

# **\$9,000,000 - 1132 W Duarte Road,**

MLS® #AR24030166

**\$9,000,000**

7 Bedroom, 0.00 Bathroom,  
Residential Income on 1 Acres

Central Arcadia, , CA

Priced at 4.07% CAP Rate and Low Price/SF for the area, A Pride-of-Ownership value-add investment opportunity in the highly sought-after city of Arcadia (NO Local Rent Control). Offered at a high CAP Rate and Proforma CAP Rate close to 6%, this property is being offered for sale for the first time since 1986. The property is a garden style pride-of-ownership 2-story property with an excellent unit mix of mostly oversized 3bedrooms units and several large 1bedroom units. It is located within the highly desirable Temple City School District and surrounded by many newer townhouses and condominiums and offers an excellent demographics of \$123,449 average household income within a mile radius! Tenants enjoy its proximity to Santa Anita Mall and Santa Anita Park and its walking distance to school, shopping, groceries, and other amenities both Arcadia and Temple City have to offer. The property has a total of 19,432 SF building size which translates to 971sf average unit size, is situated on a large 30,379 square feet lot (R3 zoned) and was built in 1962. It has been very well maintained without any known deferred maintenance; it has a brand-new roof (replaced in 2021), well-manicured landscaping, fenced swimming pool, and security cameras system. It offers an excellent unit mix of ten (10) x 3bedroom+2bathroom, two (2) x 3bedroom+1bathroom, and eight (8) x large 1bedroom+1bathroom units. Each unit is large and bright with central heating,



windows A/C, and ceiling fans. Some units have upgraded kitchen and upgraded bathroom. Four units have private patio, and two units have small

**Additional Information**

County	Los Angeles
Zip	91007
MLS® #	AR24030166
Bedrooms	7
Lot Size	0.70
Neighborhood	ARCADIA (91007)

**Listing Details**

Provided By: Growth Investment Group Pasade

This information is deemed reliable but not guaranteed. You should rely on this information only to decide whether or not to further investigate a particular property. BEFORE MAKING ANY OTHER DECISION, YOU SHOULD PERSONALLY INVESTIGATE THE FACTS (e.g. square footage and lot size) with the assistance of an appropriate professional. You may use this information only to identify properties you may be interested in investigating further. All uses except for personal, non-commercial use in accordance with the foregoing purpose are prohibited. Redistribution or copying of this information, any photographs or video tours is strictly prohibited. This information is derived from the Internet Data Exchange (IDX) service provided by San Diego MLS®. Displayed property listings may be held by a brokerage firm other than the broker and/or agent responsible for this display. The information and any photographs and video tours and the compilation from which they are derived is protected by copyright. Compilation © 2024 San Diego MLS®, Inc. Listing information last updated on May 9th, 2024 at 11:34am PDT