



OFFERING MEMORANDUM

# 7512 CALIFORNIA AVE

Huntington Park, CA 90255

Marcus & Millichap

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7512 CALIFORNIA AVE

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# TABLE OF CONTENTS

**5** EXECUTIVE SUMMARY

**8** PROPERTY INFORMATION

**20** FINANCIAL ANALYSIS

**24** SALE COMPARABLES



# 01



## EXECUTIVE SUMMARY

Offering Summary  
Investment Highlights

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# OFFERING SUMMARY

7512 CALIFORNIA AVE



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



Cap Rate  
**6.15%**



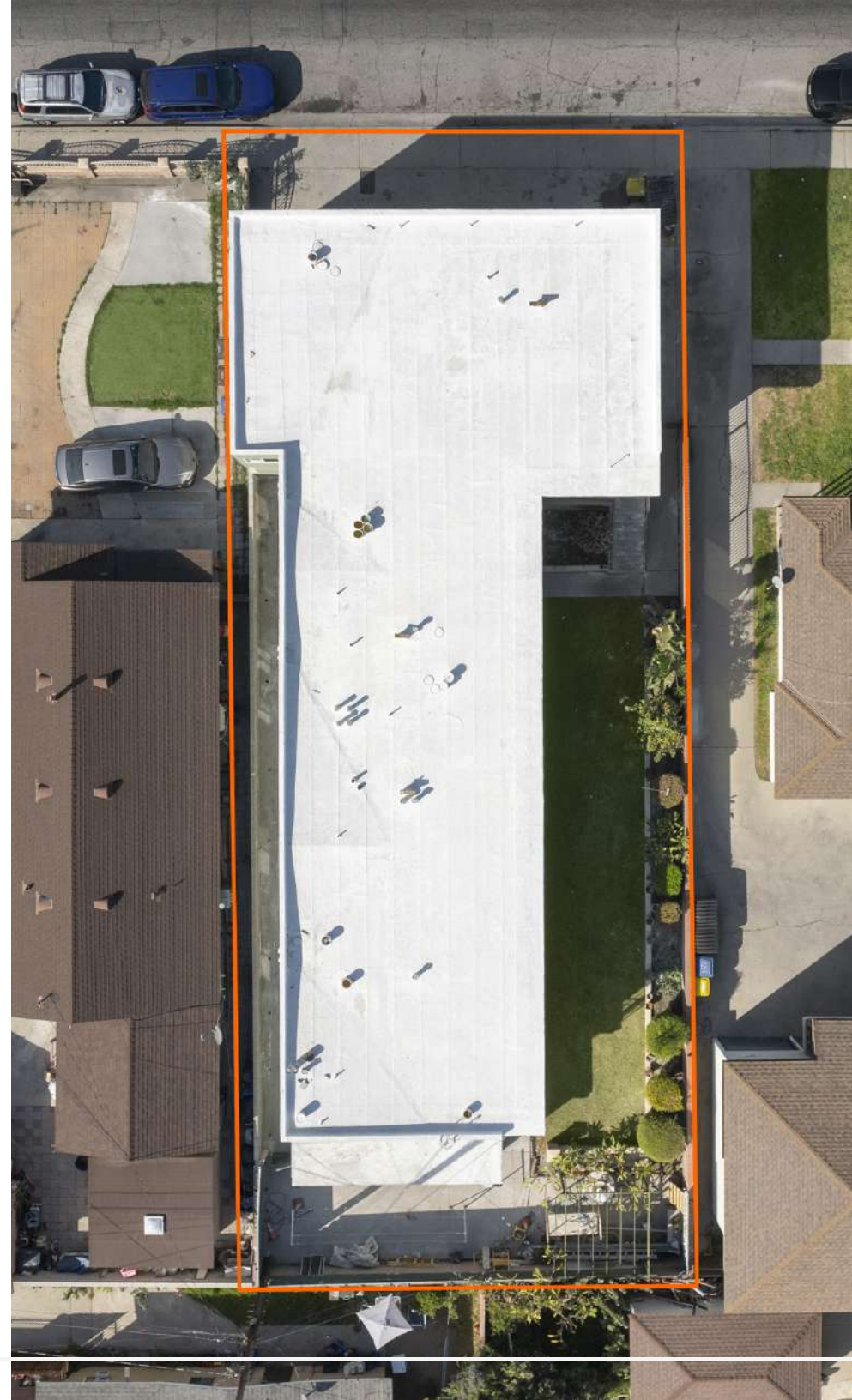
# of Units  
**7**

## 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

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## 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

