

4-UNIT CONDO COMPLEX – ARCADIA, CA

1033 LA CADENA AVE | ARCADIA, CA 91007



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ROB ZAHARIA

D. 310.878.6922
M. 310.650.3510
rzaharia@naicapital.com
Cal DRE Lic. #01404426

TIM STEUERNOL

D. 310.878.6892
M. 310.406.9110
tsteuernol@naicapital.com
Cal DRE Lic. #01742766

MADELINE SISSON

D. 310.878.6936
M. 269.370.7040
tsteuernol@naicapital.com
Cal DRE Lic. #02434910

NAI CAPITAL COMMERCIAL

11150 Santa Monica Blvd.
Suite #1550
Los Angeles, CA 90025
310.806.6100

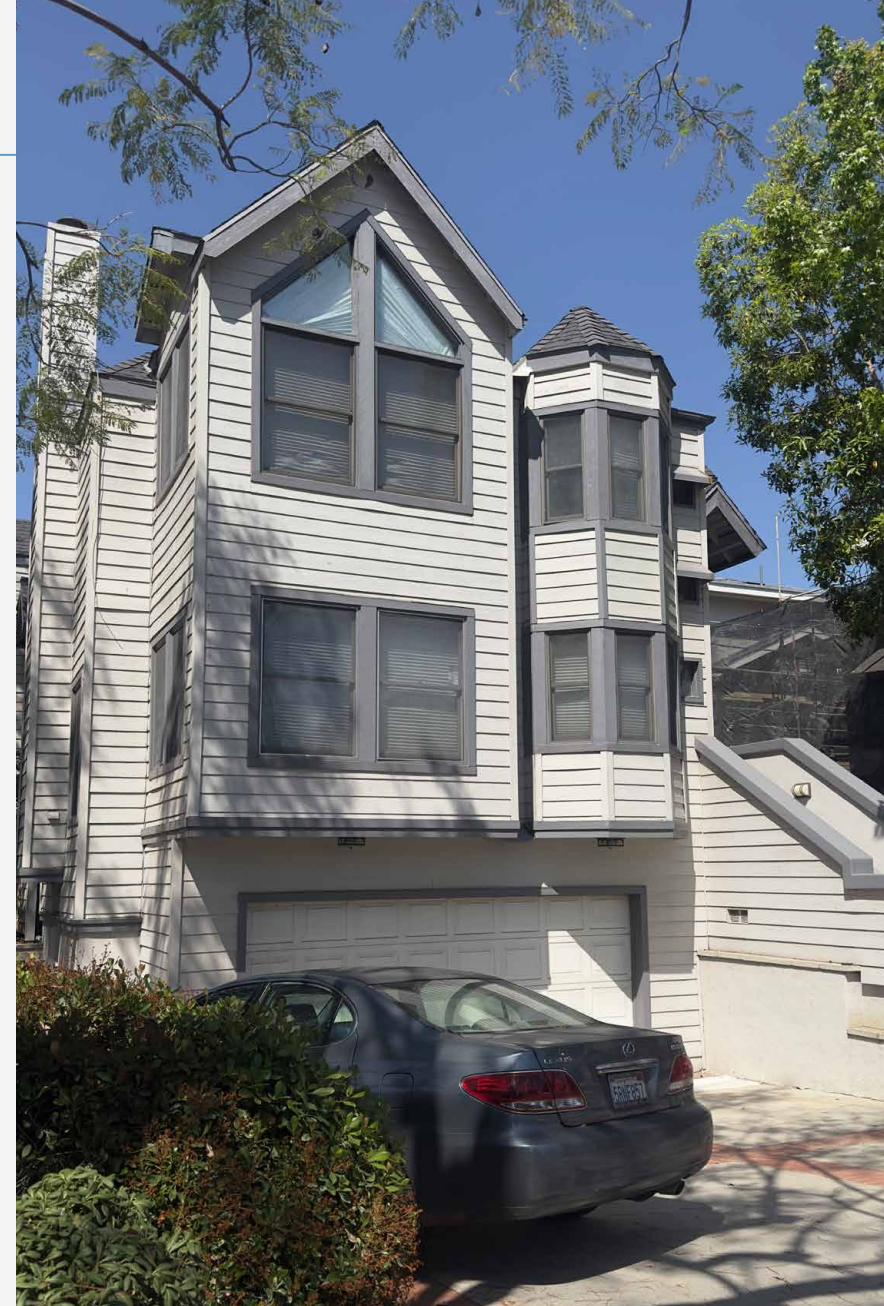
PROPERTY OVERVIEW

WELCOME TO 1033 LA CADENA AVENUE — a four-unit condo community nestled in the heart of one of Southern California's most desirable cities. Each of the four residences offers a spacious 3-bedroom, 3-bathroom floor plan with generous living areas ranging from 1,475 to 1,664 square feet with two-car garages and surface parking, making these among the largest condominium units available in Arcadia at this price point.

