



OFFERING MEMORANDUM

# 7512 CALIFORNIA AVE

Huntington Park, CA 90255

Marcus & Millichap

# NON-ENDORSEMENT & DISCLAIMER NOTICE

## CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

## NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

## RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

Activity ID #ZAG0130510

Marcus & Millichap

7512 CALIFORNIA AVE

# EXCLUSIVELY LISTED BY

## **JONATHAN WEIR**

Senior Managing Director Investments  
South Bay  
Direct: 424.405.3855  
Jonathan.Weir@marcusmillichap.com  
CalDRE #02038545

## **COOPER TENDOESSCHATE**

Associate Investments  
South Bay  
Direct: 424.405.3874  
Cooper.Tendoesschate@marcusmillichap.com  
CalDRE #02235455

## **STEFAN IGNJATOVIC**

Associate Director Investments  
South Bay  
Direct: 424.405.3834  
Stefan.Ignjatovic@marcusmillichap.com  
CalDRE #02084397



**Marcus & Millichap**

7512 CALIFORNIA AVE

# TABLE OF CONTENTS


**5** EXECUTIVE SUMMARY

**8** PROPERTY INFORMATION

**20** FINANCIAL ANALYSIS

**24** SALE COMPARABLES

  
Marcus & Millichap



# 01



## EXECUTIVE SUMMARY

Offering Summary  
Investment Highlights

Marcus & Millichap



# OFFERING SUMMARY

7512 CALIFORNIA AVE



Listing Price  
**\$1,375,000**



Cap Rate  
**6.15%**



# of Units  
**7**

## FINANCIAL

Listing Price	\$1,375,000
NOI	\$84,516
Cap Rate	6.15%
Price/SF	\$296.02
Price/Unit	\$196,429

## OPERATIONAL

Gross SF	4,645 SF
# of Units	7
Lot Size	0.13 Acres (5,794 SF)
Occupancy	100%
Year Built	1953



# 7512 CALIFORNIA AVE

Huntington Park, CA 90255

---

## INVESTMENT OVERVIEW

The Weir Group is pleased to present 7512 California Avenue in Huntington Park, CA, a seven-unit multifamily property offered for sale for the first time in over 47 years. This well-maintained asset features a diverse unit mix of one three-bedroom unit, four one-bedroom units, and two studio apartments, appealing to a broad tenant base. The property has undergone meaningful capital improvements, including upgraded plumbing with PVC and copper, a new roof, new windows, and fresh exterior paint. Additional amenities include three garages providing five parking spaces, on-site laundry, and a peaceful rear courtyard common area. Located just blocks from Salt Lake Park, this offering presents investors with stable in-place income and long-term growth potential in a strong rental submarket. For more information, please reach out.

