

CBRE CAPITAL MARKETS

CBRE

SoCal Multifamily New Construction Notable Deals

Los Angeles County and Inland Empire Regions





Palisades Beach Club

Beach Club

Pacific Coast Highway

Ocean Ave.

San Vicente Blvd.

| | |
|---------------|----------------|
| Price | \$70,000,000 |
| Units | 38 |
| Building Size | 37,989 SF |
| Price/Unit | \$1,842,105 |
| Price/SF | \$1,842 |
| Cap Rate | 3.00% |
| Year Built | Renovated 2017 |
| Sale Date | 10/1/2021 |

301 OCEAN AVE, SANTA MONICA



| | |
|----------------------|-----------------------------|
| Price | \$39,200,000 |
| Units | 38 + 17,000 SF Retail |
| Building Size | 63,432 SF |
| Price/Unit | \$754,937 |
| Price/SF | \$618 |
| Cap Rate | 2.30% |
| Year Built | 2019 |
| Sale Date | 11/8/2021 |

57 WHEELER AVE, ARCADIA



Price \$37,500,000

Units 86

Building Size 80,455 SF

Price/Unit \$436,047

Price/SF \$466

Cap Rate 3.78%

Year Built 2018

Sale Date TBD



Price \$29,250,000

Units 30+
8,665 SF
Retail

Building Size 43,385 SF

Price/Unit \$780,000

Price/SF \$674

Cap Rate 4.08%

Year Built 2016

Sale Date 8/28/2023

11955 W WASHINGTON BLVD, CULVER CITY



Price \$28,000,000

Units 75

Building Size 60,574 SF

Price/Unit \$373,333

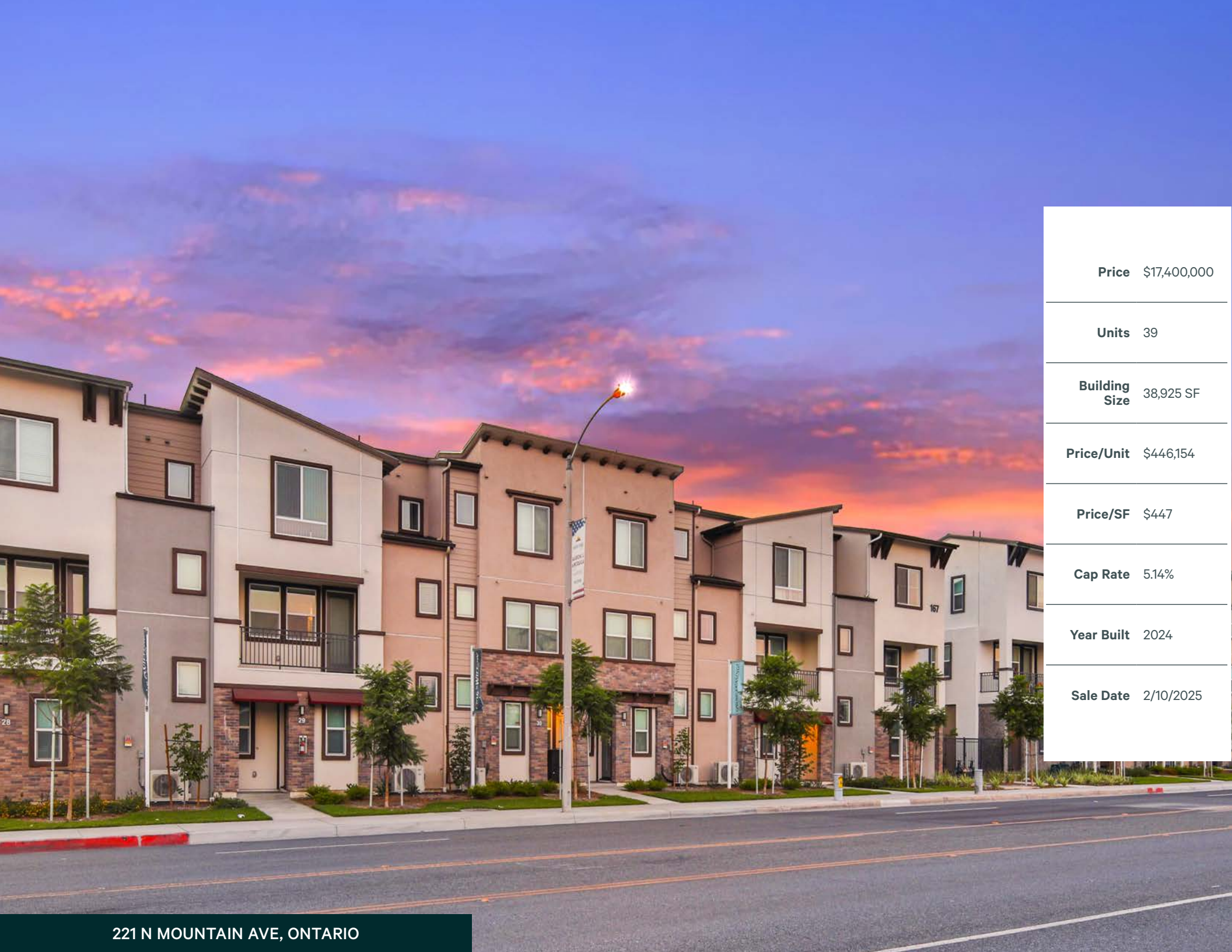
Price/SF \$462

Cap Rate 3.61%

Year Built 2019

Sale Date 12/6/2021

840 S MAGNOLIA AVE, ONTARIO



Price \$17,400,000

Units 39

Building Size 38,925 SF

Price/Unit \$446,154

Price/SF \$447

Cap Rate 5.14%

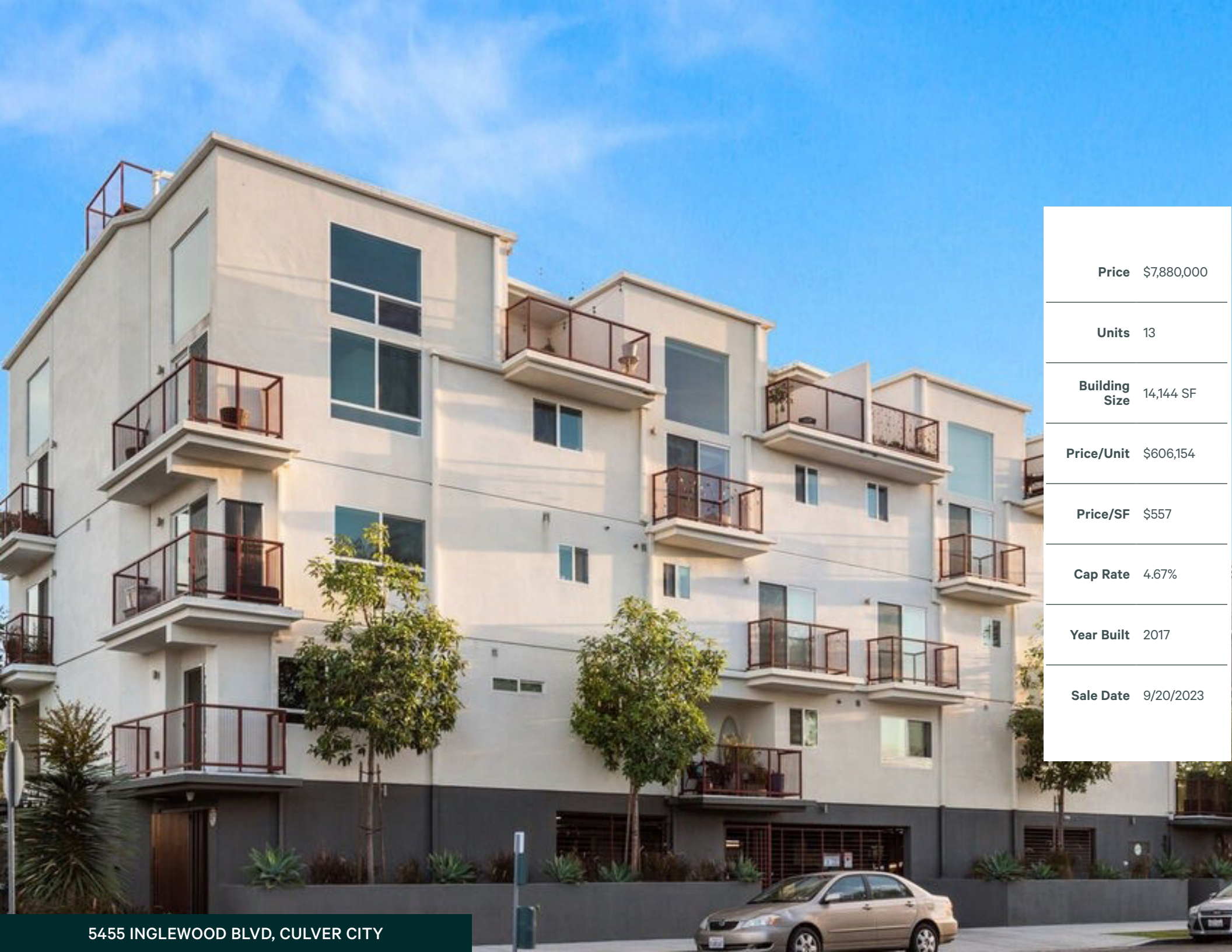
Year Built 2024

Sale Date 2/10/2025

221 N MOUNTAIN AVE, ONTARIO



| | |
|----------------------|--------------|
| Price | \$14,350,000 |
| Units | 17 |
| Building Size | 32,801 SF |
| Price/Unit | \$844,118 |
| Price/SF | \$437 |
| Cap Rate | 3.19% |
| Year Built | 2016 |
| Sale Date | 10/14/2022 |



