



3723 Artesia
Torrance, CA 90504
OFFERING MEMORANDUM



EXCLUSIVELY PRESENTED BY:

Raymond Lau

Agent

Mobile: 3102942134

RayLauHomes@gmail.com

License #: 02096331

3723 ARTESIA
TORRANCE, CA 90504

Keller Williams Palos Verdes
550 Silver Spur Road #310
Rancho Palos Verdes, CA 90275
Office: 3105446100





3723 ARTESIA BLVD

This is an aerial photograph of a densely populated residential neighborhood. The houses are mostly single-story bungalow-style homes with various roof colors (brown, grey, blue). A red outline highlights a specific property, which is a two-story house with a light-colored roof and tan walls. The property is located on a street that runs horizontally across the lower half of the image. Several cars are parked along the street in front of the highlighted property. The background shows a vast expanse of similar housing stretching towards the horizon under a blue sky with scattered clouds.

PROPERTY SUMMARY

Offering Price	\$2,150,000.00
Building SqFt	4,963 SqFt
Lot Size (acres)	0.14
Levels	2
Units	5.00
Year Built	1958
Subdivision Name	LA FRESA TR
County	Los Angeles
Parcel ID / APN	4087-015-027

INVESTMENT SUMMARY

Prime 5-Unit Apartment Building in North Torrance – High Yield Investment Opportunity

Introducing a rare multi-family investment opportunity in the heart of North Torrance. This well-maintained 5-unit apartment building features a desirable unit mix of (3) spacious 3-bedroom/2-bath units and (2) 1-bedroom/1-bath units, totaling 4,963 sq ft of living space on a 6,258 sq ft lot.



3723 ARTESIA

INVESTMENT HIGHLIGHTS

- Currently generating over \$12,826 in consistent monthly rental income, this property offers a strong CAP rate with significant upside potential. Located within the Torrance Unified School District, this asset is highly attractive to long-term tenants and families.
- All 5 units have been remodeled and professionally managed
- Qualified and long term tenants
- No local rent control
- 5.95 Current Cap Rate
- 10 On-site parking spaces