## INVESTMENT HIGHLIGHTS

First time on Market in over 47 Years

3 Garages (5 Parking Spaces)

Upgraded Plumbing with PVC and Copper

New Roof and Windows, Freshly Painted

On-Site Laundry

Peaceful Courtyard with Common Area in the Rear

SECTION 2

# 02

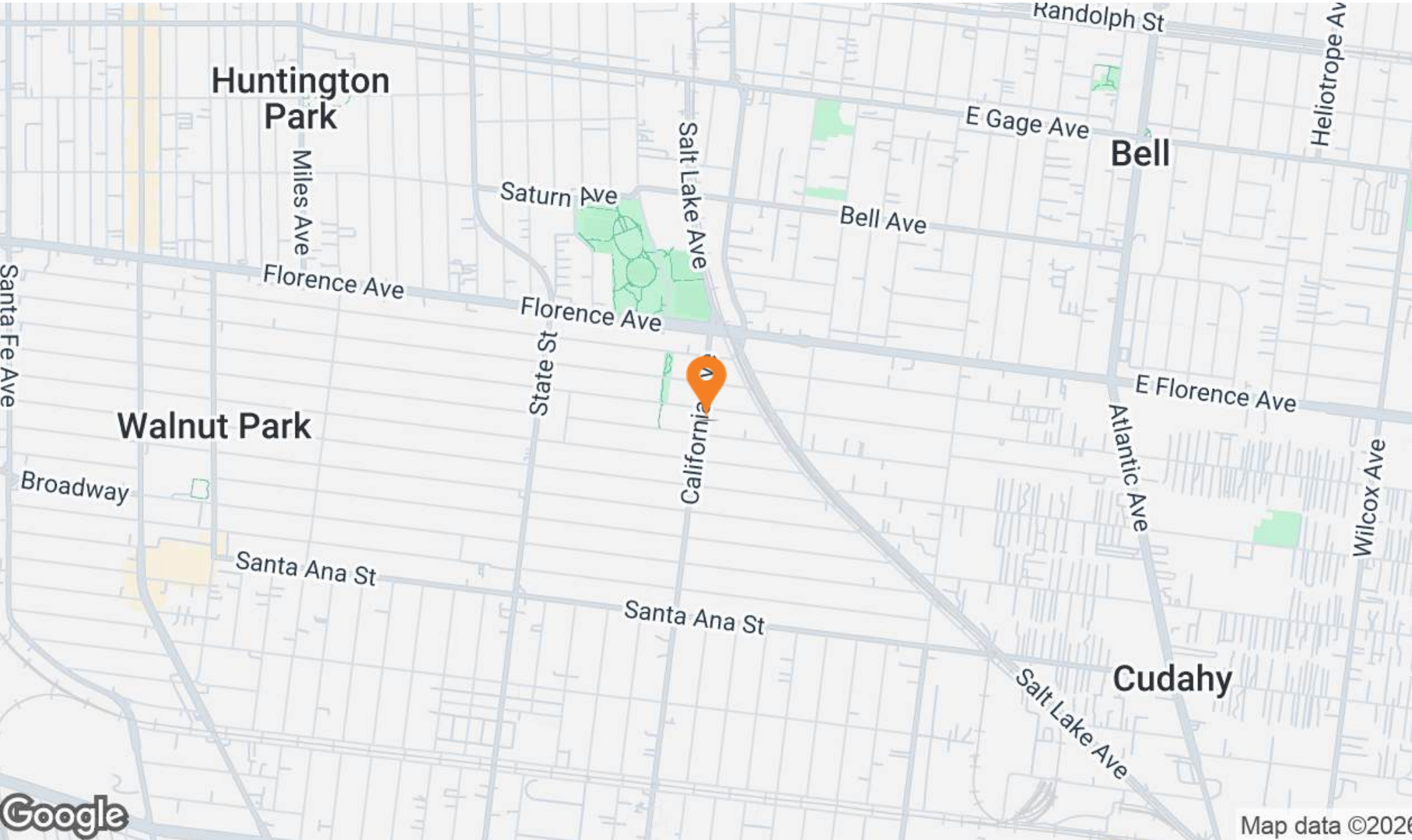
## PROPERTY INFORMATION

Regional Map  
Local Map

Marcus & Millichap

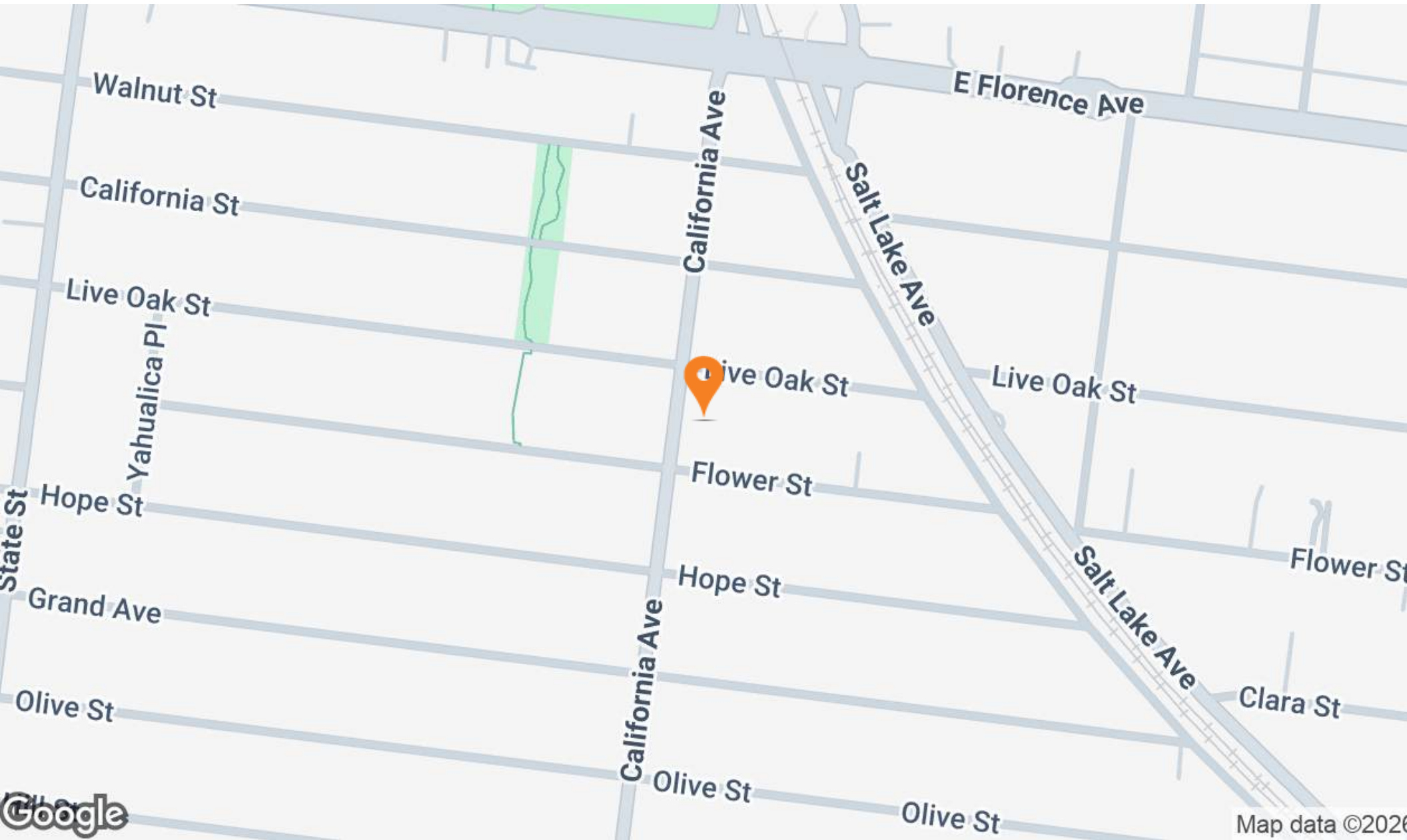
# 7512 CALIFORNIA AVE

REGIONAL MAP



# 7512 CALIFORNIA AVE

LOCAL MAP



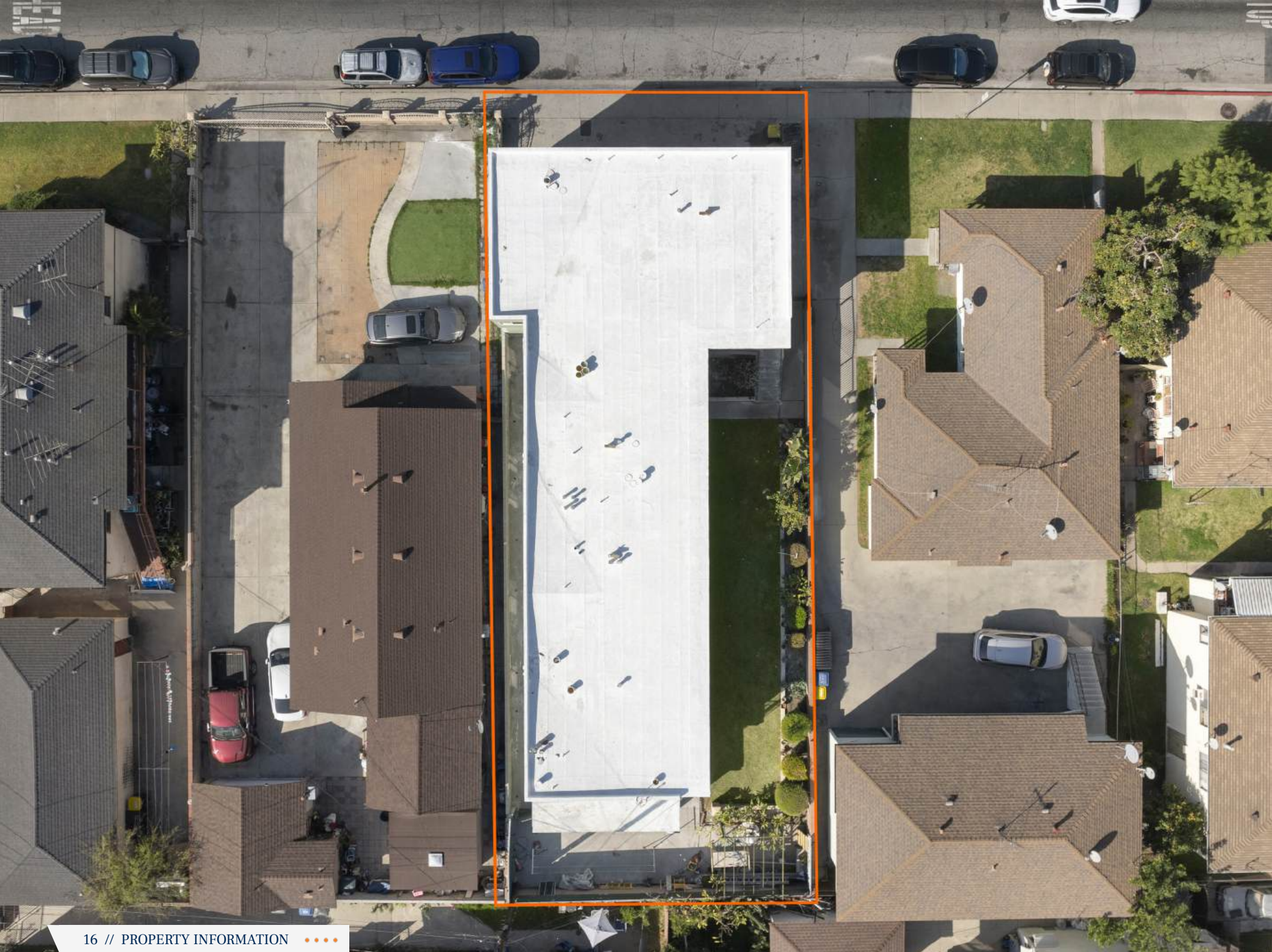


















SECTION 3

# 03

## FINANCIAL ANALYSIS

Financial Details

Marcus & Millichap

# 7512 CALIFORNIA AVE

## FINANCIAL DETAILS

As of February, 2026

Unit	Unit Type	Square Feet	Current Rent	Current Rent / SF	Potential Rent	Potential Rent / SF
01	3 Bedroom 1 Bathroom		\$2,495		\$2,495	
02	1 Bedroom 1 Bathroom		\$1,600		\$1,625	
03	1 Bedroom 1 Bathroom		\$1,450		\$1,625	
04	1 Bedroom 1 Bathroom		\$1,625		\$1,625	