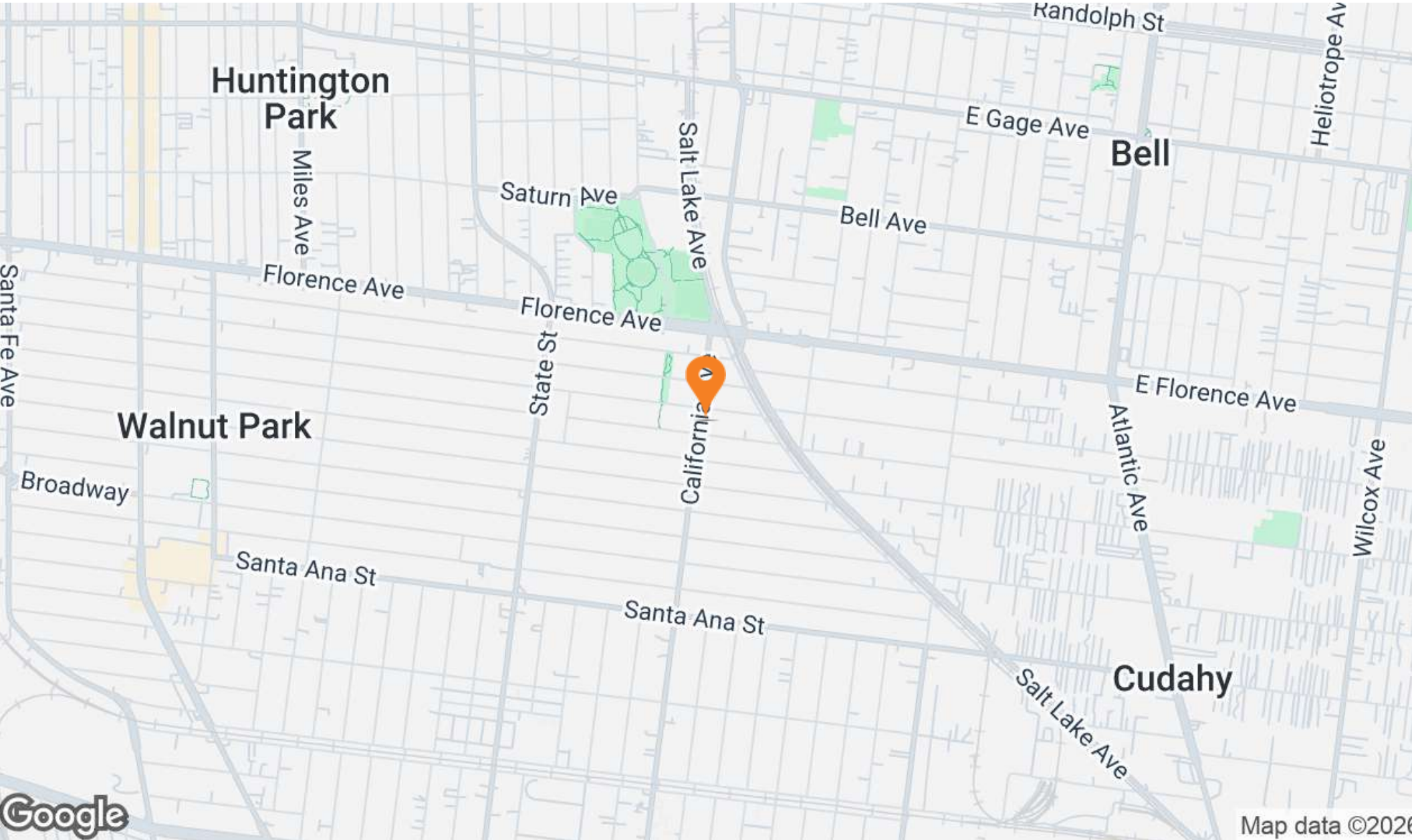
## PROPERTY INFORMATION

Regional Map  
Local Map

