
Offering Memorandum

700 W 2nd Street, Azusa, CA 91702



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Active • Single Family Residence

700 W 2nd St Azusa 91702

6 units • \$583,333/unit • **10,220 sqft** • **41,700 sqft lot** • **\$342.47/sqft** • **Built in 1987**

\$3,500,000

0 days active in MLS

Listing ID: CV26090949



Welcome to 700 W 2nd St in Azusa—a truly rare and exciting investment opportunity, offered for the first time since 1987. This one-of-a-kind property features six well-appointed residences, each offering 3 bedrooms and 2.5 bathrooms, thoughtfully arranged on a private street for added privacy and charm. The community includes four spacious two-story homes and two desirable single-story homes, all meticulously maintained and showcasing pride of ownership throughout. Recent improvements add even more value, including new roofs on two of the homes and beautifully remodeled upstairs bathrooms in home #6, blending modern updates with the property’s already well-kept condition. Situated on an expansive lot, the property presents incredible upside potential with opportunities to subdivide, expand, or enhance income streams. There’s ample room for RV parking, additional storage, or the possible addition of an ADU, making it an ideal option for investors looking to maximize returns. Tenants enjoy a highly convenient central location with easy access to major freeways and are just a short drive from Downtown Los Angeles, Dodger Stadium, SoFi Stadium, Disneyland, and more. The property is also near Azusa Pacific University and neighboring Glendora, home to Citrus College, further enhancing its long-term rental appeal. Whether you’re seeking a strong income-producing asset or a versatile multi-generational living setup, this property offers endless possibilities. Opportunities like this are few and far between—don’t miss your chance to own a standout asset in the heart of Azusa.

DETAILS

- Listed On 04/28/2026
- Levels: One, Two
- 6 buildings total
- Standard, Trust sale
- 17 Total parking spaces
- \$243696 Gross Scheduled Income
- \$50098 Total annual expenses
- \$192321 Net Operating Income
- 6 electric meters available
- Cooling: Central Air
- Heating: Central
- \$2,240 (Estimated)
- SellerConsiderConcessionYN:
- 6 gas meters available
- 6 water meters available

Presented By

Jill Gutierrez

State License #: 01942273

Cell Phone: 626-629-8727

RE/MAX MASTERS REALTY

State License #: 01064901

1030 Bonita Avenue

La Verne, 91750



City Profile

City Overview:

Azusa, located in the San Gabriel Valley, offers a blend of suburban tranquility and proximity to major metropolitan areas. The City of Azusa was founded in 1887 and incorporated as a general law city on December 29, 1898. The City is located in the County of Los Angeles, situated 27 miles northeast of the City of Los Angeles, and nestled against the San Gabriel Mountain foothills. The City of Azusa encompasses 9.13 square miles and has a population of approximately 45,000. Educational facilities include 9 public elementary / middle schools, 2 public high schools, 1 private school, and 1 private university.

Neighborhood:

700 W 2nd St is situated in a residential neighborhood. The property benefits from major highways, retail centers, colleges, etc.

Accessibility:

- **Nearest Freeway:** 210
- **Public Transportation:** Gold Line access nearby
- **Nearby Landmarks:** Azusa Pacific University



THE CANYON CITY

AZUSA | CA

Operating Statement

Analysis:

Gross Scheduled Inc: 243696 ?	Gross Spendable Inc: ? ?	Improvements Amt: \$? / ? ? %
Vacancy Allow: \$? / ? ? %	Loan Payment: ? ?	Land Value: \$? / ? ? %
Gross Operating Inc: ? ?	Gross Multiplier: ? ? x Gross	Personal Prop Amt: \$? / ? ? %
Operating Exp: \$ 56619 ? / ? ? %	Cap Rate: 4.9 ? %	
Net Operating Inc: 192321 ?		

Income Information:

# of Rented Garages: 0 ?	Laundry Income: 0 ?	Other Income 1: ? ?
Garage Rental Rate: ? ?	Laundry Equipment Own Lease: ? ?	Other Income 2: ? ?
Garage Income: ? ?		
Gross Income: 248940 ?	Other Income Description: ?	

Annual Operating Expense:

Cable TV: ? ?	Licenses: ? ?	Security: ? ?
Electric: ? ?	Maintenance: 1300 ? ? %	Trash: 5760 ? ?
Furniture Replacement: ? ?	New Taxes: ? ?	Water/Sewer: ? ?
Gardener: 7920 ? ?	Pest Control: ? ?	Workers Comp: ? ?
Fuel: ? ?	Pool: ? ?	Pro Management: 0 ? ?
Insurance: 17763 ? ?	Supplies: ? ?	
Other Expense : 23576 ?	Other Expense Description: prop tax ?	Total Expenses: 56619 ?

Rent Roll

Unit #	Unit Type	Current Rent	Market Rent
1	3 beds/2.5 baths	\$3,305	\$3500
2	3 beds/2.5 baths	\$3600	\$3600
3	3 beds/2.5 baths	\$3550	\$3600
4	3 beds/2.5 baths	\$3119	\$3500
5	3 beds/2.5 baths	\$2934	\$3200
6	3 beds/2.5 baths	\$3800	\$3800

Seller's Current Expenses

Operating Expenses	Yearly Recurring Expense	
Property Taxes	\$23,576.00	
Property Insurance	\$13,888.00	
Earthquake Insurance	\$3,875.00	
Trash Expense - Athens	\$5,760.00	
Gardening Services	\$7,920.00	
Tree Trimming Services	\$700.00	
Sewer Maintenance	\$900.00	
Total Recurring Expenses	\$56,619.00	
Income 6-1-2026	\$248,940.00	
Operating Expense	-\$56,619.00	
Net Operating Income	\$192,321.00	

Contact Info



Jill Gutierrez
RE/MAX Masters
M: 626-629-8727
E: jillpeterson@remax.net
LIC #01942273



Mark Peterson
RE/MAX Masters
M: 626-253-2202
E: markpeterson@remax.et
LIC #00886538