05	1 Bedroom 1 Bathroom		\$1,270		\$1,625	
06	Studio		\$1,215		\$1,395	
07	Studio		\$1,340		\$1,395	
Total		Square Feet: 4,645	\$10,995	\$2.37	\$11,785	\$2.54

# 7512 CALIFORNIA AVE

## FINANCIAL DETAILS

INCOME	Current		Year 1		Notes	Per Unit	Per SqFt
Gross Potential Rent	\$141,420		\$141,420			\$20,203	\$30.45
Loss to Lease	(\$9,480)					\$0	\$0.00
Gross Scheduled Rent	\$131,940		\$141,420			\$20,203	\$30.45
Economic Vacancy	(\$3,958)	3.00%	(\$4,243)	3.00%		(\$606)	(\$0.91)
Effective Rental Income	\$127,982		\$137,177			\$19,597	\$29.53
Other Income	\$2,100		\$2,100			\$300	\$0.45
Effective Gross Income	\$130,082		\$139,277			\$19,897	\$29.98
EXPENSES	Current		Year 1		Notes	Per Unit	Per SqFt
Real Estate Taxes	\$19,113		\$19,113		[1.39%]	\$2,730	\$4.11
Insurance	\$6,968		\$6,968			\$995	\$1.50
Utilities	\$6,540		\$6,540			\$934	\$1.41
Repairs & Maintenance	\$3,150		\$3,150			\$450	\$0.68