Built in 1990, the complex sits on a generous 10,297-square-foot lot on La Cadena Avenue — a quiet, tree-lined residential street that balances neighborhood tranquility with exceptional proximity to Arcadia's best amenities. Residents enjoy walkable access to the Westfield Santa Anita mall, the iconic Santa Anita Park racetrack, top-rated Arcadia Unified schools, and the vibrant dining and retail corridor along Huntington Drive and Baldwin Avenue.

What makes this offering truly exceptional is its structure: all four condominiums are individually parceled with separate Assessor Parcel Numbers — a configuration that has already cleared the most complex and costly step of a condo conversion. The property is currently operated as a single apartment-building entity, meaning a new buyer has the flexibility to continue as a rental portfolio or establish a formal HOA and sell units individually without the need for further subdivision or entitlement work.

The property is offered as a fully assembled four-pack — a rare configuration in a city where individual condo inventory is tightly held and demand from Arcadia Unified School District families remains relentlessly strong. Whether the buyer intends to hold all four as a rental portfolio, occupy one unit and lease the others, or complete a thoughtful renovation and sell individually, 1033 La Cadena presents a flexible, high-conviction opportunity in one of the San Gabriel Valley's premier addresses.



1033 La Cadena Ave
Arcadia, CA 91007



Building Size
6,284 SF



Year Built
1990



Land Size
10,297 SF / .24 Acre



Zoning
ARR3



APN
5778-005-059, 060,
061 & 062

LOCATION OVERVIEW

ARCADIA IS A PREMIER RESIDENTIAL CITY in the San Gabriel Valley, Los Angeles County, approximately 18 miles northeast of Downtown Los Angeles. With a population of approximately 55,000, Arcadia has established itself as one of Southern California’s most desirable addresses – a distinction driven primarily by its nationally recognized public school system, low crime rates, and sustained demand from domestic and international buyers.

The city spans two zip codes – 91006 (north) and 91007 (south/central) – both served by Arcadia Unified. The subject property is located in 91007, the southern and central portion of the city, which offers the most accessible price points within the district while sharing the same school assignments. Home values in southwest Arcadia have shown sustained appreciation, with the median home price reaching approximately \$1.8 million as of early 2026.

Arcadia Unified School District

No single factor drives Arcadia real estate values more than the Arcadia Unified School District (AUSD). The district ranks in the top 1% of school districts nationwide on Niche.com and has earned an A+ overall grade for three consecutive years. Math proficiency averages 68% – nearly double the California state average of 34% – and reading proficiency stands at 75% versus the state average of 47%. The district maintains a 98% graduation rate and a 10/10 testing ranking in the top 5% of all California public schools.

This academic pedigree creates a structural price floor unique to Arcadia: as one market analyst noted, when the broader Los Angeles market corrects 15%, Arcadia tends to dip only 5–8%. For the multifamily investor, this means the rental demand and resale demand for family-sized units near top-performing schools remains resilient across market cycles.



Nearby Amenities

- **Westfield Santa Anita Mall**
Major regional shopping, dining, and entertainment center (0.8 miles)
- **Santa Anita Park**
Historic horse racing venue and event space (0.9 miles)
- **Huntington Drive Corridor**
Vibrant dining, café, and retail strip (0.5 miles)
- **Gold Line / Metro A-Line Arcadia Station**
Light rail access to Pasadena, Monrovia, and Downtown LA
- **302 Route / I-210 / 605 Freeway access**
Regional connectivity
- **Arcadia Community Center, parks, and recreation facilities**
- **Multiple top-rated elementary, middle, and high schools within 1.5 miles**

Market Conditions (April 2026)

Arcadia Median Home Price (Feb 2026)	\$1.60M – \$1.58M (Redfin / Movoto)
Year-Over-Year Appreciation	+7.8% (Redfin, Feb 2026)
Average Days on Market	53–97 days (varies by sub-area)
Average Condo \$/SF (Redfin, Feb 2026)	\$654/SF (all property types)
School District Rating	Top 1% Nationwide (Niche A+)
Arcadia High School	#55 Best Public High School in California

OFFERING HIGHLIGHTS

- **Excellent Unit Mix**

100% large 3-bedroom, 3-bathroom multi-level townhome style units with 2-car garages.