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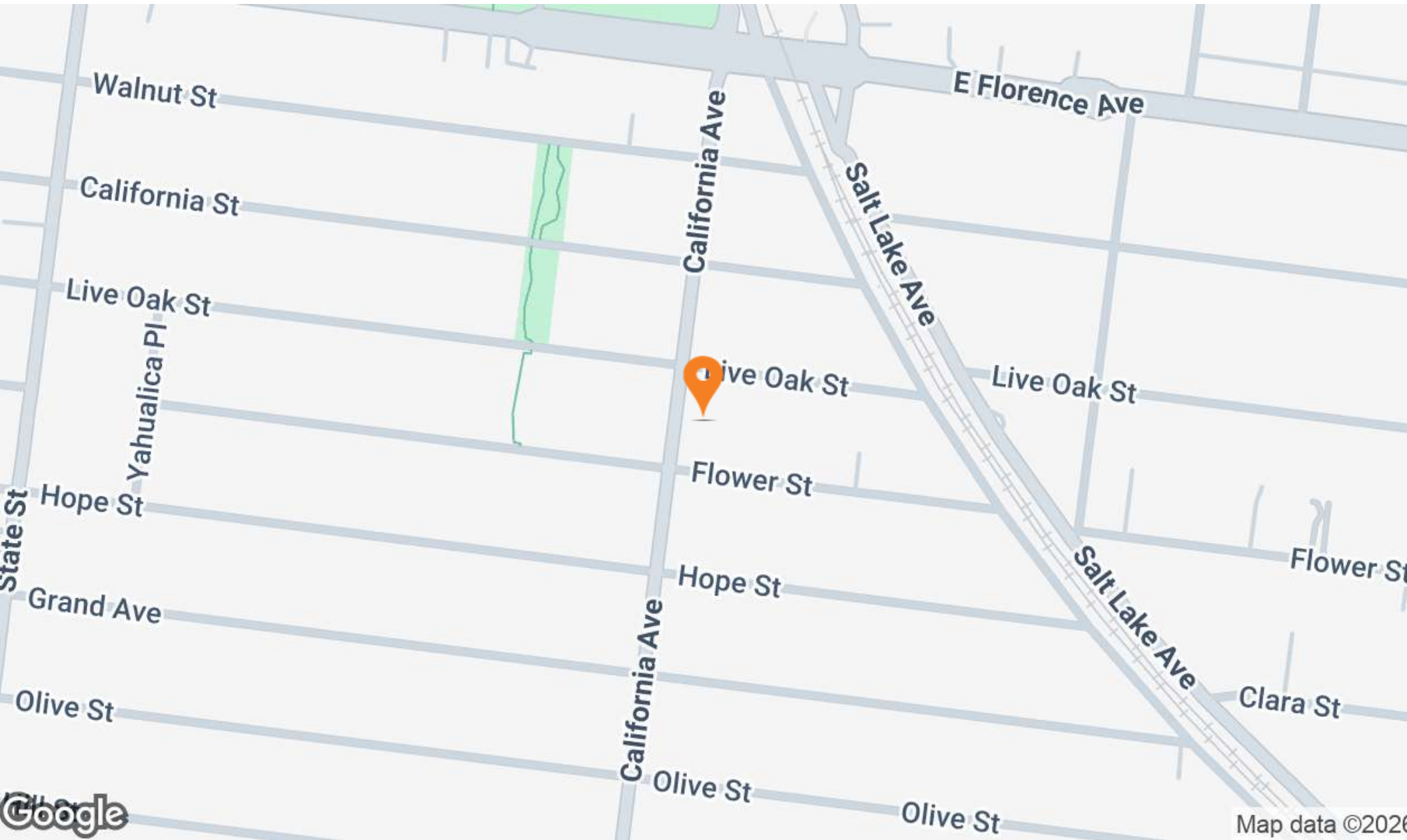
# 7512 CALIFORNIA AVE

