

SALE

121 N PENNSYLVANIA AVE

Glendora, CA 91741



SALE PRICE

\$4,600,000

CESAR CARRILLO

626.786.3752

CalRE #01272108

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



SALE

121 N PENNSYLVANIA AVE

Glendora, CA 91741

CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties. Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

CESAR CARRILLO
626.786.3752
CalRE #01272108



COLDWELL BANKER
REALTY

SALE

121 N PENNSYLVANIA AVE

Glendora, CA 91741

THE PROPERTY

121 N Pennsylvania Ave
Glendora, CA 91741

MARKET INFO

Located at 121 N Pennsylvania Ave, this Glendora asset sits within one of the San Gabriel Valley's most stable and sought-after rental markets. With top-rated schools, strong community appeal, and consistently low vacancy, Glendora continues to attract long-term tenants, making opportunities of this scale increasingly rare.

MARKETING THE PROPERTY

Coldwell Banker Commercial has a unique marketing platform that allows us to easily market properties through a variety of mediums and to select target audiences. The goal of the marketing plan is to quickly expose your property to the maximum number of qualified purchasers and cooperating brokers and to obtain the highest sales price, in the shortest amount of time. The complete marketing plan is discussed in this document.

RECOMMENDATION

Based on the information we have acquired about the Greater Los Angeles Market, we recommend the property be sold for \$4,600,000.

ABOUT COLDWELL BANKER COMMERCIAL

Coldwell Banker Commercial is one of the most respected leaders in commercial real estate. Over the years the firm has been actively involved in the facets of commercial and industrial real estate from full service brokerage to the development of several Chicago area landmarks.

ABOUT THE COLDWELL BANKER COMMERCIAL ORGANIZATION

With a collaborative network of independently owned and operated affiliates, the Coldwell Banker Commercial organization comprises 161 offices and 3,300 professionals throughout the U.S.

CESAR CARRILLO

626.786.3752

CalRE #01272108



COLDWELL BANKER
REALTY

SALE

121 N PENNSYLVANIA AVE

Glendora, CA 91741



SALE PRICE

\$4,600,000

CESAR CARRILLO

626.786.3752

CalRE #01272108

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



SALE

121 N PENNSYLVANIA AVE

Glendora, CA 91741



PROPERTY DESCRIPTION

Exceptional 12-unit investment opportunity with a vacant lot located in the highly desirable city of Glendora. Situated on nearly one acre of land, this unique property features 12 sizable, single-story cottage-style units, including an additional nearly ½-acre vacant lot offering potential for future development (buyer to verify with the City of Glendora). The unit mix consists of ten 1-bedroom, 1-bath units, one detached single-family home featuring 2 bedrooms, 1 bath, and a 1-car garage, and a second detached single-family home offering 3 bedrooms and 1.5 bathrooms. The property has been well maintained with recent capital improvements, including new roofs and upgraded electrical panels. Select units have been enhanced by previous ownership with upgrades such as dual-pane windows, copper plumbing, updated water heaters, wall heaters, window A/C units, and improved flooring. Utilities are separately metered with 12 electric meters, 12 gas meters, and 4 water meters, providing operational efficiency for ownership. The property offers ample parking, including approximately 15 open spaces, a 1-car garage, and sufficient parking to accommodate all units and detached homes. Glendora is known for its strong community appeal, and highly rated school district, making this an attractive location for long-term tenancy. This is a rare opportunity for investors to acquire a stable, income-producing asset with upside potential in a prime location.