- **Individually Parceled Condos**

All four units carry separate APNs and are subdivided as condominiums under California law with potential to be sold as condos after establishing an HOA and obtaining approvals from the city.

- **Significant Below-Market Rents**

The two leased units are tenanted at \$2,862/month each – approximately 30% below the estimated market rent of \$4,200/month. Upside of roughly \$1,300/month per unit is achievable upon re-leasing.

- **Two Vacant Units at Delivery**

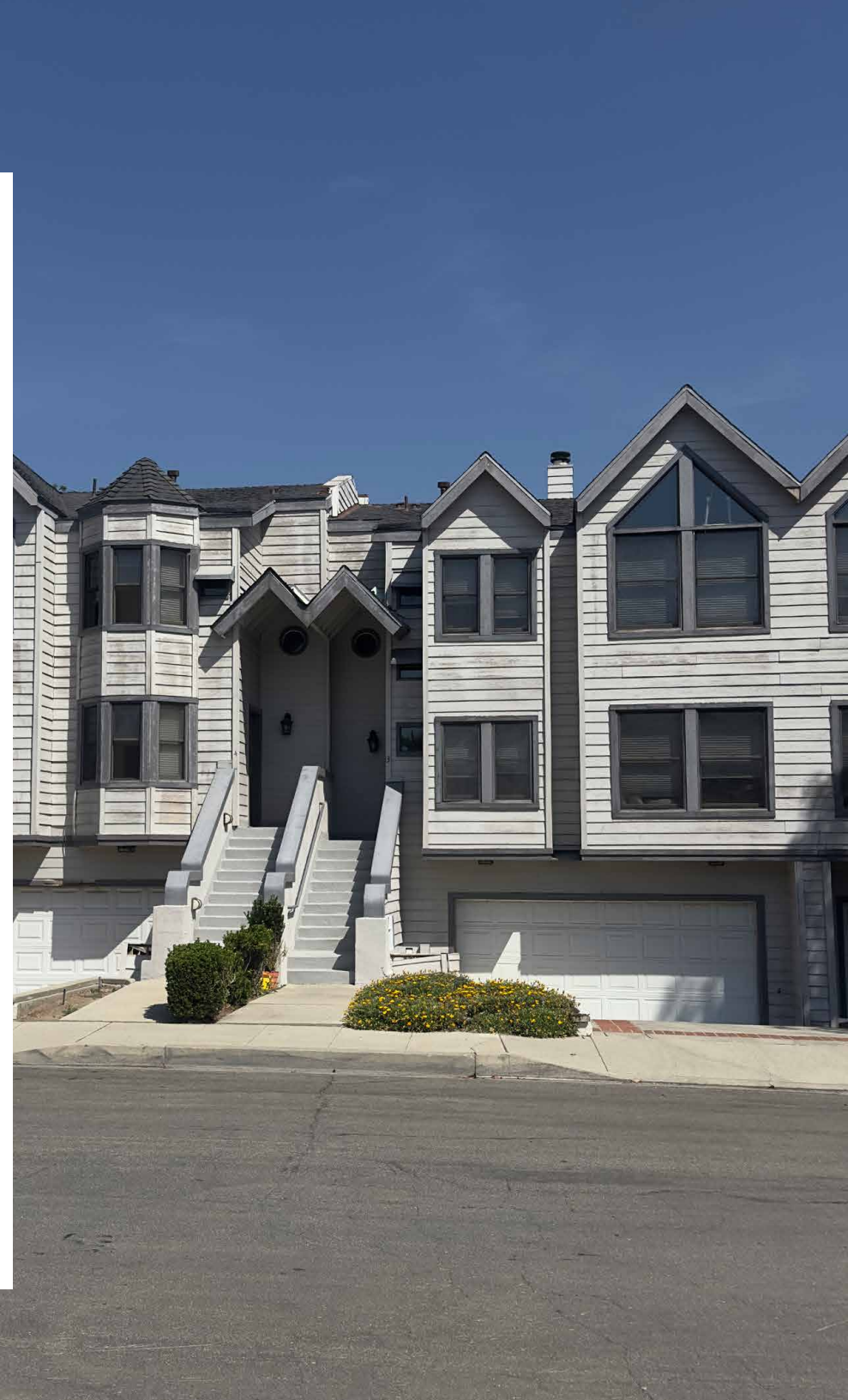
Units 1 and 4 (1,664 SF and 1,615 SF – the two largest units) will be delivered vacant, allowing an investor to immediately lease at market rents or renovate and resell without tenant displacement risk.