General & Administrative	\$1,393		\$1,393			\$199	\$0.30
Pest Control	\$600		\$600			\$86	\$0.13
Landscaping	\$1,200		\$1,200			\$171	\$0.26
Operating Reserves	\$1,400		\$1,400			\$200	\$0.30
Management Fee	\$5,203	4.00%	\$6,964	5.00%		\$995	\$1.50
Total Expenses	\$45,566		\$47,327			\$6,761	\$10.19
Expenses as % of EGI	35.03%		33.98%				
Net Operating Income	\$84,516		\$91,951			\$13,136	\$19.80

# 7512 CALIFORNIA AVE

## FINANCIAL DETAILS

SUMMARY		
Price	\$1,375,000	
Down Payment	\$1,375,000	100%
Number of Units	7	
Price Per Unit	\$196,429	
Price Per SqFt	\$296.02	
Gross SqFt	4,645 SF	
Lot Size	0.13 Acres	
Year Built	1953	

RETURNS	Current	Year 1
Cap Rate	6.15%	6.69%
GRM	10.42	9.72
Cash on Cash	6.15%	6.69%
Debt Coverage Ratio	-	-
Debt Yield	-	-

FINANCING	1st Loan
Loan Amount	-
Loan Type	All Cash
Interest Rate	-
Debt Service	-
Amortization	-

Loan information subject to change. Contact your Marcus & Millichap Capital Corporation representative.