Price \$7,880,000

Units 13

Building Size 14,144 SF

Price/Unit \$606,154

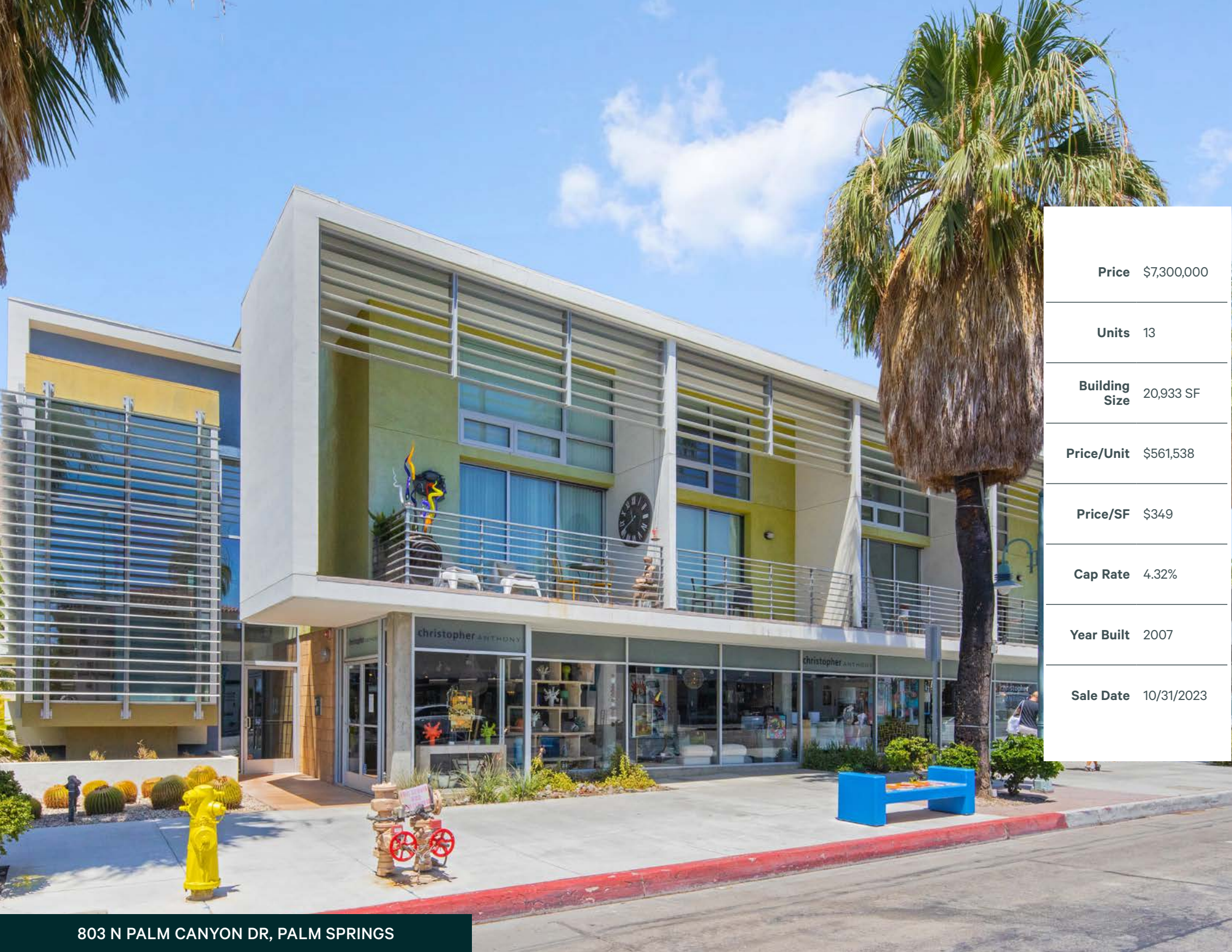
Price/SF \$557

Cap Rate 4.67%

Year Built 2017

Sale Date 9/20/2023

5455 INGLEWOOD BLVD, CULVER CITY



Price \$7,300,000

Units 13

Building Size 20,933 SF

Price/Unit \$561,538

Price/SF \$349

Cap Rate 4.32%

Year Built 2007

Sale Date 10/31/2023

803 N PALM CANYON DR, PALM SPRINGS



Price \$6,150,000

Units 14

Building Size 21,868 SF

Price/Unit \$439,285

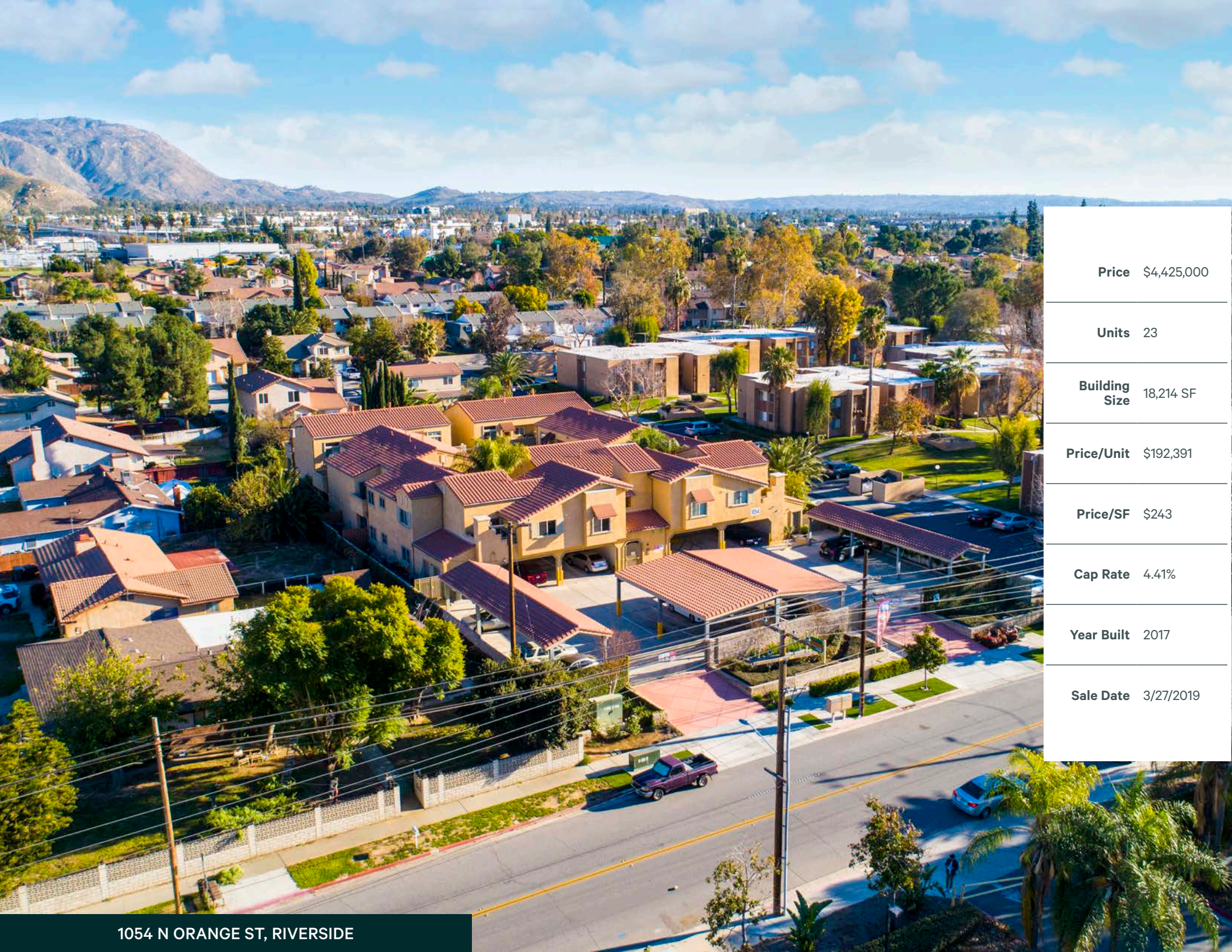
Price/SF \$365

Cap Rate 5.42%

