

FOR SALE / 6-UNIT APARTMENT ON TWO LEGAL PARCELS

OFFERING PRICE

309 S. Del Mar Ave

San Gabriel, CA 91776 | Two parcels, common ownership | Zoned SLR3

\$2,300,000

\$383,333/unit | \$418/SF building
18.5 GRM current / 15.2 GRM pro forma



Property Summary

Units	6
Unit mix	6 x 2 Bed / 1 Bath
Year built	1978
Building area	5,500 SF
Combined land	9,885 SF
Zoning	SLR3
Parking	6 garages + 6 open (12 total)
Ratio	2.0 spaces per unit
Roof	Tile and flat
Cooling	Wall AC units
Laundry	On-site laundry room
Metering	Gas & electric separately metered
Occupancy	6 of 6, all month-to-month

Parcel Detail

APN	Land	Improvement
5362-026-018	6,520 SF	5,500 SF, 6 units, 1978
5362-026-019	3,365 SF	Garage structure, 6 spaces

Investment Highlights

- **All six units are month-to-month.** Every lease has expired, with long-term tenants in place. Rents run \$1,585 to \$1,950.
- **Twelve parking spaces for six units.** Six enclosed garages behind a gated entry plus six open stalls, a full two spaces per unit.
- **Two legal parcels, one transaction.** Held under common ownership since 1986.
- **Uniform 2 bed / 1 bath mix.** The deepest rental segment in the San Gabriel Valley, and the simplest to turn and re-lease.
- **1978 construction.** Post-1978 vintage sits outside the oldest rent control exposure. Buyer to confirm current AB 1482 and local ordinance treatment.

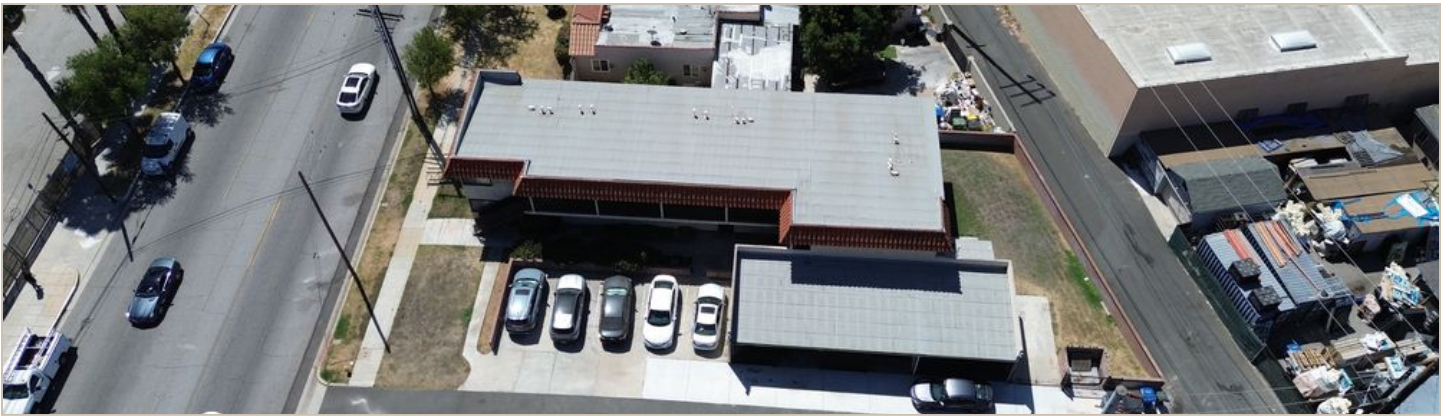
Rent Roll

Unit	Type	Current	Market
1	2/1	\$1,625	\$2,100
2	2/1	\$1,950	\$2,100
3	2/1	\$1,585	\$2,100
4	2/1	\$1,625	\$2,100
5	2/1	\$1,625	\$2,100
6	2/1	\$1,950	\$2,100
Monthly		\$10,360	\$12,600
Annual scheduled		\$124,320	\$151,200
GRM at \$2,300,000		18.5	15.2

Focus Property Services Inc.

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All information is from sources deemed reliable but is not guaranteed by broker. Square footage, lot size, year built, zoning, permitted use, parcel improvements, unit count, parking, and rents are approximate and have not been verified by broker. Buyer is advised to independently investigate and verify all information and to consult its own legal, tax, and land use advisors. Property is offered subject to prior sale, change of price, or withdrawal without notice.



Both parcels from above. The apartment building fronts Del Mar Avenue; the garage structure sits on the second parcel. Open parking runs between the two.



Building front. Six units over two levels, tile and flat roof, exterior stair to the upper walkway.



Six enclosed garages behind a gated entry, with individual tenant storage cabinets along the rear wall.



Rear elevation with the laundry room at left.



Del Mar Avenue looking east. Del Mar High School sits directly across the street; the block carries a mix of commercial and light industrial use.

Location

- Del Mar Avenue frontage, directly across from Del Mar High School.
- Within the Del Mar and Valley Boulevard commercial corridor, with neighboring commercial and light industrial use along the block and alley.
- Good Fortune Supermarket roughly 0.7 mile east on San Gabriel Boulevard.
- 99 Ranch Market and Hawaii Supermarket roughly 1.5 miles south in the Valley Boulevard corridor; San Gabriel Superstore and Shun Fat Supermarket roughly 2 miles southeast.
- Approximately 2 miles to the I-10 interchange at Del Mar Avenue, 3.5 miles to the 210, and 4 miles to the 60. Distances are approximate.

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