

YORK FIELD

# Charming Two-Unit Duplex/Multifamily Investment in the Heart of Whittier

Investor or Owner/User  
Multifamily

2,200 sqft  
5,591 sqft LOT  
(1) 3/2 bath unit  
(1) 2/2 bath unit  
4 total Garages spaces

8720 Villa Dr  
**Whittier, CA 90602**







| PROPERTY SUMMARY         |  |
|--------------------------|--|
| Site Address:            | 8720 Villa Dr<br>Whittier, CA 90602  |
| Price:                   | \$950,000  |
| APN NO.:                 | 8166-009-028   |
| Building Square Footage: | 2200 sqft  |
| Lot Size:                | 5591 sqft lot  |
| Property Type:           | Multi-Family Residential   |
| Zoning/Land Use:         | WHR2YY, Duplex (2-units)   |
| Occupancy:               | Dual Occupancy   |
| Parking:                 | (4) Total Garage Parking Spaces<br>{Ample parking around & on Property<br>in addition to (4) spaces} |
| Year Built:              | 2011   |
| Major Intersection:      | Santa Fe Springs Rd. & Lambert Rd.   |

# Overview

Real Broker Inc. is pleased to present this exceptional two-unit multifamily investment opportunity nestled in the vibrant City of Whittier. Situated on a quiet residential street, 8720 Villa Dr. offers the perfect blend of suburban tranquility and urban convenience, making it an ideal addition to any investor's portfolio or a great opportunity for an owner-user seeking supplemental income.

One unit boasts a 3-bedroom/2-bathroom layout, while the other one is a 2/2 bath unit, designed for comfortable living with ample natural light flowing through large windows. The property features a spacious driveway with ample parking leading to a two-car garage. A spacious and private backyard provides a serene outdoor space, perfect for relaxation or entertaining, while a charming front patio adds curb appeal and a welcoming touch.

Strategically located, this property is less than 4 miles from Whittier College, making it an attractive option for student renters or faculty. Outdoor enthusiasts will appreciate the proximity to Hellman Park, known for its scenic hiking trails and panoramic views. For commuters, the property offers easy access to the 605 Freeway and is conveniently close to the Santa Fe Springs Metrolink Station, providing quick connections to Los Angeles and Orange County. The bustling retail and dining hubs of Norwalk and Uptown Whittier are just minutes away, offering a vibrant mix of entertainment, shopping, and cultural experiences.

Whittier's rich history, thriving community, and central location make it a highly desirable area for renters and homeowners alike. Whether you choose to live in one unit and rent out the other, or fully lease both for a steady income stream, 8720 Villa Dr. presents a versatile and promising investment opportunity in one of Southern California's upcoming neighborhoods.





## INVESTMENT HIGHLIGHTS

- 2-Unit Multifamily Investment Property Located in Whittier
- Amenities Include a Spacious Driveway With Ample Parking, a Private 2-Car Garage, and Spacious Private Backyards, and front Patio
- The Property Consists of 2 Homes
- The Property is Located Less Than 4 Miles from Whittier College, US Interstate 605, Hellman Park, and the Norwalk/ Santa Fe Springs Metrolink Station

# Rent Roll

| Tenant Name | Property Address | Rental Amount | Rental Start Date | -End Date |
|-------------|------------------|---------------|-------------------|-----------|
|-------------|------------------|---------------|-------------------|-----------|

|  |                                |        |          |  |
|--|--------------------------------|--------|----------|--|
| <input checked="" type="checkbox"/> Tenant 1 | 8720 Villa Drive. (Front Unit) | \$1650 | 8.1.2022 | (Month to Month)<br>To Vacate on or before 3.11.2025 |
|--|--------------------------------|--------|----------|--|

|  |                               |        |          |  |
|--|-------------------------------|--------|----------|--|
| <input checked="" type="checkbox"/> Tenant 2 | 8722 Villa Drive. (Back Unit) | \$2035 | 7.2.2022 | (Month to Month)<br>To Vacate on or before 3.15.2025 |
|--|-------------------------------|--------|----------|--|

\*Both tenants have been served a 60-day notice. Please contact Listing Brokerage for documents.  
Property can be delivered vacant or occupied. Current rents are below market and can be increased.