- **Top-Tier School District**

Arcadia Unified School District ranks in the top 1% of school districts nationwide, consistently earning A+ grades on Niche.com. This drives extraordinary owner-user demand and creates a durable price floor for residential real estate.

- **Arcadia Market Fundamentals**

Arcadia's median home value has appreciated to approximately \$1.8M as of early 2026, with strong international buyer demand and limited condo inventory in the submarket.



PROPERTY PHOTOS



OFFERING SUMMARY

PROPERTY INFORMATION

	Actual	Pro Forma
Units	4	
List Price	\$2,900,000	
Down Payment	\$1,450,000	
Year Built	1990	
Parking	8	
Building SF	6,284	
Lot Square Feet	10,297	
Price/Unit	\$725,000	
Price/SF	\$461	
Cap Rate	3.70%	4.78%
GRM	17.61	14.74
Land Cost/SF	\$282	

ANNUALIZED OPERATING INCOME

Scheduled Gross Income	\$164,688	\$196,800
Additional Income	\$0	\$0
Less Vacancy	3.0% \$4,941	3.0% \$5,904
Gross Operating Income	\$159,747	\$190,896
Less Expenses	32% \$52,408	25% \$52,408
Net Operating Income	\$107,340	\$138,488
Less Loan Payments	\$104,322	\$104,322
Pre-Tax Cash Flow	\$20,340	\$51,488
Cash on Cash	1.40%	3.55%
Debt Coverage Ratio	1.23	
Rental Upside	19%	

PROPOSED FINANCING

Loan Amount	\$1,450,000		
Terms	3-Year Fixed	Interest Only	6.00%

INCOME SUMMARY

#	Type	Est. SF	Current Rent	Rent/SF	Market Rent	Rent/SF
Unit 1	3+3	1,664	\$4,000	\$2.40	\$4,200	\$2.52
Unit 2	3+3	1,475	\$2,862	\$1.94	\$4,000	\$2.71
Unit 3	3+3	1,530	\$2,862	\$1.87	\$4,000	\$2.61
Unit 4	3+3	1,615	\$4,000	\$2.48	\$4,200	\$2.60
Monthly Scheduled Gross Income			\$13,724		\$16,400	
Additional Income: Laundry			\$0		\$0	
Total Yearly Scheduled Income			\$164,688		\$196,800	