REGIONAL MAP



# 7512 CALIFORNIA AVE

LOCAL MAP



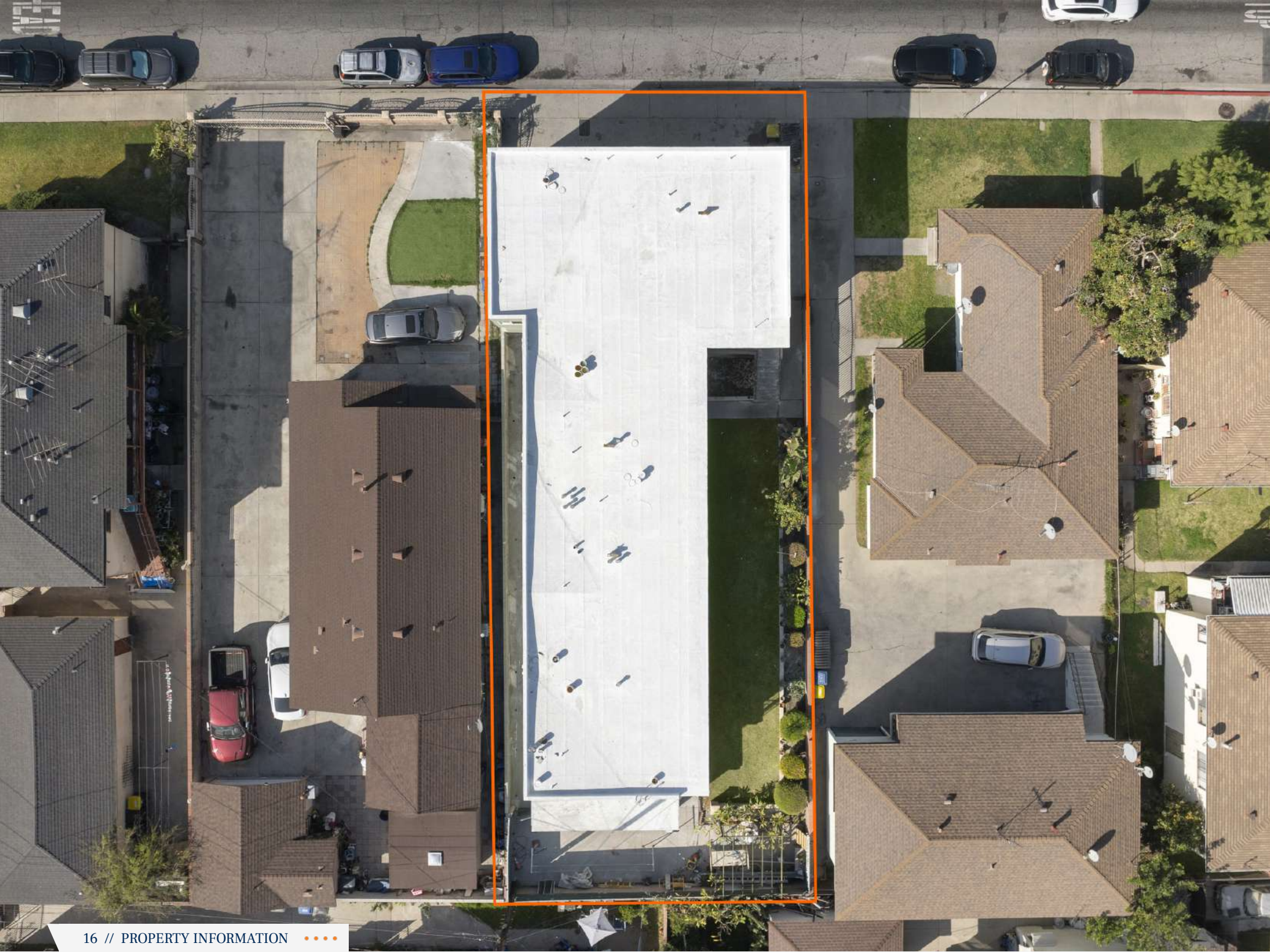


















SECTION 3

# 03

## FINANCIAL ANALYSIS

Financial Details

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# 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