# Exterior 1





## Exterior 2



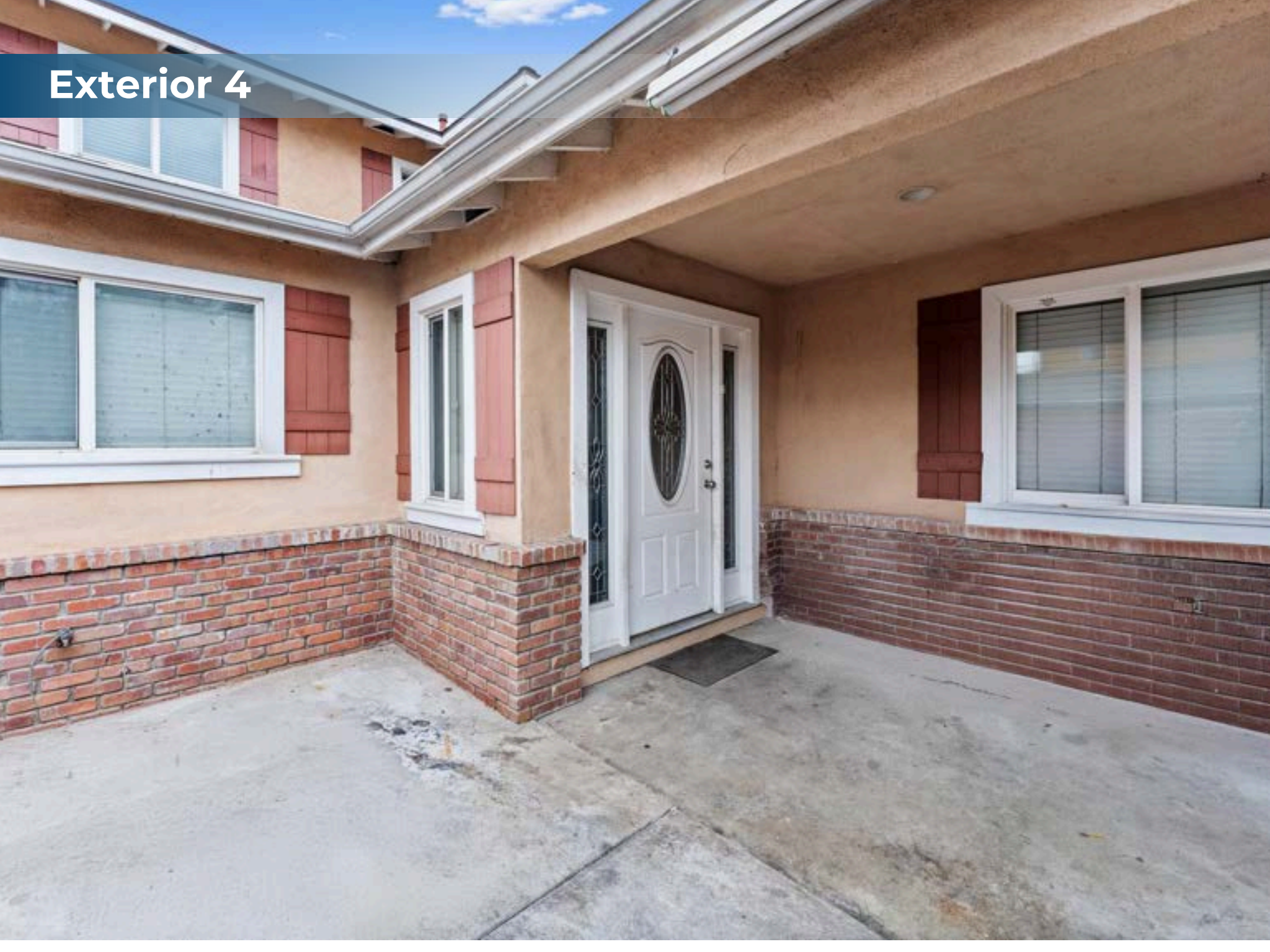


## Exterior 3





## Exterior 4