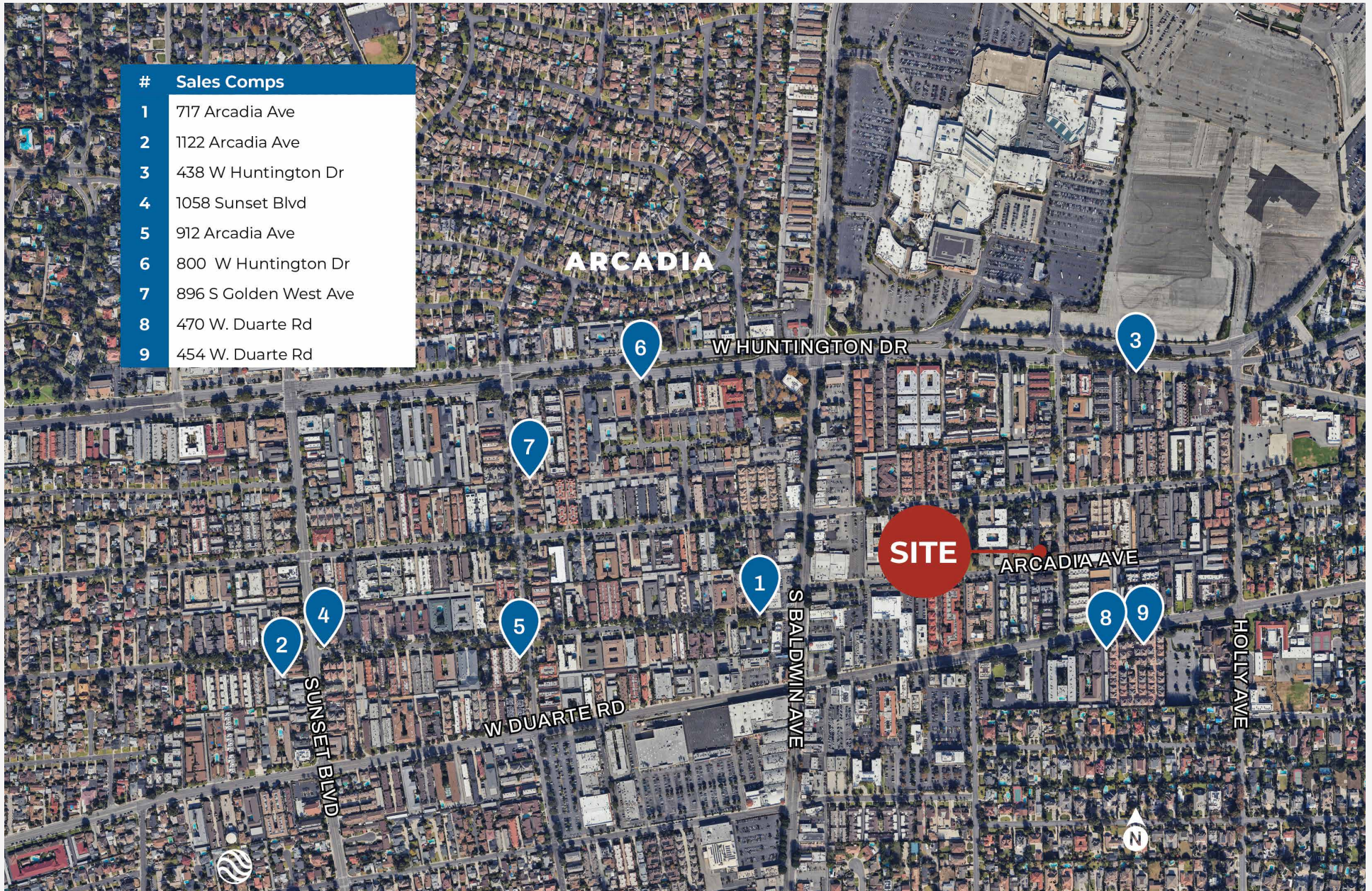
ANNUALIZED OPERATING EXPENSES

Taxes & Direct Assessments	1.13%	\$35,279
Insurance		\$4,529
Utilities (water/sewer/trash)		\$6,600
Landscape		\$1,500
Maintenance & Repairs		\$3,000
Reserves		\$1,000
Pest Control		\$500
Total Expenses	32%	\$52,408
Per SF		\$8.34
Per Unit		\$13,102

SALES COMPARABLES | CONDOS

	Unit	BR	Baths	SF	\$/SF	Sale Price	Year Built	Pool	DOM	Sale Date	
	717 Arcadia Ave #C Arcadia, CA	C	3	3	2,032	\$541	\$1,100,000	2003	No	4	9/2/25
	1122 Arcadia Ave #D Arcadia, CA	D	3	3	2,069	\$537	\$1,112,000	2000	No	65	3/11/26
	438 W Huntington #A Arcadia, CA	A	3	3	2,031	\$542	\$1,100,000	2002	No	60	3/4/26
	1058 Sunset Blvd #B Arcadia, CA	B	3	3	1,740	\$666	\$1,158,000	2014	No	15	3/19/26
	912 Arcadia #6 Arcadia, CA	6	3	3	2,059	\$549	\$1,129,500	1997	No	54	3/20/26
	800 W Huntington Dr #D Arcadia, CA	D	3	3	2,012	\$595	\$1,198,000	2006	No	24	9/4/25
	896 S Golden West Ave Arcadia, CA		3	3	2,016	\$620	\$1,250,000	1999	No	5	9/3/25
	470 W Duarte #B Arcadia, CA	B	3	3	2,013	\$633	\$1,275,000	2005	Yes	41	2/6/26
	454 Duarte Arcadia, CA	112	3	3	1,956	\$644	\$1,260,000	2005	Yes	40	12/16/25
Average			3	3	1,992	\$592	\$1,175,833	2003		34	

SALES COMPARABLES MAP



AERIAL MAP



AERIAL MAP



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D. 310.878.6922
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rzaharia@naicapital.com
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tstuernol@naicapital.com
Cal DRE Lic. #01742766

MADLINE SISSON

D. 310.878.6936
M. 269.370.7040

tstuernol@naicapital.com
Cal DRE Lic. #02434910

NAI CAPITAL COMMERCIAL

11150 Santa Monica Blvd.
Suite #1550

Los Angeles, CA 90025
310.806.6100

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