3723 ARTESIA BLVD



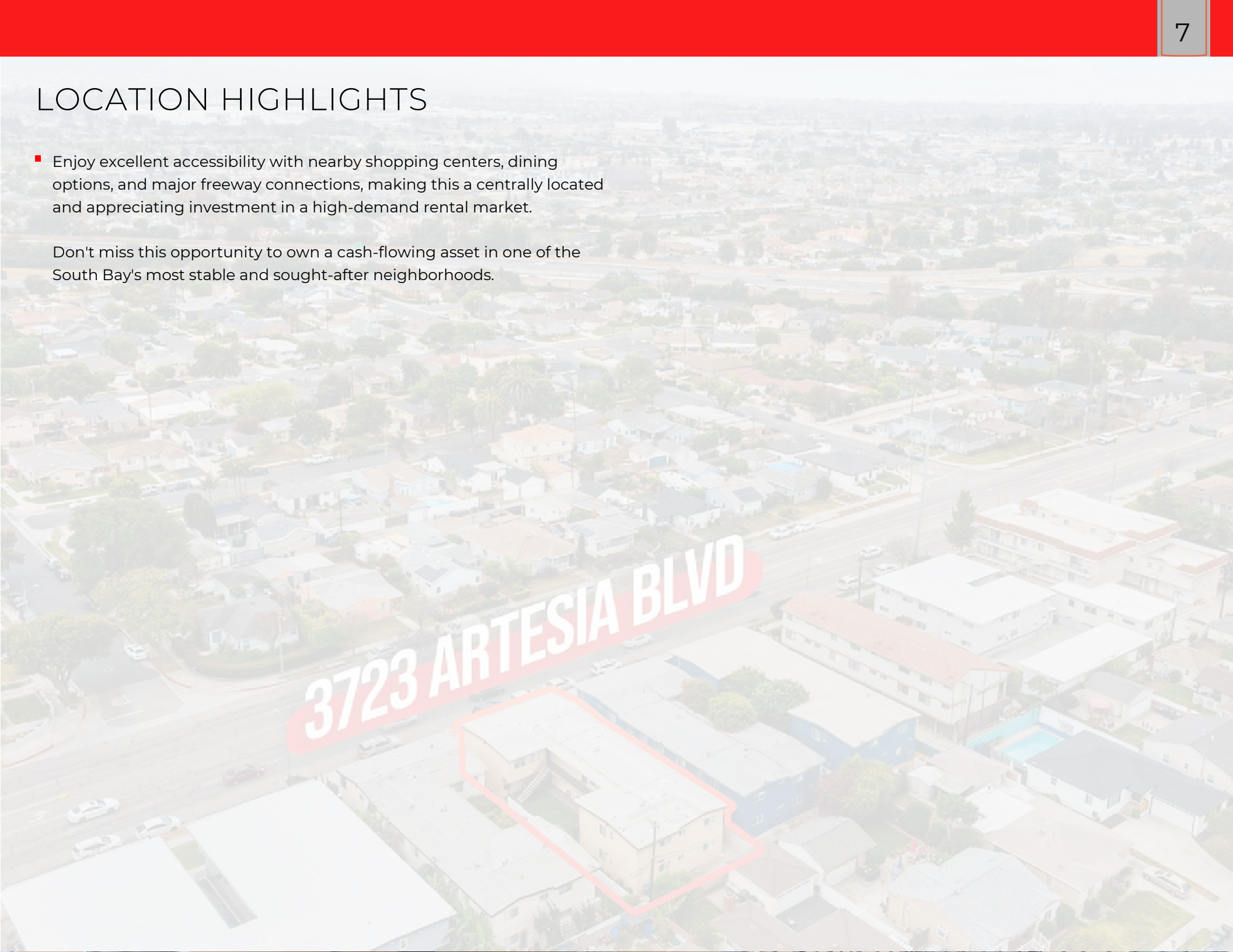


3723

LOCATION HIGHLIGHTS

- Enjoy excellent accessibility with nearby shopping centers, dining options, and major freeway connections, making this a centrally located and appreciating investment in a high-demand rental market.

Don't miss this opportunity to own a cash-flowing asset in one of the South Bay's most stable and sought-after neighborhoods.



3723 ARTESIA BLVD



SALES COMPARABLES

Ladeene

21007 Ladeene Ave

Torrance, California 90503



The fourplex comprises four spacious units with a total of 4,271 square feet of living space. The units include a 3 bed, 2 bath; a 2 bed, 2 bath; a 2 bed, 1 bath; and a 1 bed, 1 bath, providing comfortable living spaces ideal for families, professionals, and individuals alike. The property sits on a generous 6,500 square foot lot, featuring a well-kept front yard and a private backyard area perfe

Redondo Beach

3636 Redondo Beach Blvd

Torrance, California 90504



3636 Redondo Beach Blvd, this quadplex features a well-balanced unit mix with (3) three 2+2 units and (1) one 3+2 unit. One of the 2-bedroom units is currently vacant, providing immediate leasing or occupancy potential.

Price	\$1,950,000.00
Sale Date	08/26/2024
Cap Rate%	5.30
Building Size	4,271 Sqft
Lot Size	6,303
Number of Units	4.00
Occupancy %	100.00
Market Rent (PSF)	\$8,983.00

Price	\$1,750,000.00
Sale Date	10/24/2024
Net Operating Income	\$94,739.00
Building Size	4,672 Sqft
Lot Size	5,335 Sqft
Number of Units	4.00
Occupancy %	100.00

SALES COMPARABLES

Crenshaw

17901 Crenshaw Blvd

Torrance, California 90504



7-unit apartment community located in the heart of North Torrance. This asset includes six (6) 1-Bed/1-Bath units and one (1) 3-bed/2-bath unit. Front unit enjoys a large fenced in yard with a beautiful lawn and new patio, and the 3-bedroom includes washer-dryer as well

227th

1556 W 227th Street

Torrance, California 90501



1556 W 227th St. Apartments is a well maintained 6-unit multifamily property. It has a large building size of 4,241 SF which translates to a spacious ±700sf average unit size and situated on 7,198 SF R3 lot. It offers an excellent unit mix with 1 x large 2-bedroom+2-bathroom, 1 x large 2-bedroom+1-bathroom and 4 x 1-bedroom+1-bathroom units.

Price	\$3,075,000.00
Sale Date	04/29/2025
Cap Rate%	5.01
Net Operating Income	\$147,801.00
Building Size	4,888 Sqft
Lot Size	5,535 Sqft
Number of Units	7.00
Occupancy %	100.00

Price	\$1,725,000.00
Sale Date	04/29/2025
Cap Rate%	5.29
Building Size	4,241 Sqft
Lot Size	7,198 Sqft
Number of Units	6.00

SALES COMPARABLES

209th

1620 W 209th

Torrance, California 90501



This exquisite 8 unit multifamily building comprised of 5, 3 bedroom x 2 bathroom units with 3, 2 bedroom x 2 bathroom units. Amenities include gated access, onsite laundry, covered and uncovered parking (16 parking spaces in total) on-site laundry, security doors, and private balconies with select units.

