

**1217 E Mariposa Ave  
El Segundo | CA 90245**



## ***6 Houses • Multifamily For Sale***

Presented by:

**Matt Crabbs**

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BRE #01120751

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## HIGHLIGHTS

- A CITY WHERE YOU HAVE A VOICE, NO RENT CONTROL, GREAT SCHOOLS, AMAZING TOWN FUNCTIONS THROUGHOUT THE YEAR.
- WALK OR BIKE TO SHOPPING, RESTAURANTS, AND THE BEACH
- CLOSE TO LAX, AND MAJOR FREEWAYS BEACH



One of a kind property, 6 ranch style cottages nestled in the beautiful residential area of El Segundo on appox one acre. The homes range in size and style. All houses have yards, and garages. The big house has 5 bedrooms, 3 baths open kitchen, breakfast bar, and formal dinning area, fireplace, large deck off back with large yard and private 2 car garage with carport area. The 1400 sq ft Spanish style house has 3 bed 1.5 bath fireplace large front, and backyard with private patio. the 1450 sq ft completely remodeled house has 2 bedrooms 2baths with large master bedroom and bath, the kitchen and living room open to a large covered deck for an indoor outdoor experience. The three 2 bedroom 1 bath Homes are all with front, and backyards and private garages, all have been updated with new windows, forced air, and roofs, all have been updated cosmetically from the original homes. This is truly a great portfolio property with future development possibilities.

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# Property Details

Price: \$6,478,750  
No.Units: 6  
Building Size: 10,150 SF  
Total Lot Size: 0.93 AC  
Property Type: Multifamily  
Property Sub-type: Apartments  
Cap Rate: 3.20%  
No. Stories: 1  
Building Class: C  
Year Built: 1920  
Zoning Description: R1, El Segundo  
Tax ID/APN: 4139-021-019  
Status: Active



## Unit Mix Information

Description	No. Units	Avg. Mo. Rent
5+4	1	\$7,900
3+2	1	\$3,900
2+2	1	\$3,795
2+1	3	\$2,700

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# Photos



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# Photos



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# Aerial Map



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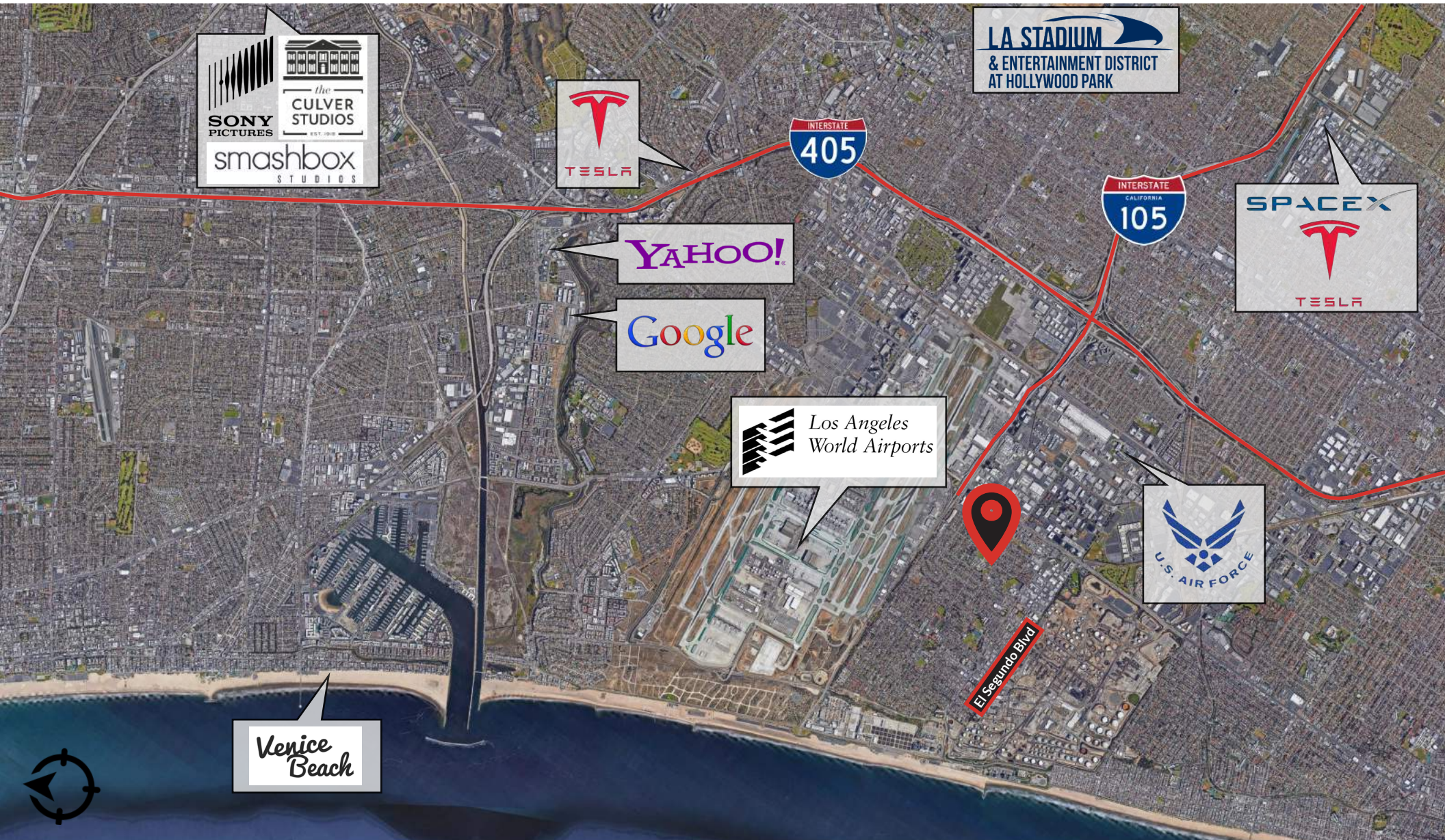
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# Regional Map