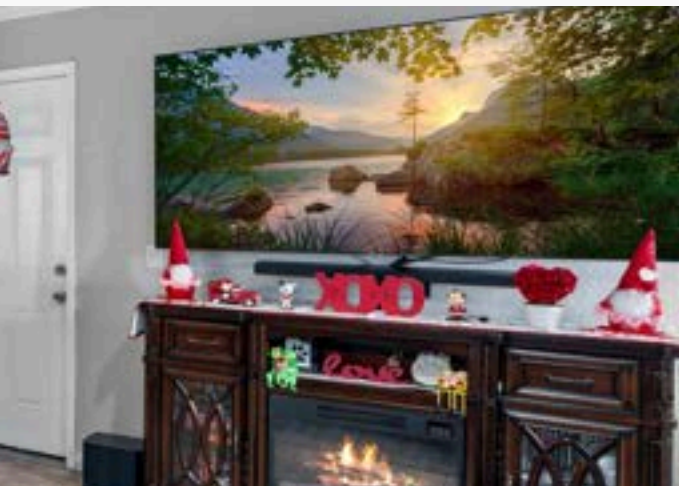
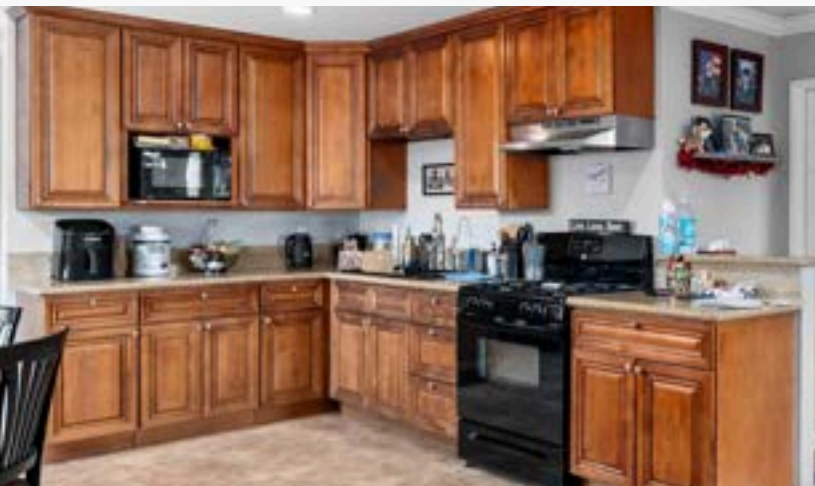
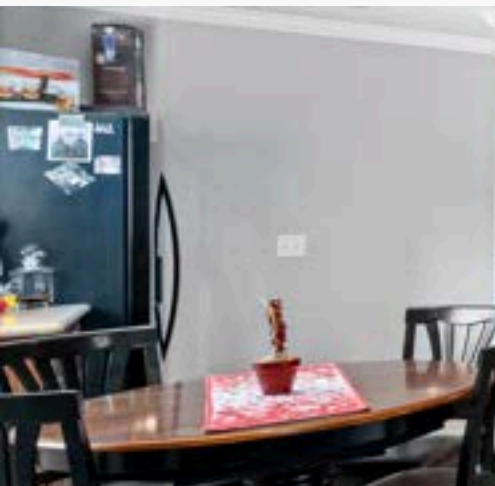