CESAR CARRILLO

626.786.3752

CalRE #01272108

OFFERING SUMMARY

Sale Price:	\$4,600,000
Number of Units:	12
Lot Size:	41,427 SF
Building Size:	8,576 SF
NOI:	\$176,972
Cap Rate:	3.85%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	556	2,129	6,466
Total Population	1,554	5,695	19,615
Average HH Income	\$101,471	\$123,498	\$132,744



COLDWELL BANKER
REALTY

SALE

121 N PENNSYLVANIA AVE

Glendora, CA 91741



PROPERTY OVERVIEW

Rare Glendora Multifamily Opportunity | Strong In-Place Income | Significant Land Upside

121 N Pennsylvania Ave offers a well-located multifamily investment in the heart of Glendora, featuring a strong unit mix, significant prior upgrades, and an additional ½-acre vacant lot with potential for future development (buyer to verify). The property provides stable income with long-term appreciation and value-add upside, making it an attractive option for seasoned investors and 1031 exchange buyers in a high-demand rental market.

Unit Mix

- 10 One-Bedroom / 1-Bath Units
- 1 Two-Bedroom / 1-Bath Unit (Includes 1-Car Garage)
- 1 Three-Bedroom / 1.5-Bath Unit

Recent Improvements:

- New roof installation
- Upgraded electrical panel

Prior Owner Improvements

- Dual-pane windows throughout
- Copper plumbing upgrades
- Updated water heaters
- Wall heating systems
- Window A/C units
- Improved flooring in select units

CESAR CARRILLO
626.786.3752
CalRE #01272108



COLDWELL BANKER
REALTY

SALE

121 N PENNSYLVANIA AVE

Glendora, CA 91741



PROPERTY OVERVIEW (CONT.)

Investment Highlights

- Rare inclusion of approximately ½-acre vacant lot with potential future development (buyer to verify)
- Strong, stable unit mix with broad tenant appeal
- Located in a consistently high-demand Glendora rental submarket
- Close proximity to downtown Glendora, retail, dining, schools, and employment centers
- Convenient access to major transportation corridors
- Ideal for long-term hold, value-add enhancement, or portfolio expansion

LOCATION OVERVIEW

Glendora is a highly desirable foothill community in the San Gabriel Valley known for its strong rental demand, suburban appeal, and access to major employment hubs. The property benefits from proximity to:

- Downtown Glendora shopping and dining
- Highly rated schools
- Major freeway access (210 / 57 corridors nearby)
- Regional employment centers throughout the San Gabriel Valley and Inland Empire