# of Units	Unit Type	SqFt/Unit	Current Rents	Market Rents
1	3 Bedroom 1 Bathroom		\$2,495	\$2,495
4	1 Bedroom 1 Bathroom		\$1,486	\$1,625
2	Studio		\$1,278	\$1,395

OPERATING DATA				
INCOME	Current		Year 1	
Gross Scheduled Rent	\$131,940		\$141,420	
Less: Vacancy	(\$3,958)	3.0%	(\$4,243)	3.0%
Gross Rental Revenue	\$127,982		\$137,177	
Other Income	\$2,100		\$2,100	
Effective Gross Income	\$130,082		\$139,277	
Less: Expenses	(\$45,566)	35.0%	(\$47,327)	34.0%
Net Operating Income	\$84,516		\$91,951	
Debt Service	\$0		\$0	
Cash Flow	\$84,516	6.15%	\$91,951	6.69%
Principal Reduction	\$0		\$0	
<b>TOTAL RETURN</b>	<b>\$84,516</b>	<b>6.15%</b>	<b>\$91,951</b>	<b>6.69%</b>

EXPENSES	Current	Year 1
Real Estate Taxes	\$19,113	\$19,113
Insurance	\$6,968	\$6,968
Utilities	\$6,540	\$6,540
Repairs & Maintenance	\$3,150	\$3,150
General & Administrative	\$1,393	\$1,393
Pest Control	\$600	\$600
Landscaping	\$1,200	\$1,200
Operating Reserves	\$1,400	\$1,400
Management Fee	\$5,203	\$6,964
Total Expenses	\$45,566	\$47,327
Expenses Per Unit	\$6,509	\$6,761
Expenses Per SqFt	\$9.81	\$10.19