Year Built 2024

Sale Date 5/30/2025

9223 CYPRESS AVE, FONTANA



Price \$4,425,000

Units 23

Building Size 18,214 SF

Price/Unit \$192,391

Price/SF \$243

Cap Rate 4.41%

Year Built 2017

Sale Date 3/27/2019

1054 N ORANGE ST, RIVERSIDE



Price \$2,450,000

Units 12

Building Size 8,760 SF

Price/Unit \$204,167

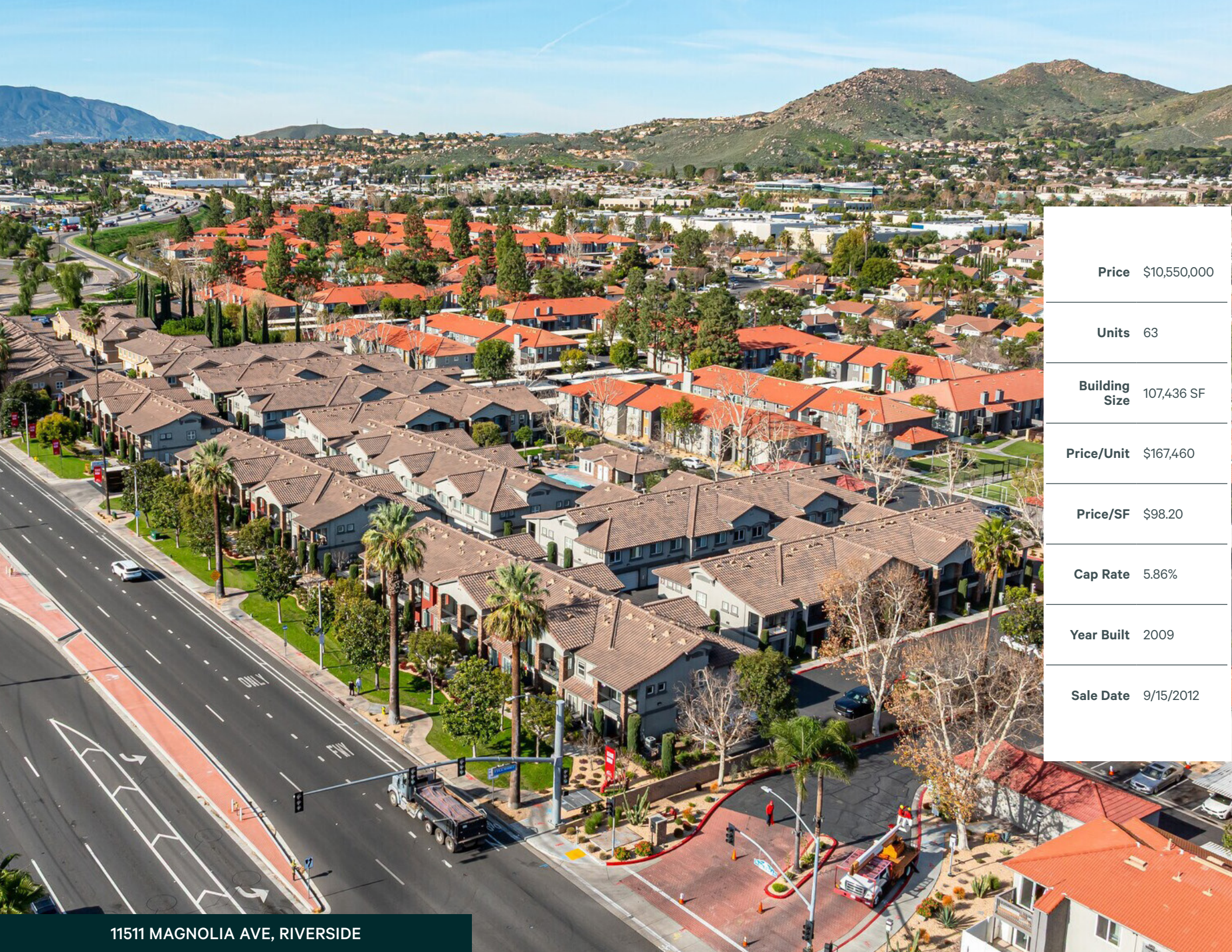
Price/SF \$204

Cap Rate 4.40%

Year Built 2017

Sale Date 5/24/2019

3628 MADISON ST, RIVERSIDE



| | |
|----------------------|--------------|
| Price | \$10,550,000 |
| Units | 63 |
