

# EXCLUSIVE LISTING

## 219 California St, Arcadia, CA 91006

8-unit Turn-key, Fully Upgraded Luxury apartment in Arcadia, near Downtown Arcadia, Arcadia School District



### Property Overview

Price:	\$4,200,000
Building Area:	8,557 SF
Lot Size:	11,267 SF
Year Built/Renovated:	1958 / 2017-2018
APN:	5773-016-031
Zoning:	R3
Number of Units:	8 units
Unit Mix:	8 x 3Bed + 2Bath
Parking:	9 spaces

### INVESTMENT HIGHLIGHTS

- Turn-key and fully upgraded apartment properties in Class A location (Arcadia School District, walk score 77, walking distance to Downtown Arcadia)
- Highest CAP Rate for apartment in Arcadia!
- Top-down renovation have been completed in the past 24 months!
- Strong demographics with ±\$102,980 average household income within a 1-mile radius; Surrounded by condominiums and townhomes on all sides!
- Walk to Downtown Arcadia, First Ave Middle School, Santa Anita Golf Course, Bonita Park, etc.
- Nearby Santa Anita Mall, Santa Anita Park, Methodist Hospital, FWY 210, schools, library, retail stores, etc.

### PROPERTY HIGHLIGHTS

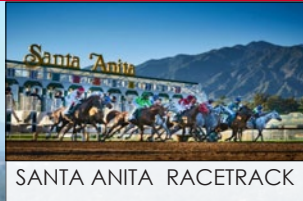
- ALL 3 Bedroom 2 Bath units
- Large units with an estimated size of 1,072 square foot per unit
- Ample parking with ZERO soft story required
- New Copper plumbing
- New Central A/C & heating
- New In-unit Washer/Dryer
- New Kitchen cabinets and countertops, New bathroom, New flooring
- New double pane windows and sliding doors throughout
- New landscaping and walkway pavers, New asphalt driveway
- New exterior paint, New stone façade, New sidings, New signage
- New tankless water heater
- Each unit is separately metered for gas and electricity



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2nd Ave  
California Ave

Walk Score  
**77**

### Very Walkable

Most errands can be accomplished on foot.