CESAR CARRILLO
626.786.3752
CalRE #01272108

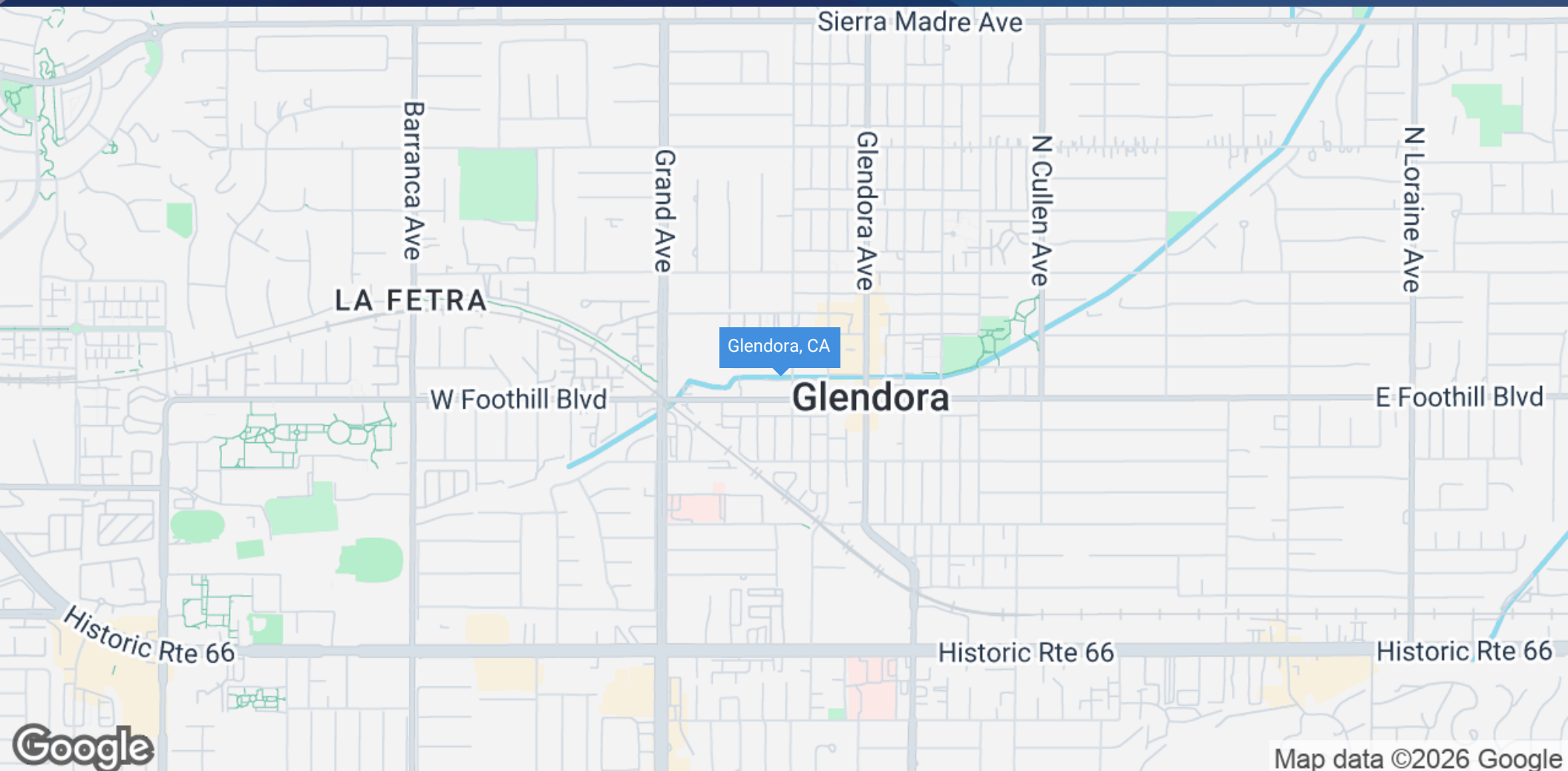


COLDWELL BANKER
REALTY

SALE

121 N PENNSYLVANIA AVE

Glendora, CA 91741



CESAR CARRILLO
626.786.3752
CalRE #01272108

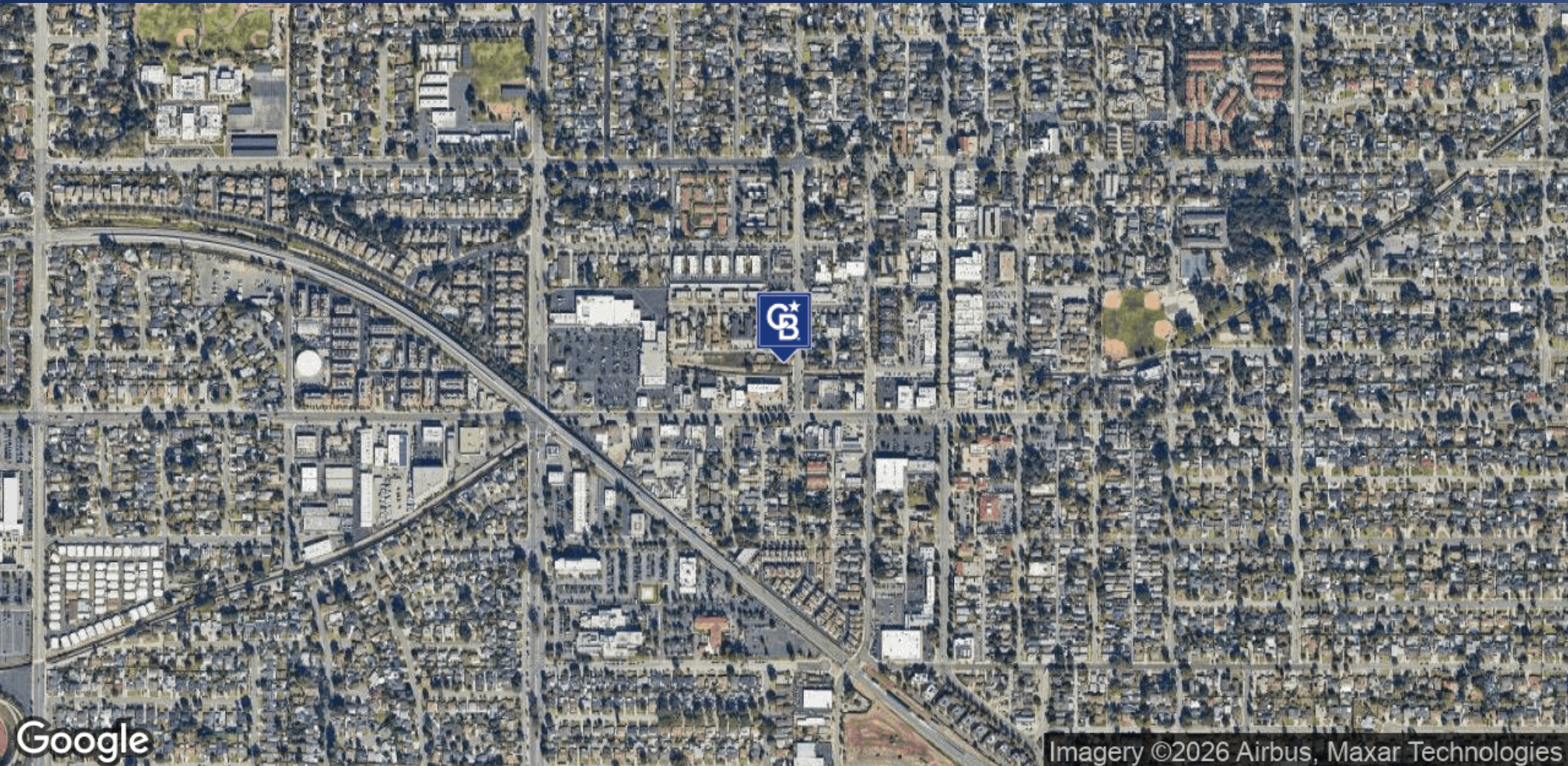


COLDWELL BANKER
REALTY

SALE

121 N PENNSYLVANIA AVE

Glendora, CA 91741



CESAR CARRILLO
626.786.3752
CalRE #01272108



COLDWELL BANKER
REALTY

SALE

121 N PENNSYLVANIA AVE

Glendora, CA 91741



SALE PRICE

\$4,600,000

CESAR CARRILLO

626.786.3752

CalRE #01272108

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



SALE

121 N PENNSYLVANIA AVE

Glendora, CA 91741

INVESTMENT OVERVIEW

Price	\$4,600,000
Price per SF	\$536.38
Price per Unit	\$383,333
CAP Rate	3.85 %

OPERATING DATA

Gross Scheduled Income	\$278,004
Other Income	\$0
Total Scheduled Income	\$278,004
Gross Income	\$278,004
Operating Expenses	\$101,032
Net Operating Income	\$176,972

CESAR CARRILLO
626.786.3752
CalRE #01272108



COLDWELL BANKER
REALTY

SALE

121 N PENNSYLVANIA AVE

Glendora, CA 91741

SUITE	TENANT NAME	SIZE SF	RENT	RENT/SF
121A	Tenant	580	\$1,835.00	3.16
121B	Tenant	600	\$1,839.00	3.06
121C	Tenant	600	\$1,755.00	2.92
121D	Tenant	600	\$1,780.00	2.97
121E	Tenant	600	\$1,750.00	2.92
121F	Tenant	600	\$1,730.00	2.88
121G	Tenant	600	\$1,800.00	3.00
121H	Tenant	600	\$1,800.00	3.00
123	Tenant	896	\$2,450.00	2.73
127C	Tenant	600	\$1,750.00	2.92
127D	Tenant	600	\$1,830.00	3.05
127A	Tenant	1,700	\$2,848.00	1.68
TOTALS		8,576 SF	\$23,167.00	\$34.29
AVERAGES		714 SF	\$1,930.00	\$2.86