SECTION 4

# 04

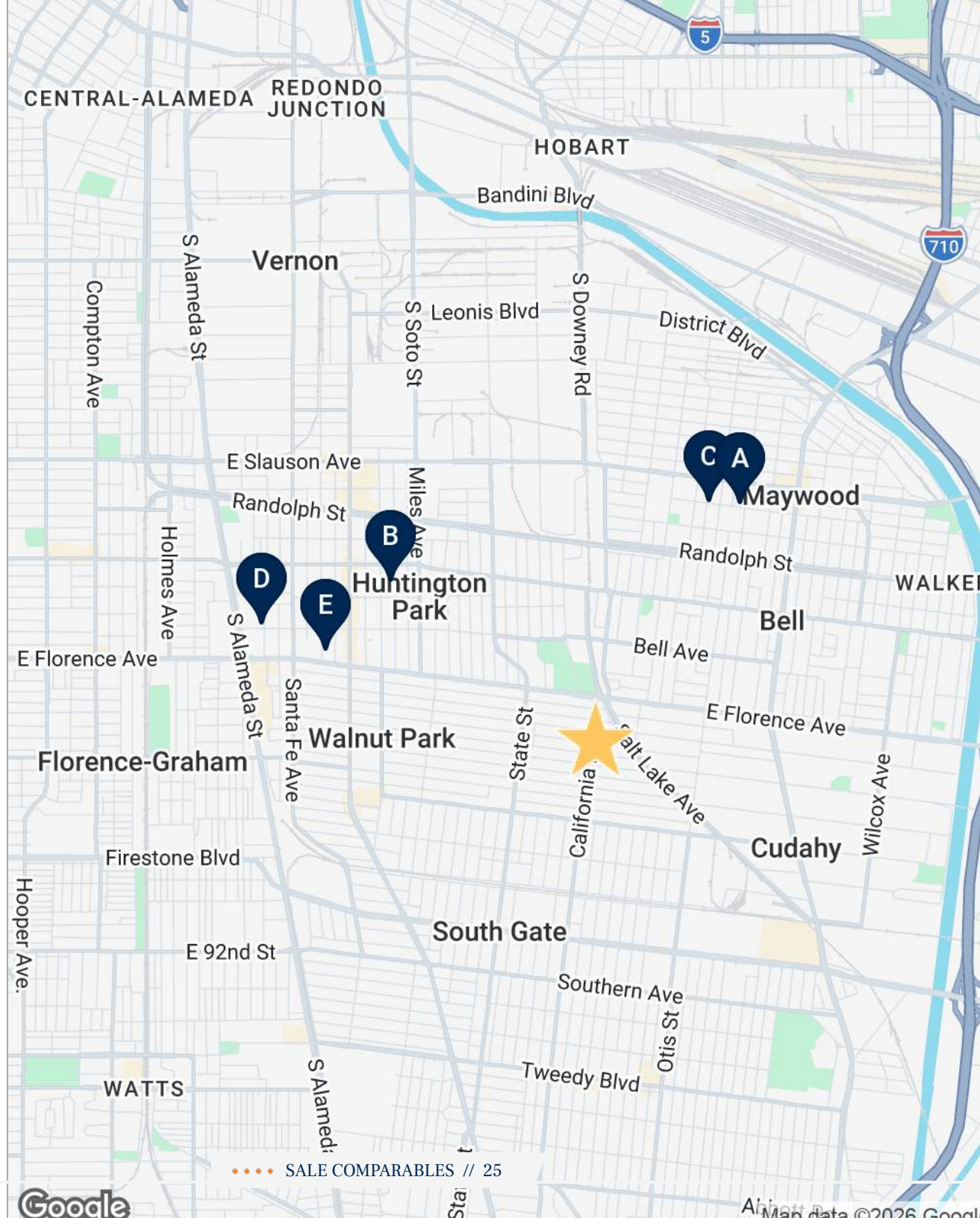
## SALE COMPARABLES

Sale Comps Map  
Sale Comps Summary  
Price per SF Chart  
Price per Unit Chart  
Sale Comps

Marcus & Millichap







# SALE COMPS MAP

- ★ 7512 California Ave
- A 4221 E 60th St
- B 6501 Stafford Ave
- C 4053 E 60th St
- D 6825 Albany St
- E 7102 Malabar St