| Building Size | 107,436 SF |
| Price/Unit | \$167,460 |
| Price/SF | \$98.20 |
| Cap Rate | 5.86% |
| Year Built | 2009 |
| Sale Date | 9/15/2012 |

11511 MAGNOLIA AVE, RIVERSIDE

THE CBRE MULTIFAMILY ADVANTAGE

- Unmatched data volume powering better insights
- Smart technologies delivering real marketing advantage
- Over \$6+ Billion in Multifamily Sales & Finance since 2003
- Deep connectivity to more capital sources and financing options

LEARN MORE ABOUT CBRE MULTIFAMILY

INVESTMENT SALES

ERIC CHEN

Executive Vice President
+1 909 418 2071
Lic. 01489184
eric.chen@cbre.com

BLAKE TORGERSON

Vice President
+1 909 418 2074
Lic. 01919955
blake.torgerson@cbre.com

KEVIN SIN

Vice President
+1 909 837 8852
Lic. 02020968
kevin.sin@cbre.com

JESSICA KHOURY

Client Services Specialist
+1 909 418 2030
Lic. 02014558
jessica.khoury@cbre.com

DALYCE KELLEY

Marketing Specialist
+909 418 2034
dalyce.kelley@cbre.com

DEBT & STRUCTURED FINANCE

RYAN WILKINSON

Executive Vice President
Lic. 01367594
+1 949 509 2118
ryan.wilkinson@cbre.com

CBRE.US/MULTIFAMILY

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