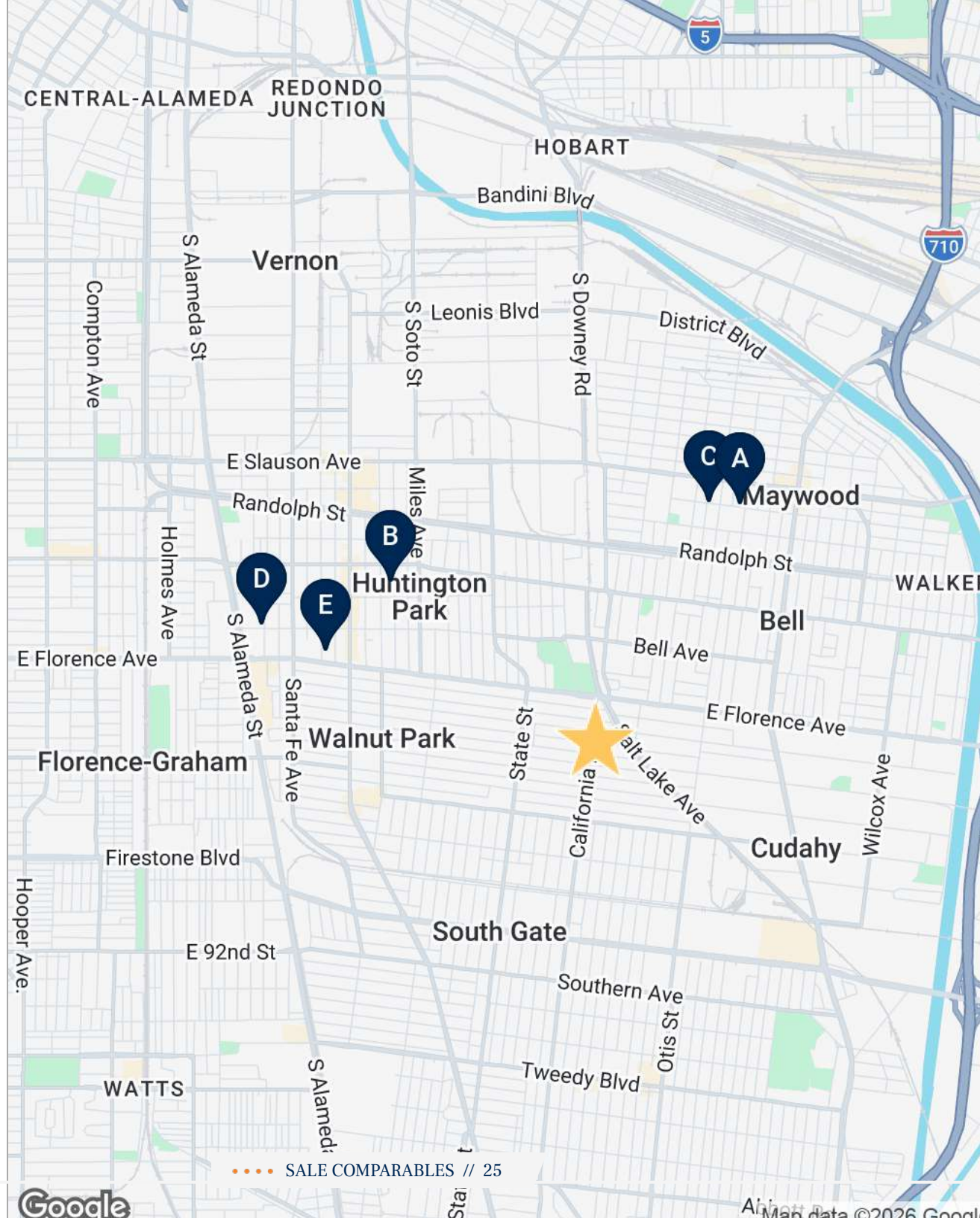
## SALE COMPARABLES

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

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# 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