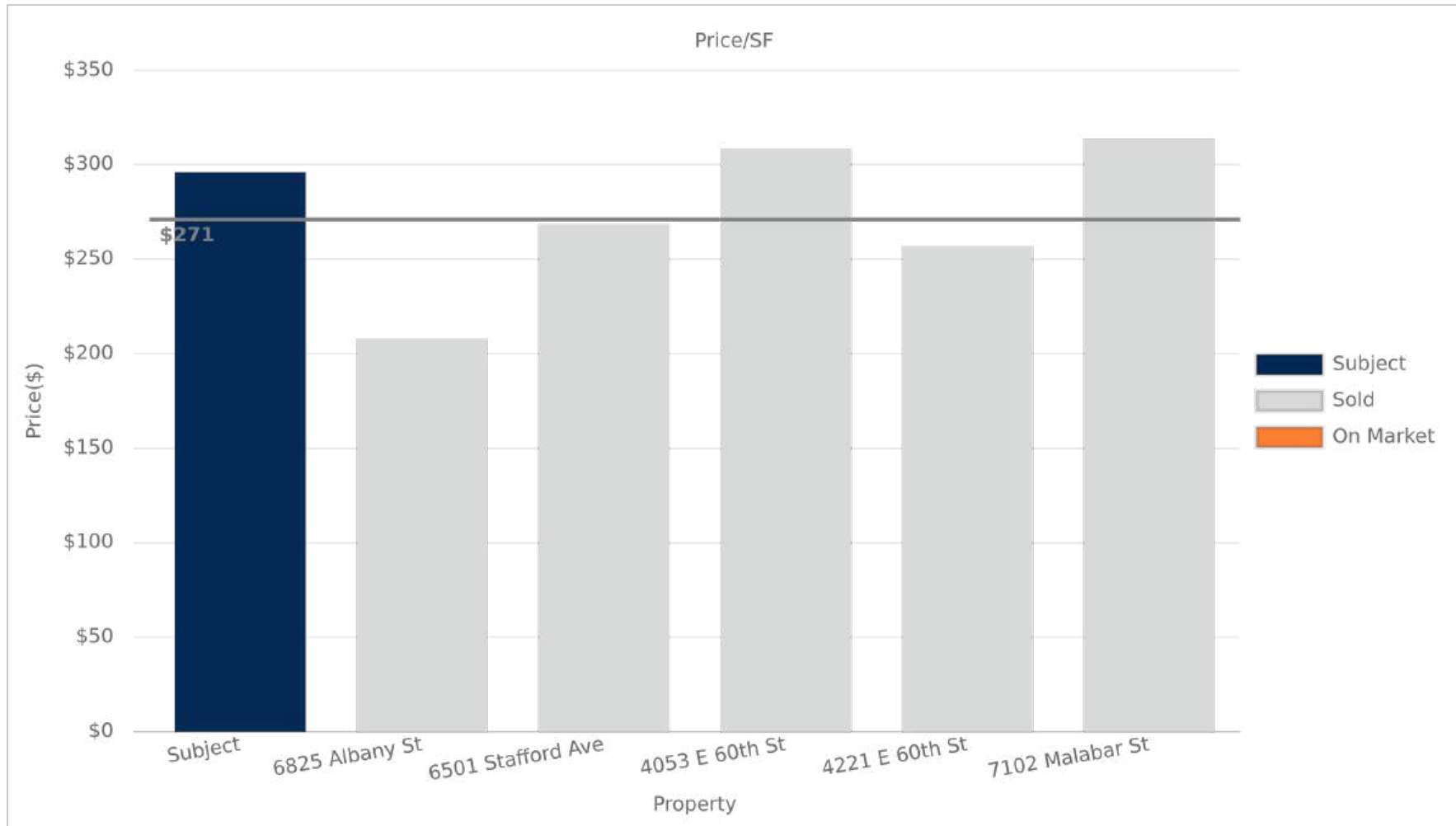
# 7512 CALIFORNIA AVE

## SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	<b>7512 California Ave</b> Huntington Park, CA 90255	\$1,375,000	4,645 SF	\$296.02	0.13 AC	\$196,429	6.15%	7	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	<b>4221 E 60th St</b> Huntington Park, CA 90255	\$2,079,000	8,100 SF	\$256.67	0.21 AC	\$231,000	6.53%	9	07/30/2025
	<b>6501 Stafford Ave</b> Huntington Park, CA 90255	\$1,208,000	4,502 SF	\$268.33	0.18 AC	\$241,600	-	5	07/02/2025
	<b>4053 E 60th St</b> Huntington Park, CA 90255	\$1,900,000	6,154 SF	\$308.74	0.22 AC	\$237,500	6.01%	8	07/26/2025
	<b>6825 Albany St</b> Huntington Park, CA 90255	\$4,000,000	19,248 SF	\$207.81	0.28 AC	\$266,666	-	15	05/06/2025
	<b>7102 Malabar St</b> Huntington Park, CA 90255	\$2,700,000	8,608 SF	\$313.66	0.2 AC	\$192,857	-	14	08/26/2025
	<b>AVERAGES</b>	<b>\$2,377,400</b>	<b>9,322 SF</b>	<b>\$271.04</b>	<b>0.22 AC</b>	<b>\$233,924</b>	<b>6.27%</b>	<b>10</b>	<b>-</b>

