

SOUTH BAY MULTIFAMILY SIGNIFICANT SALES | Q1 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	1.9%	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
Hollypark Apartments 13801-13817 Van Ness Ave	1957	41	2.4%	5/21/2024	\$9,465,000	\$230,853	\$254
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
Crestwood Apartments 21111 Wood Ave	1962	18	11.1%	6/17/2024	\$6,350,000	\$352,777	\$564
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
4453 W 138th St	1987	40	0%	12/11/2024	\$5,895,000	\$147,375	\$274
Orange Apartments 2758 Orange Ave	1964	15	3.3%	9/19/2024	\$5,310,000	\$354,000	\$323
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
14110 Yukon Ave	1974	28	3.6%	5/17/2024	\$4,500,000	\$160,714	\$246
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
1046-1048 Marine Ave	1986	12	0%	5/2/2024	\$3,950,000	\$329,166	\$373
Concordia Apartments 11941 Acacia Ave	1965	27	3.7%	9/18/2024	\$3,850,000	\$142,592	\$294
13605 Cerise Ave	1986	15	0%	1/27/2025	\$3,800,000	\$253,333	\$295



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Your Apartment Investment Specialist