SALE COMPARABLES // 25

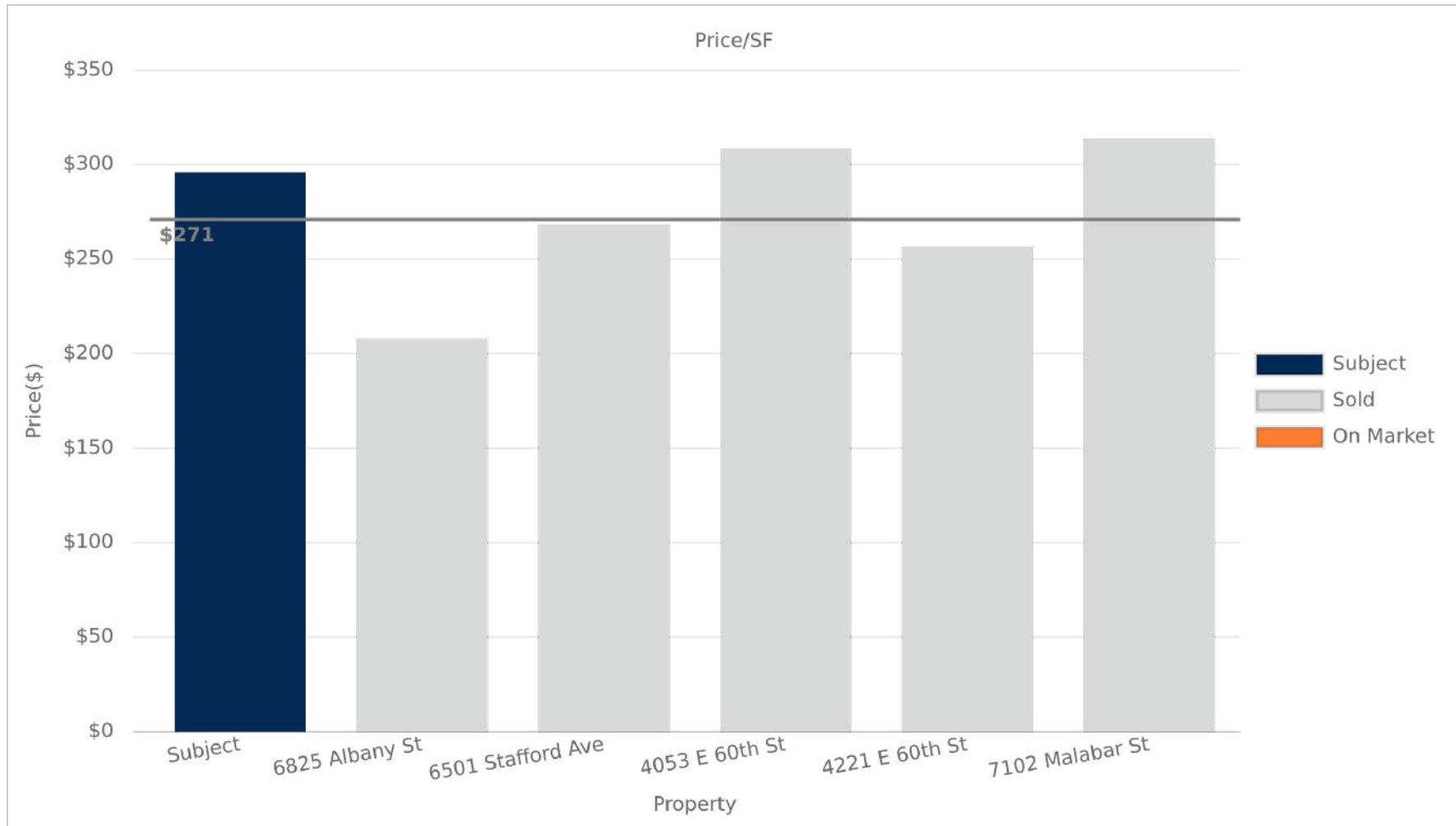
# 7512 CALIFORNIA AVE

## 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>

