

EXCLUSIVE LISTING!

411 N Chapel Ave, Alhambra, CA 91801

Prime 14-unit north Alhambra Value-add | First Time for Sale in 32 years | South Pasadena + San Marino Adjacent
NO Local Rent Control | Walk to Downtown Alhambra | Superb Demographics | Outstanding Unit Mix



SUMMARY

Subject Property:	411 N Chapel Ave Alhambra, CA 91801
Price:	\$4,250,000
Price/Unit and Price/SF:	\$304,000 / \$309
Year Built:	1963
Building Area/Lot Size:	13,744 SF / 16,018 SF
APN/Zoning:	5337-003-027/ RPD
Unit Mix:	1 x 3B + 1.5B 3 x 2B + 1.5B 6 x 2B + 1B 4 x 1B + 1B

Investment & Property Highlights

- **Prime Value-Add Opportunity:** 14-unit community in a highly desirable North Alhambra location, just blocks from Downtown (Garfield & Main).
- **Premium Neighborhood:** Situated in one of the best pockets of North Alhambra, directly adjacent to the affluent markets of San Marino and South Pasadena.
- **Favorable Rent Control Environment:** NO local rent control (subject only to CA AB 1482). Almost all units are currently due for an 8% rent increase, offering immediate upside.
- **Rare Generational Asset:** First time available for sale in 32 years.
- 50% of the units are due for 8% rent increases in the next 2 months.
- **Excellent Demographics:** Strong local tenant base with an average household income of ±\$133,999 within a 1-mile radius.
- **Exceptional Convenience:** Minutes to Target, Costco, Home Depot, LA Fitness, top-rated schools, supermarkets, and popular dining.
- **Mid-Century Modern Appeal:** Built in 1963, featuring excellent curb appeal, a pitched roof, well-manicured lawns, and an inviting center courtyard.
- **Spacious Floor Plans:** Large building footprint offering an average of ±980 SF per unit. **One unit can be delivered vacant.**
- **Outstanding Unit Mix:** Over 71% of the building consists of large 2-bedroom and 3-bedroom layouts.
- **Prime Park-Side Living:** Located directly across from Story Park, a popular neighborhood destination featuring sports fields, tennis courts, a playground, and an indoor recreation center.
- **Upgraded Systems:** New electrical subpanels in each unit. All units are separately metered for electricity and gas.
- **Ample Parking & Low Maintenance:** 21 total parking spaces (18 covered, 2 open, 1 tandem) for the 14 units. **No soft-story parking retrofit required in Alhambra.** Shared laundry room (leased equipment) and 2 master gas water heaters.

EXCLUSIVE LISTING!

411 N Chapel Ave, Alhambra, CA 91801

Prime 14-unit north Alhambra Value-add | First Time for Sale in 32 years | South Pasadena + San Marino Adjacent
NO Local Rent Control | Walk to Downtown Alhambra | Superb Demographics | Outstanding Unit Mix



HAN WIDJAJA CHEN

626.594.4900

han.chen@growthinvestmentgroup.com

EXCLUSIVE LISTING!

411 N Chapel Ave, Alhambra, CA 91801

Prime 14-unit north Alhambra Value-add | First Time for Sale in 32 years | South Pasadena + San Marino Adjacent
NO Local Rent Control | Walk to Downtown Alhambra | Superb Demographics | Outstanding Unit Mix



CITY OF SOUTH PASADENA



CITY OF SAN MARINO

NEWER TOWNHOUSES



THE HUNTINGTON LIBRARY

NEWER TOWNHOUSES

GROWTH INVESTMENT GROUP



411 N CHAPEL AVE

EXCLUSIVE LISTING!

411 N Chapel Ave, Alhambra, CA 91801

Prime 14-unit north Alhambra Value-add | First Time for Sale in 32 years | South Pasadena + San Marino Adjacent
NO Local Rent Control | Walk to Downtown Alhambra | Superb Demographics | Outstanding Unit Mix



CITY OF SOUTH PASADENA



THE LANGHAM HUNTINGTON



CITY OF SAN MARINO

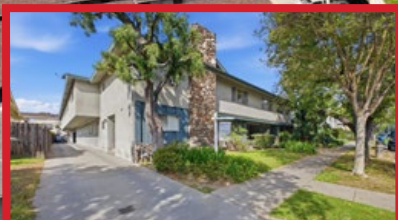


THE HUNTINGTON LIBRARY

NEWER TOWNHOUSES

NEWER TOWNHOUSES

GROWTH INVESTMENT GROUP



411 N CHAPEL AVE

EXCLUSIVE LISTING!

411 N Chapel Ave, Alhambra, CA 91801

Prime 14-unit north Alhambra Value-add | First Time for Sale in 32 years | South Pasadena + San Marino Adjacent
NO Local Rent Control | Walk to Downtown Alhambra | Superb Demographics | Outstanding Unit Mix



GROWTH INVESTMENT GROUP



HAN WIDJAJA CHEN

626.594.4900

han.chen@growthinvestmentgroup.com

EXCLUSIVE LISTING!

411 N Chapel Ave, Alhambra, CA 91801

Prime 14-unit north Alhambra Value-add | First Time for Sale in 32 years | South Pasadena + San Marino Adjacent
NO Local Rent Control | Walk to Downtown Alhambra | Superb Demographics | Outstanding Unit Mix



GROWTH INVESTMENT GROUP



HAN WIDJAJA CHEN

 626.594.4900

 han.chen@growthinvestmentgroup.com

EXCLUSIVE LISTING!

411 N Chapel Ave, Alhambra, CA 91801

Prime 14-unit north Alhambra Value-add | First Time for Sale in 32 years | South Pasadena + San Marino Adjacent
NO Local Rent Control | Walk to Downtown Alhambra | Superb Demographics | Outstanding Unit Mix



GROWTH INVESTMENT GROUP



EXCLUSIVE LISTING!

411 N Chapel Ave, Alhambra, CA 91801

Prime 14-unit north Alhambra Value-add | First Time for Sale in 32 years | South Pasadena + San Marino Adjacent
NO Local Rent Control | Walk to Downtown Alhambra | Superb Demographics | Outstanding Unit Mix



GROWTH INVESTMENT GROUP



HAN WIDJAJA CHEN

626.594.4900

han.chen@growthinvestmentgroup.com