## Exterior 5

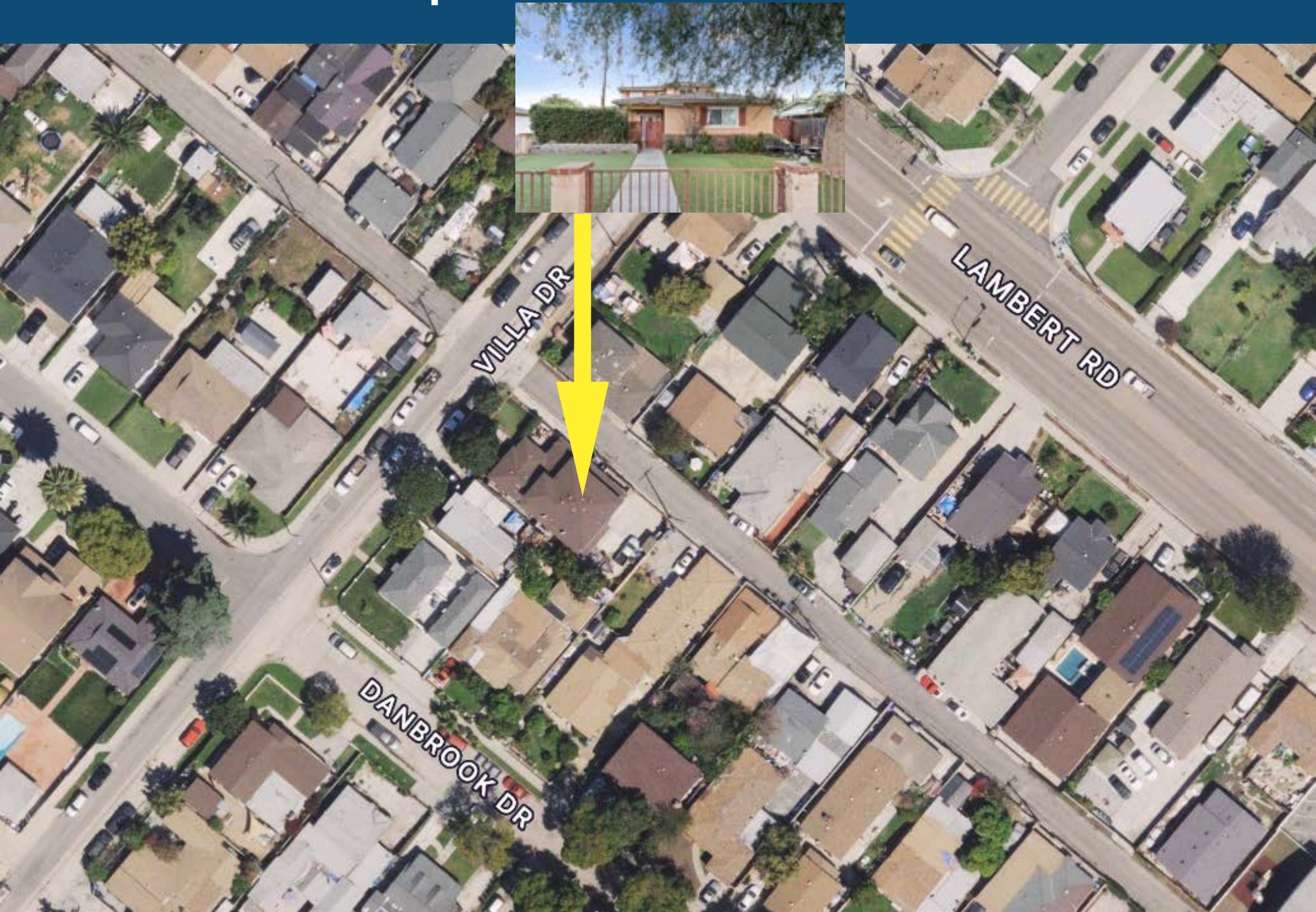








# Aerial Satellite Map





# CITY OF WHITTIER

The City of Whittier is centrally located in all of Southern California and is only 12 miles southeast of Los Angeles. Easily accessible through the 605 Freeway, between the 60 and the 5 Freeways, Whittier borders Orange County on the east. Its proximity to Downtown Los Angeles and Orange County makes Whittier a desirable place to locate. Disneyland, mountains, beaches, and deserts are just a short drive away.

The City of Whittier offers a variety of distinct shopping centers: the Whittier Marketplace, Whittwood Town Center, The Quad, Friendly Hills Marketplace, Home Depot Shopping Center, and the historic Uptown Whittier shopping district. Whittier is proud of its healthy mix of nationally recognized restaurants, retail, and independent entrepreneurs.

## Top 5 Employers in the City of Whittier include:

- 1 PIH Health
- 2 Whittier Hospital Medical Center
- 3 City of Whittier
- 4 U.S. Post Office
- 5 JohnsonsControls Inc.





# Area Overview

**Situated in southeastern Los Angeles County, Whittier, California, is a thriving and diverse community offering a perfect balance of suburban charm and urban convenience. Known for its rich history, strong economy, and high quality of life, Whittier continues to attract residents and investors alike.**

## **Key Highlights:**

- ✓ Prime Location – Convenient access to major highways and transit networks, connecting to Los Angeles, Orange County, and beyond.**
- ✓ Strong Rental Market – A growing population and desirable living conditions ensure high occupancy rates.**
- ✓ Diverse Economy – A stable business environment with industries spanning healthcare, education, retail, and small businesses.**
- ✓ Vibrant Community – Parks, cultural attractions, and excellent schools make Whittier a sought-after residential area.**
- ✓ Real Estate Growth – Steady property appreciation and continued development make Whittier an ideal investment opportunity.**

**With a high demand for multi-unit housing and ongoing city expansion, Whittier presents a fantastic opportunity for investors looking for long-term value and consistent rental income in a prime Southern California market.**



# BROKERAGE INFORMATION



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