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# Employer Map



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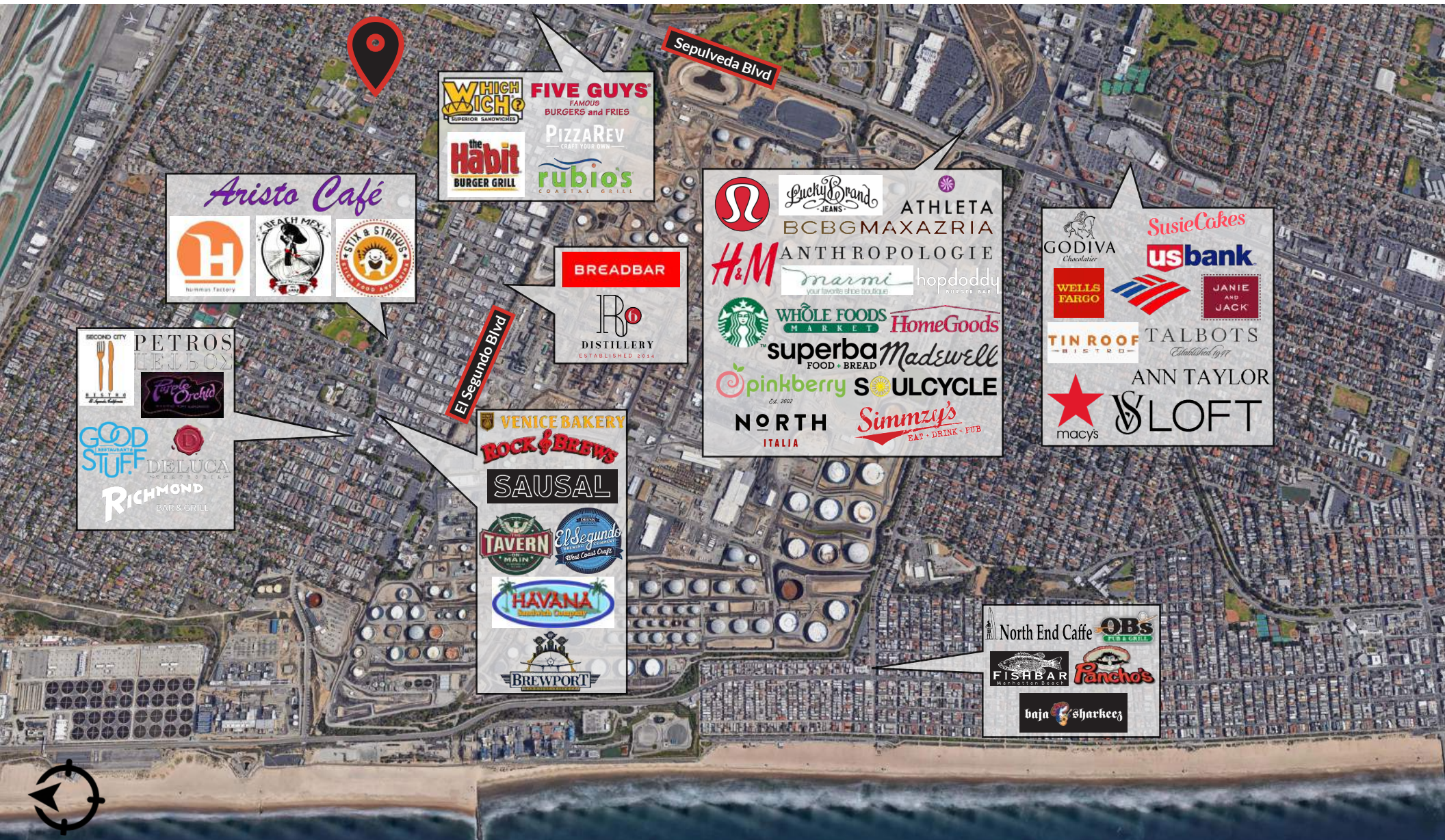
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# Retail Map



