

SOUTH BAY MULTIFAMILY SIGNIFICANT SALES | Q2 2025

Property Name/Address	Yr Built	Units	Vacancy	Sale Date	Price	Price/Unit	Price/SF
The Highlands 25935 Rolling Hills Rd	1970	129	5.0%	8/9/2024	\$71,500,000	\$554,263	\$714
Ocean Villas Apartments 24065 Ocean Ave	1962	54	3.7%	2/24/2025	\$17,665,337	\$327,135	\$367
Anza South Apartments 21010 Anza Ave	1964	35	5.7%	10/10/2024	\$11,750,000	\$335,714	\$308
Harbor View Apartments 1223-1281 Anaheim St	1954	48	0%	9/11/2024	\$10,200,000	\$212,500	\$195
Chadron Twins 14715-14719 Chadron Ave	1959	32	6.3%	4/17/2025	\$7,400,000	\$231,250	\$361
Vista de Anza 20720 Anza Ave	1963	26	3.9%	11/26/2024	\$7,050,000	\$271,153	\$292
Park Place Apartments 1661 259th St	1973	48	0%	11/26/2024	\$6,775,000	\$141,145	\$215
Orange Apartments 2758 Orange Ave	1964	15	3.3%	3/12/2025	\$6,300,000	\$420,000	\$383
San Bonito Apartments 20721 Amie Ave	1971	16	0%	10/11/2024	\$6,175,000	\$385,937	\$290
Orange Apartments 2758 Orange Ave	1964	15	3.3%	9/19/2024	\$5,310,000	\$354,000	\$323
Four40 Sepulveda 440 E Sepulveda Blvd	2016	11	0%	4/18/2025	\$5,288,000	\$480,727	\$587
14424 S Budlong Ave	1973	31	3.2%	3/25/2025	\$5,250,000	\$169,354	\$272
Gardena Court 1029 Magnolia Ave	1973	28	3.6%	3/7/2025	\$5,200,000	\$185,714	\$298
25840 Oak St	1964	16	0%	12/10/2024	\$4,650,000	\$290,625	\$416
Space Odyssey Apartments 13220 Cordary Ave	1986	14	0%	10/16/2024	\$4,243,000	\$303,071	\$351
23870 Los Codona Ave	1964	18	0%	11/6/2024	\$4,225,000	\$234,722	\$360
College Manor Apartments 16910 Crenshaw Blvd	1959	20	5.0%	6/3/2025	\$4,012,715	\$200,635	\$310
Concordia Apartments 11941 Acacia Ave	1965	27	3.7%	9/18/2024	\$3,850,000	\$142,592	\$294
4453 W 138th St	1987	40	0%	12/11/2024	\$3,835,912	\$95,897	\$178
13605 Cerise Ave	1986	15	0%	1/27/2025	\$3,800,000	\$253,333	\$295



KEVIN KAWAOKA
EXECUTIVE VICE PRESIDENT

📞 310.806.6119

✉️ kkawaoka@naicapital.com

🏠 Cal DRE #01733613