CESAR CARRILLO
626.786.3752
CalRE #01272108



COLDWELL BANKER
REALTY

SALE

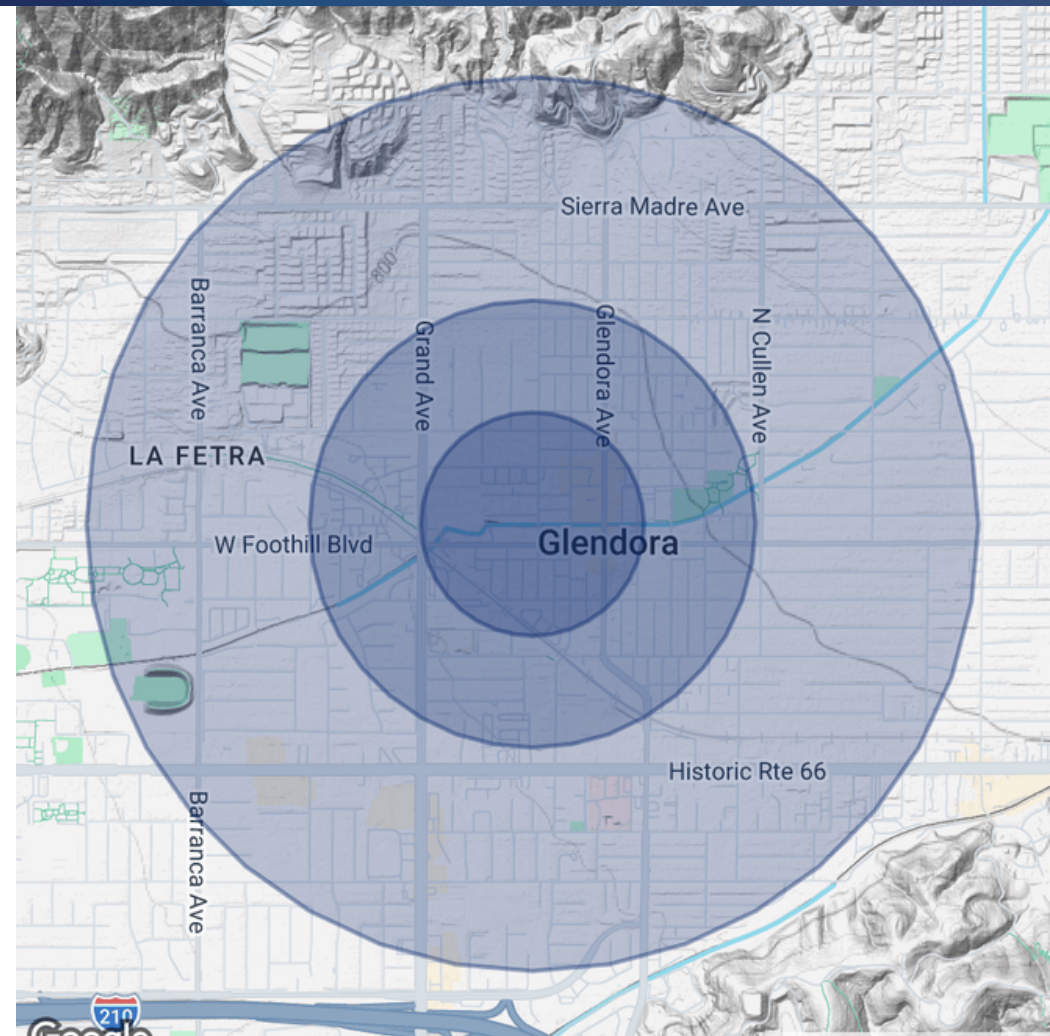
121 N PENNSYLVANIA AVE

Glendora, CA 91741

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,554	5,695	19,615
Average Age Average	37.7	39.2	37.4
Age (Male) Average	37.6	38.8	38
Age (Female)	39.7	39.7	37.2