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# Location Overview

El Segundo is a unique mix of big business, entrepreneurial start ups and small town charm, conveniently located near LAX with easy freeway access. The city has earned a reputation as one of the best places to work and live.

The residential neighborhood has a rural feeling to it, with a very home town "Mayberry" quality. There are tree-lined neighborhoods with award winning schools, parks, athletic fields, as well as a wealth of dining and retail experiences that range from historic Main Street to modern lifestyle centers. Home to the original "Candy Cane Lane" started in 1949 by 26 single-family homes on East Acacia has helped keep that "small town" feel in the residential area of El Segundo. Old Town Music Hall is one of a few original brick buildings from when Richmond Street was first constructed in 1917 – and it brings a bit of Old Hollywood glamour down to the Beach Cities area. All of which are set within a thriving business community that offers a variety of modern and well-designed commercial spaces.

Recognized as the aerospace capital of the world, it is also home to AT&T, the LA Times, the Los Angeles Lakers and Kings, DaVita Healthcare, and Mattel. El Segundo has the 2nd highest concentration of Fortune 500 companies in the state of California, including Raytheon, Northrop, Boeing, Mattel, Chevron, and Direct TV.

A small area within El Segundo has already become the new landing spot for creative office tenants and tech businesses. Smoky Hollow is a light industrial part of El Segundo whose old-timey Quonset huts are giving way to beautiful creative spaces with open space plans and soaring bow-truss ceilings or newly built, ultra-modern spaces.