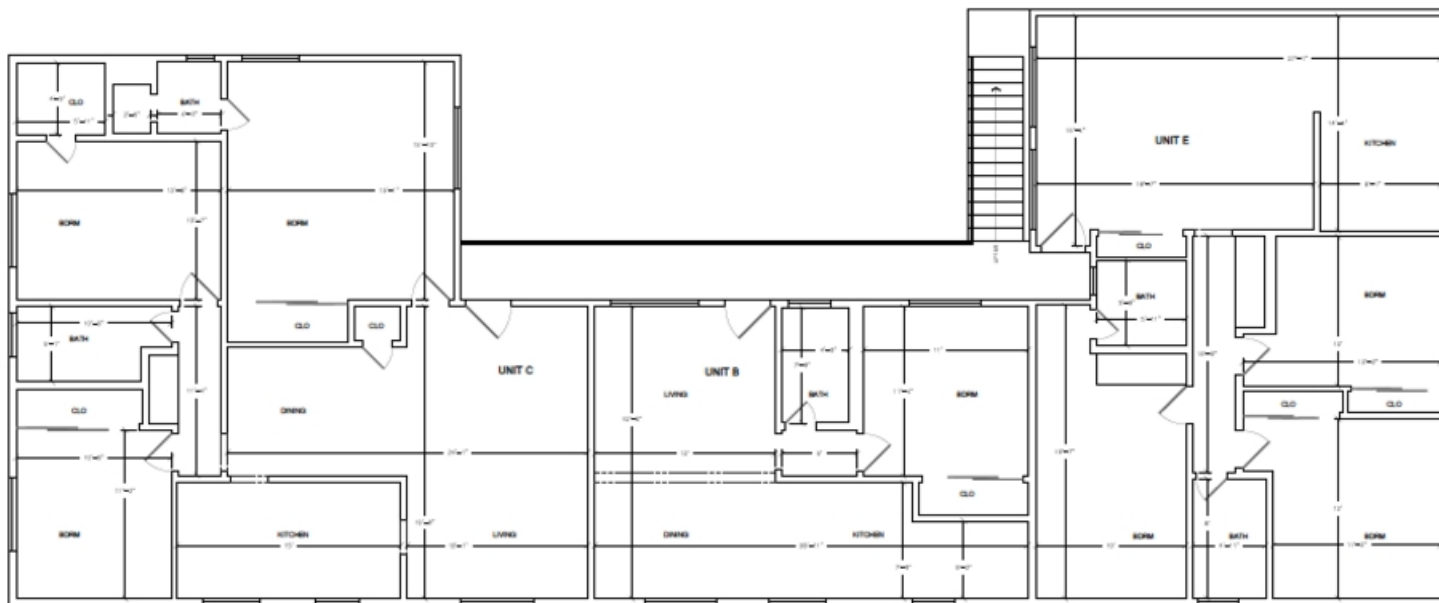
Price	\$2,600,000.00
Sale Date	07/15/2024
Cap Rate%	5.35
Net Operating Income	\$139,318.00
Building Size	7,681 Sqft
Lot Size	11,326
Number of Units	8.00