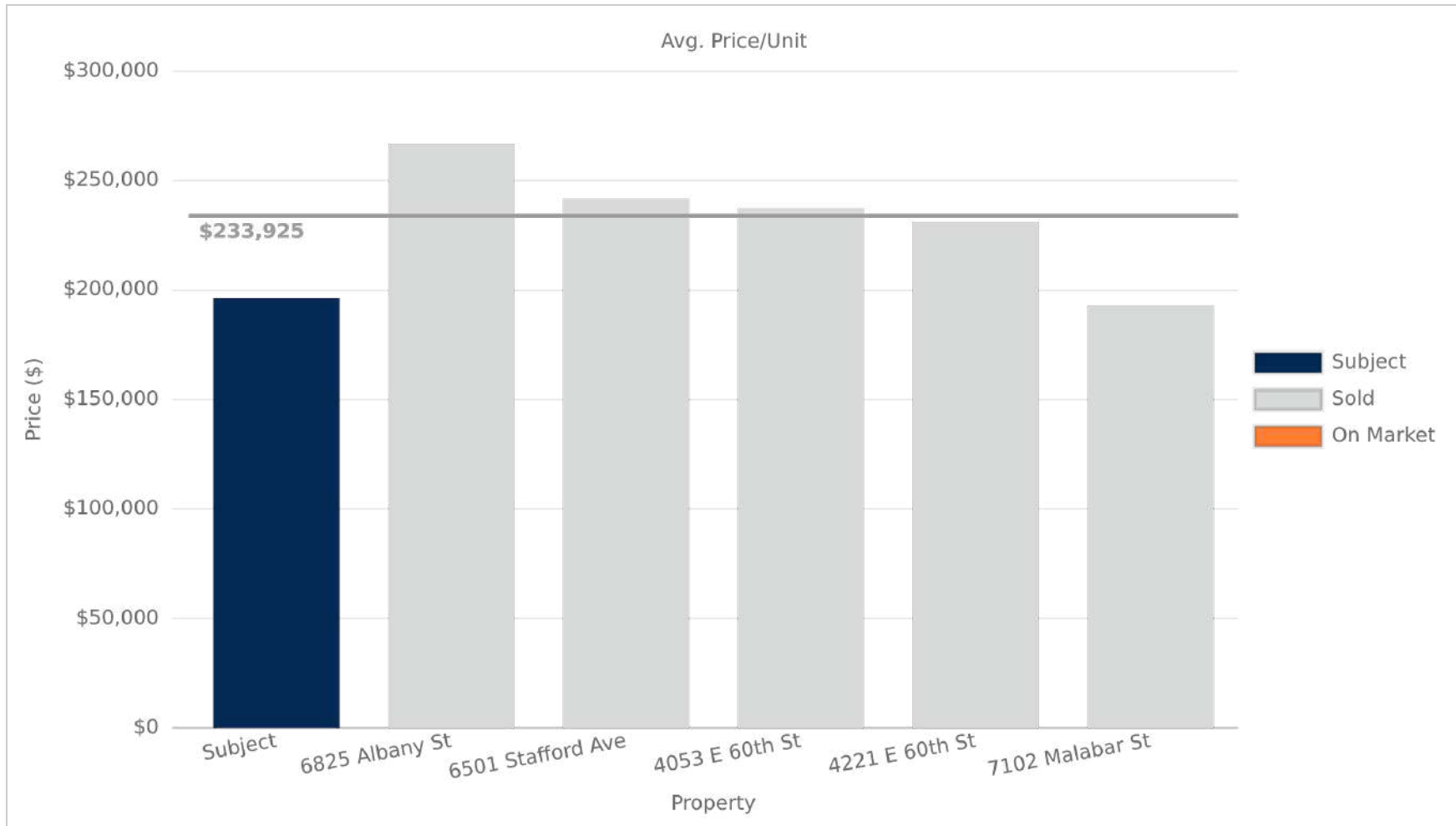
# 7512 CALIFORNIA AVE

## 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

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