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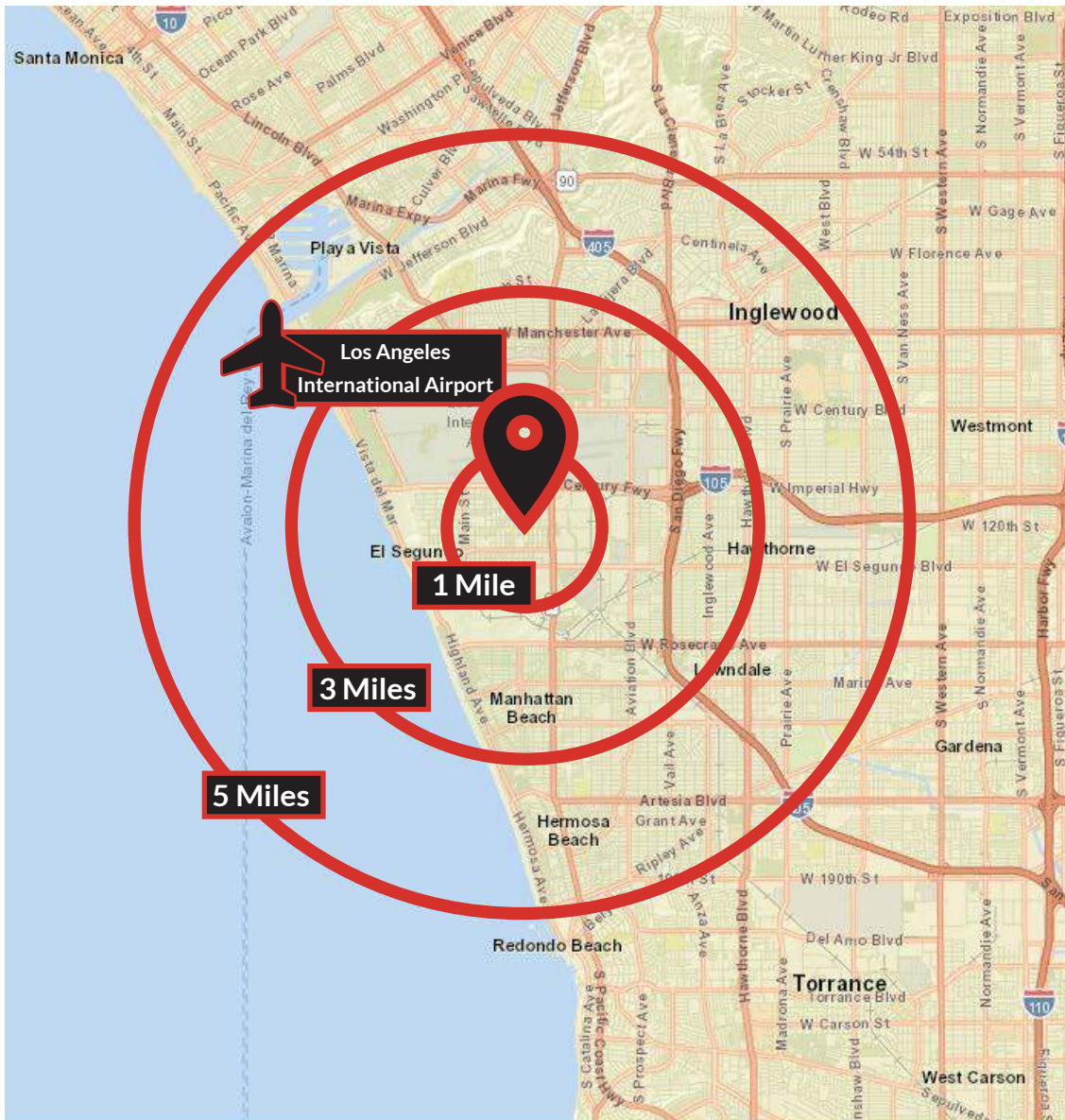
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# Demographics



2018 Summary	1 MILE	3 MILES	5 MILES
Population	12,932	130,634	511,827
Households	5,445	47,477	188,506
Families	3,190	30,311	117,578
Average Household Size	2.37	2.72	2.68
Owner Occupied Housing Units	2,179	22,721	78,044
Renter Occupied Housing Units	3,266	24,756	110,462
Median Age	40.4	37.0	36.3
Median Household Income	\$104,181	\$86,277	\$73,572
Average Household Income	\$144,162	\$129,061	\$113,623

2023 Summary	1 MILE	3 MILES	5 MILES
Population	13,212	133,649	526,504
Households	5,525	48,279	193,628
Families	3,252	30,910	120,671
Average Household Size	2.39	2.74	2.69
Owner Occupied Housing Units	2,412	24,655	85,497
Renter Occupied Housing Units	3,113	23,625	108,131
Median Age	40.7	38.0	37.2
Median Household Income	\$119,377	\$100,256	\$85,473
Average Household Income	\$169,614	\$149,299	\$133,783

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