3723 ARTESIA BLVD

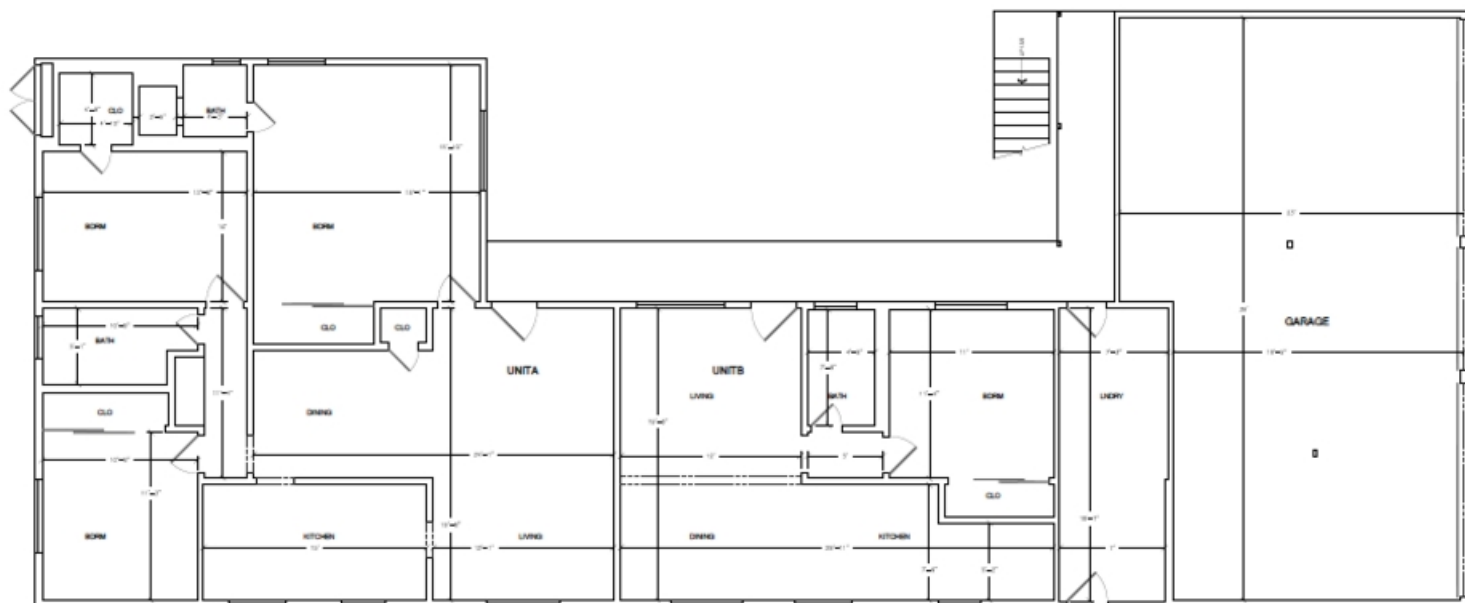
RENT ROLL

3723 Artesia Blvd, Torrance CA 90504

	<u>Move In</u>	<u>Rent</u>
Unit A	Dec 15 th 2017	\$2761
Unit B	Dec 1 st 2017	\$1756
Unit C	Nov 20 th 2017	\$2761
Unit D	Aug 1 st 2024	\$2298
Unit E	July 15 th 2026	\$3250
Total 5 Units		\$12,826/Month



② EXISTING SECOND LEVEL FLOOR PLAN
2,880 SQFT (SQFT MEASURED AREA)
22,800 SQFT (SQFT MEASURED EXTERIOR SURFACES)

