venues, and residential units. It serves as a popular gathering spot for locals and visitors.



2501 Davidson Drive

## East Los Angeles College

East Los Angeles College: Although technically located in an unincorporated area near Monterey Park, East Los Angeles College (ELAC) is an important educational institution for the community. It offers a wide range of academic programs and is known for its notable alumni, including politicians, actors, and athletes.



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## Garvey Ranch Park

Garvey Ranch Park: Located on the eastern edge of Monterey Park, Garvey Ranch Park is a scenic park covering about 63 acres. It offers hiking trails, equestrian facilities, picnic areas, and sweeping views of the surrounding hills and valleys.



Offering Memorandum



# Financial Analysis

2501 Davidson Drive

# PRICING ANALYSIS

	<b>List Price</b>
<b>Price</b>	<b>\$3,700,000</b>
<b>Price per SF</b>	<b>\$339</b>
<b>INCOME</b>	
<b>Annual Rent</b>	\$291,084
<b>CAM Recovery</b>	\$17,500
<b>Repairs Allowance</b>	\$32,400
<b>Total Income</b>	<b>\$340,984</b>
<b>EXPENSES</b>	
<b>Property Taxes</b>	(\$43,928)
<b>Insurance</b>	(\$10,000)
<b>HOA</b>	(\$3,800)
<b>Water and Sewer</b>	(\$8,000)
<b>Electricity - house meter common area</b>	(\$4,000)
<b>Trash Service</b>	(\$2,800)
<b>Fire Alarm Monitoring</b>	(\$4,000)
<b>Repairs and Maintenance</b>	(\$2,000)
<b>Elevator Expense</b>	(\$3,500)
<b>Total Expenses</b>	<b>(\$82,028)</b>
<b>Net Operating Income (NOI)</b>	<b>\$258,956</b>
<b>Cap Rate</b>	<b>7.00%</b>
<b>Tax Rate</b>	1.274053%
<b>Direct Assessments (2 parcels)</b>	\$3,211.81

# RENT ROLL

Unit	Tenant Name	Current Rent	Rent Escalation	Lease Commencement	Lease Expiration	Option to Renew
1st Floor	Westside Accurate Services Inc	\$3,245.00	4% Annual	4/1/2020	3/31/2030	(1) 5-year Option @ FMV
2nd Floor, partial 1st & 3rd	First Legal Buyer, Inc.	\$16,882.00	3% Annual	5/1/2019	4/30/2027	(1) 5-year Option @ FMV
3rd Floor	First Legal Buyer, Inc.	\$4,170.00	4% Annual	3/31/2019	3/31/2029	(1) 5-year Option @ FMV

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