

# EXCLUSIVE LISTING

## 21306 - 21310 Arrow Hwy, Covina, CA

First Time for Sale Since 1975 (50 years)! 16-Unit Single Story Value-add Multifamily across from the City of Glendora, bordering San Dimas  
Over 8% Proforma CAP Rate, Centrally Located, Excellent Unit Mix, Large Lot, Overparked building (clear ADUs upside), Copper Plumbing



Subject Property:	21306 - 21310 Arrow Hwy Covina, CA
Price:	\$4,690,000
Price/Unit :	\$293,000
Price/SF:	\$314
Year Built:	1963
Building Size:	± 14,960 SF
Lot Size:	± 34,878 SF
APN:	8401-021-060
Zoning/Parking:	LCC4 / 24 Spaces
Unit Mix:	16 x 2B + 1B

### OFFERING HIGHLIGHTS

- First time offered for sale since 1975!
- A rare single story 16-unit nearby many amenities
- Strategic Covina Location, right across from City of Glendora, at the border of San Dimas, several blocks to Glendora Public Market and San Dimas Plaza, only minutes away to Azusa Pacific University, Citrus College, San Dimas Community Hospital, and much more!
- All tenants are on month-to-month agreement, providing an estimated ±97% rental upside! 2 owner's unit will be delivered vacant.
- Rare value-add deal with ±8.21% Proforma CAP Rate; Priced to Sell at reasonable Price per unit and Price per SF.
- Highly desirable single-story layout, Four fourplexes on a large lot
- Large 14,960 SF total building: large units (±935sf/unit), on a large 34,878 SF Lot.

- Excellent Unit Mix with ALL 2bedroom units
- Strategic location on Arrow HWY, but shielded from the traffic noise due to its lot placement (the property sits behind 2 commercial properties on Arrow Hwy)
- Adjacent and Across from To-Be-Built Residential developments
- Overparked building with 24 garage/carport spaces for 16 units. Clear ADUs upside potential (could possibly build 4 ADUs – buyer to verify)
- Two out of 4 buildings have newer roofs.
- Totaling ±34,878 SF Lot – Flexible LCC4/General Commercial zoning, providing future redevelopment potential
- Fully occupied with high occupancy history due to its central location and community curb appeal
- Excellent Demographics with \$133,566 AHH Income within a 1-mile radius

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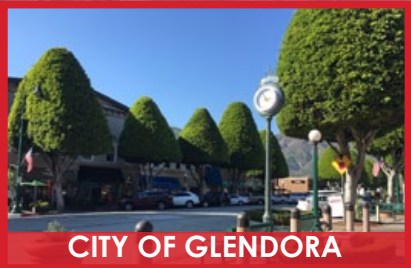
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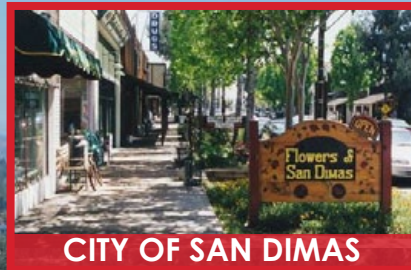


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CITY OF GLENDORA



CITY OF SAN DIMAS



GLENDORA COUNTRY CLUB

Future New Residential Development

New Residential Development

Future New Residential Development

Single Family Residential neighborhood



21306-21310 ARROW HWY

Driveway to #21310

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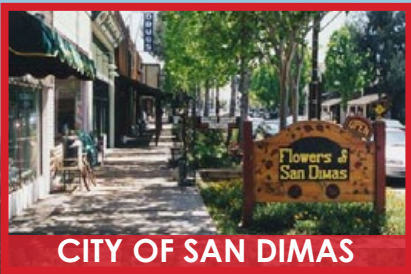
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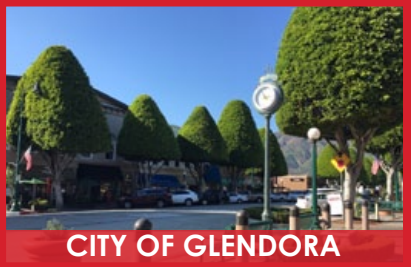


CITY OF SAN DIMAS



Frank G. Bonelli Regional Park

BONELLI PARK AREA



CITY OF GLENDORA

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New Residential Development



21306-21310 ARROW HWY

Single Family Residential neighborhood

Future New Residential Development

Future New Residential Development

Driveway to #21310

Driveway to #21306

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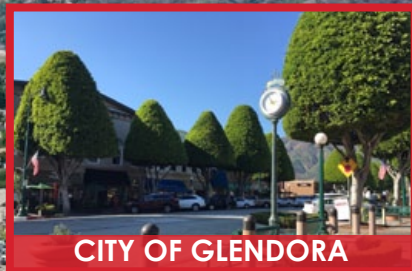
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GLENDORA PUBLIC MARKET



CITRUS COLLEGE



CITY OF GLENDORA



GLENDORA ARBORETUM



21306-21310 ARROW HWY

Future New Residential Development

Driveway to #21306

Driveway to #21310

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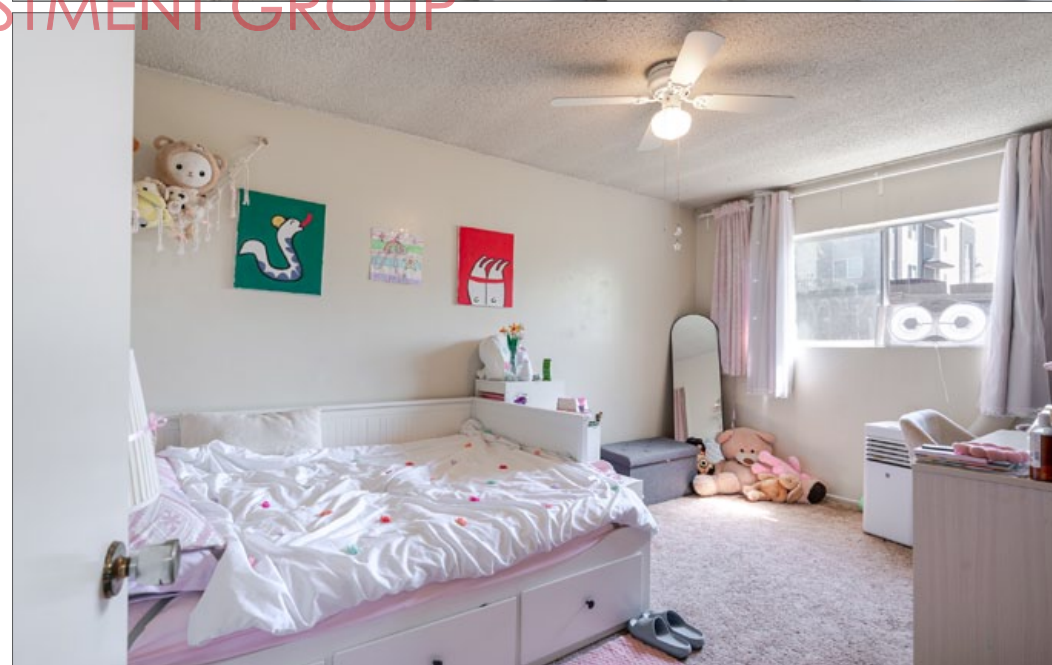
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