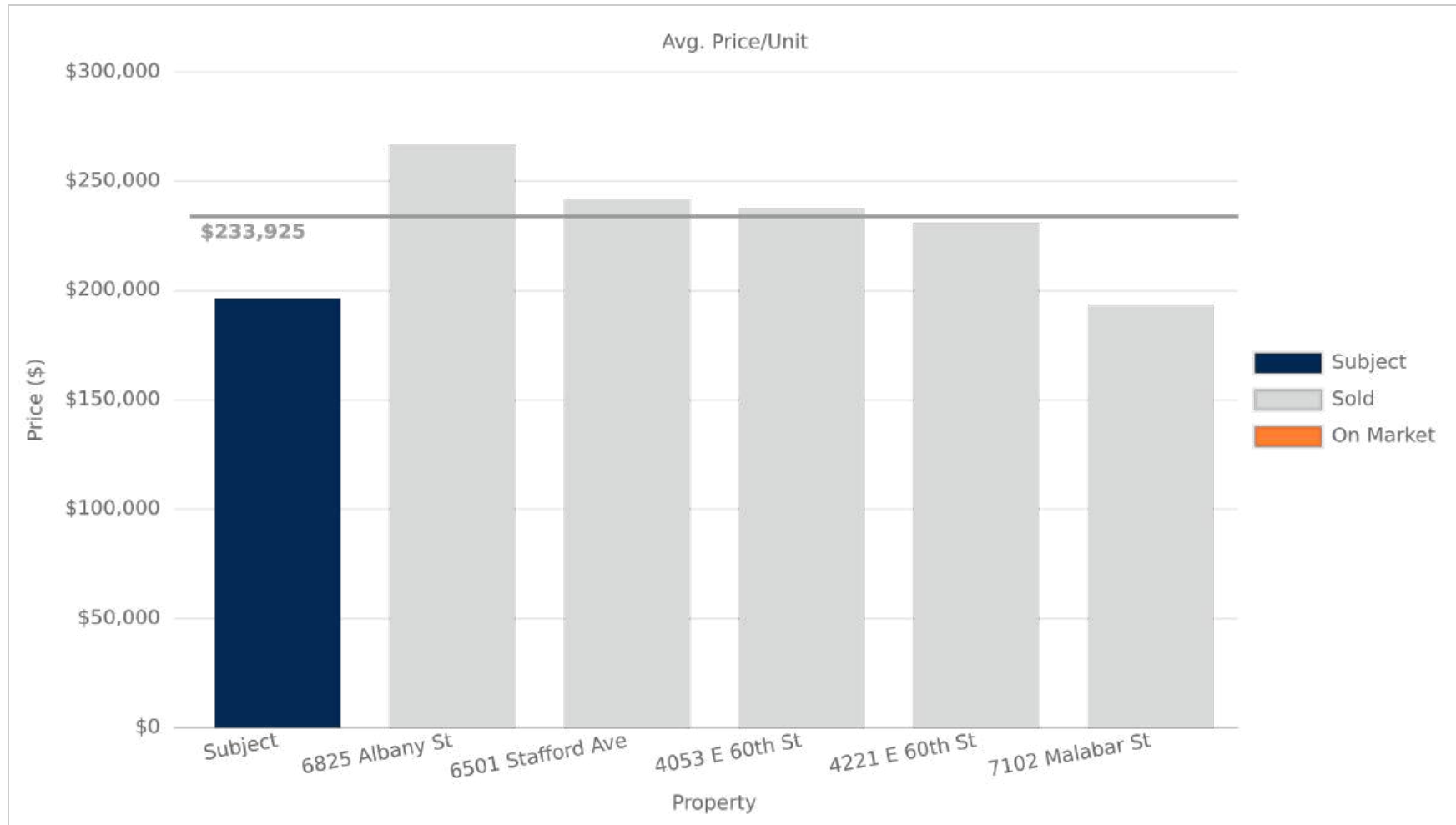
# 7512 CALIFORNIA AVE

## PRICE PER SF CHART



# 7512 CALIFORNIA AVE

## PRICE PER UNIT CHART



# 7512 CALIFORNIA AVE

SALE COMPS



**★ 7512 California Ave**  
Huntington Park, CA 90255

Listing Price:	\$1,375,000	Price/SF:	\$296.02
Property Type:	Multifamily	GRM:	10.42
NOI:	\$84,516	Cap Rate:	6.15%
Occupancy:	100%	Year Built:	1953
Number Of Units:	7	Lot Size:	0.13 Acres
Price/Unit:	\$196,429	Total SF:	4,645 SF



**▲ 4221 E 60th St**  
Huntington Park, CA 90255

Sale Price:	\$2,079,000	Price/SF:	\$256.67
Property Type:	Multifamily	GRM:	10.86
NOI:	-	Cap Rate:	6.53%
Year Built:	1964	COE:	07/30/2025
Number Of Units:	9	Lot Size:	0.21 Acres
Price/Unit:	\$231,000	Total SF:	8,100 SF

# 7512 CALIFORNIA AVE

SALE COMPS



**B** 6501 Stafford Ave  
Huntington Park, CA 90255

Sale Price:	\$1,208,000	Price/SF:	\$268.33
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Year Built:	1961	COE:	07/02/2025
Number Of Units:	5	Lot Size:	0.18 Acres
Price/Unit:	\$241,600	Total SF:	4,502 SF



**C** 4053 E 60th St  
Huntington Park, CA 90255

Sale Price:	\$1,900,000	Price/SF:	\$308.74
Property Type:	Multifamily	GRM:	11.9
NOI:	-	Cap Rate:	6.01%
Year Built:	1930	COE:	07/26/2025
Number Of Units:	8	Lot Size:	0.22 Acres
Price/Unit:	\$237,500	Total SF:	6,154 SF

# 7512 CALIFORNIA AVE

SALE COMPS



**D 6825 Albany St**  
Huntington Park, CA 90255

Sale Price:	\$4,000,000	Price/SF:	\$207.81
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Year Built:	1962	COE:	05/06/2025
Number Of Units:	15	Lot Size:	0.28 Acres
Price/Unit:	\$266,666	Total SF:	19,248 SF



**E 7102 Malabar St**  
Huntington Park, CA 90255

Sale Price:	\$2,700,000	Price/SF:	\$313.66
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Year Built:	1953	COE:	08/26/2025
Number Of Units:	14	Lot Size:	0.2 Acres
Price/Unit:	\$192,857	Total SF:	8,608 SF

7512 CALIFORNIA AVE

# EXCLUSIVELY LISTED BY

## **JONATHAN WEIR**

Senior Managing Director Investments  
South Bay  
Direct: 424.405.3855  
Jonathan.Weir@marcusmillichap.com  
CalDRE #02038545

## **COOPER TENDOESSCHATE**

Associate Investments  
South Bay  
Direct: 424.405.3874  
Cooper.Tendoesschate@marcusmillichap.com  
CalDRE #02235455

## **STEFAN IGNJATOVIC**

Associate Director Investments  
South Bay  
Direct: 424.405.3834  
Stefan.Ignjatovic@marcusmillichap.com  
CalDRE #02084397



**Marcus & Millichap**