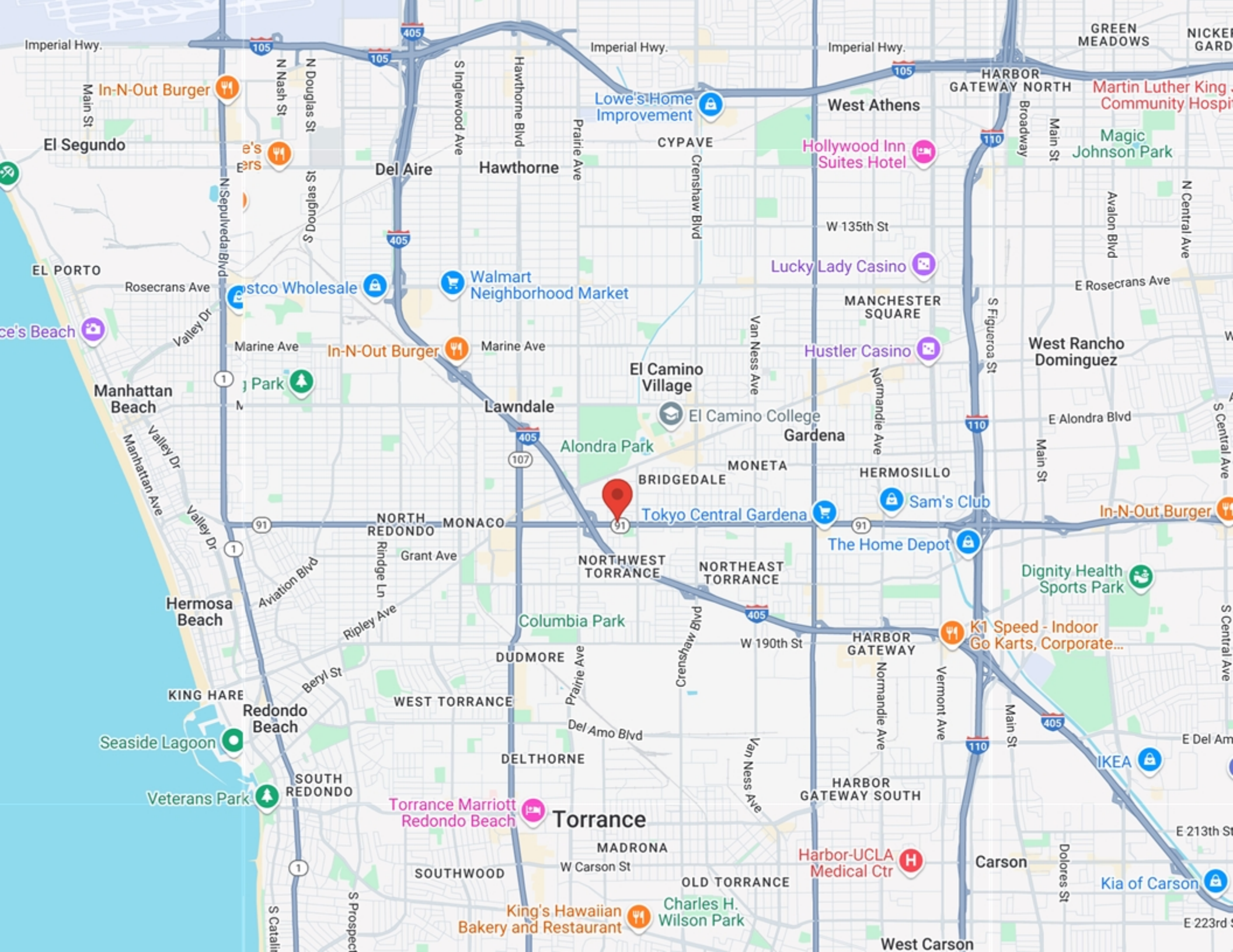


① EXISTING ENTRY LEVEL FLOOR PLAN
3,974 SQFT (SQFT MEASURED AREA)
27,100 SQFT (SQFT MEASURED EXTERIOR SURFACES)



3723 ARTESIA BLVD







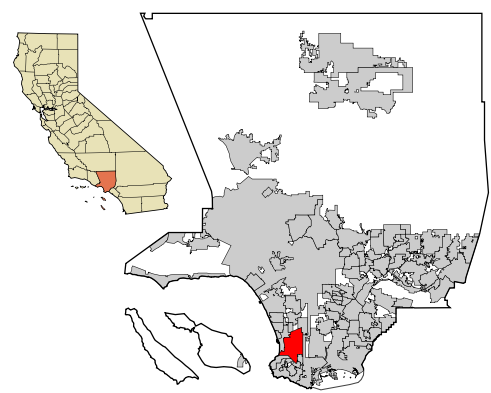


ABOUT TORRANCE

Torrance is a dynamic city situated in the South Bay region of Los Angeles County, California. With a population of approximately 148,000 residents, it is a bustling community known for its diverse neighborhoods and thriving economy.

One of the highlights of Torrance is its excellent school system. The city is home to several top-rated public and private schools, providing residents with quality education options for their children. Additionally, Torrance is known for its safe neighborhoods and strong sense of community, making it an inviting place to raise a family.

With its close proximity to beautiful beaches such as Redondo Beach and Hermosa Beach, Torrance offers residents easy access to the stunning Southern California coastline. Outdoor enthusiasts can enjoy a variety of water activities, including swimming, surfing, and sunbathing, while enjoying breathtaking views of the Pacific Ocean.



CITY OF TORRANCE	
Incorporated	5/11/1921
AREA	
City	20.5 sq mi
Land	20.5 sq mi
Elevation	89 ft
POPULATION	
Rank	8
Density	auto sq mi

CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from KELLER WILLIAMS PALOS VERDES and it should not be made available to any other person or entity without the written consent of KELLER WILLIAMS PALOS VERDES.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to KELLER WILLIAMS PALOS VERDES. This offering memorandum has been prepared to provide summary, unverified financial and physical 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. KELLER WILLIAMS PALOS VERDES 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 of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or 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 offering memorandum has been obtained from sources we believe reliable; however, KELLER WILLIAMS PALOS VERDES has not verified, and will not verify, any of the information contained herein, nor has KELLER WILLIAMS PALOS VERDES 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE KELLER WILLIAMS PALOS VERDES
ADVISOR FOR MORE DETAILS.**

EXCLUSIVELY PRESENTED BY:

Raymond Lau

Agent

Mobile: 3102942134

RayLauHomes@gmail.com

License #: 02096331

Keller Williams Palos Verdes
550 Silver Spur Road #310
Rancho Palos Verdes, CA 90275
Office: 3105446100