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	556	2,129	6,466
# of Persons per HH	2.8	2.7	3
Average HH Income	\$101,471	\$123,498	\$132,744
Average House Value	\$797,918	\$779,428	\$817,114

2023 American Community Survey (ACS)



CESAR CARRILLO
626.786.3752
CalRE #01272108



COLDWELL BANKER
REALTY

SALE

121 N PENNSYLVANIA AVE

Glendora, CA 91741



CESAR CARRILLO

Realtor

cesar.carrillo@camoves.com

Direct: 626.786.3752

CalRE #01272108

PROFESSIONAL BACKGROUND

COLDWELL BANKER RESIDENTIAL BROKERAGE - Arcadia, California 2000 – Current Sales Associate/Realtor® 26 years experience in all aspects of real estate transactions including: short sales with multiple financial institutions and REOs (Bank Owned). Specialized in residential, luxury, multi-unit, investment, land, new construction and commercial sales. Knowledge of property management, property leasing and mortgage loans. Professional marketing of real estate properties. Bilingual: English and Spanish. Serve areas from the San Gabriel Valley to the Inland Empire. CENTURY 21 VAL REALTY – Arcadia, California 1999 – 2000 Sales Associate Worked as Sales Associate for a year before the company was bought out by Coldwell Banker Realty in Arcadia. UNION BANK OF CALIFORNIA – Monterey Park, California 1989 – 2000 Wire Services Operation Officer (AVP), Exception Foreign Currency Unit Supervised and managed two departments for the daily operations of incoming and outgoing processing of the wire product in U.S. dollars and foreign currency. Receive and send wires through various wire networks; evaluate wire product, develop and recommend procedural improvements. Establish group objectives based on fluctuating daily volumes. Scheduled resources to effectively meet daily worldwide bank deadlines. Implemented employee incentive programs to improve productivity. Increased staff volume, reduced error ratio below department standards minimizing cost in staffing. Participated in multiple-banking integration projects. Supervised section staff, established and reviewed performance standards ensuring employee training and development, coaching, counseling and hiring. Maintain and promote the quality and integrity of the wire product by interfacing with management throughout the bank. INTER-MOUNTAIN MORTGAGE – Covina, California 1995 – 1996 Assistant Manager, Loan Processor/Originator Reviewed confidential personal files for necessary documentation such as accuracy of all credit and personal data supplied in the application. Broad experience in underwriting, closing and new accounts sales. Aided in the increased productivity of the branch by 98% in one year time frame. Knowledgeable and experienced in processing conventional, FHA and VA financing. Established an excellent reputation of providing outstanding service for home buyers and agents alike. UNITED STATES MARINE CORP – Camp Pendleton, California 11/1988 – 11/1996 Sergeant (E-5), Field Artillery Reserve Unit – Pico Rivera, California Participated in Operation Desert Shield/Storm 1/1991 – 6/1991 EDUCATION Notary Public - 2010 California Real Estate License – 1999 Sierra Vista High School Graduate - 1988 PROFESSIONAL ORGANIZATIONS California Association of Realtor, Member Arcadia Association of Realtor, Member Marine Corp League, Paymaster Veteran of Foreign Wars, Member Semper Fi Funeral Honor Detail - Member

Coldwell Banker Realty

15 E Foothill Blvd Arcadia, CA 91006

626.445.5500

CESAR CARRILLO

626.786.3752

CalRE #01272108



COLDWELL BANKER
REALTY