

\$1,370,000 - 3420 W Danbrook Avenue, Anaheim

MLS® #OC25257522

\$1,370,000

4 Bedroom, 3.00 Bathroom,
Residential Income on 0 Acres

N/A, Anaheim,

3420 West Danbrook Avenue is a well-maintained 4-unit multifamily investment property located in Anaheim, California. Built in 1961 on a 0.20-acre parcel, the property features a desirable mix of three 2 bed/1 bath units and one 2 bed/2 bath unit. Each residence includes a private patio and security door, while most windows have been upgraded to dual-pane for improved comfort and energy efficiency. Additional amenities include five garage spaces, an on-site laundry facility, and a remodeled central courtyard that enhances the property's overall appeal. Current ownership has completed several key capital improvements, including a new water heater, replaced the water and sewer lines, installed new ovens and wall heaters, and made courtyard renovations. These updates reduce future maintenance needs and position the property well for continued strong performance. With current rents more than 60% below market levels, the asset offers immediate upside potential through interior renovations and rental rate adjustments. The property benefits from a convenient location within walking distance of multiple grocery-anchored shopping centers at the intersection of Knott Avenue and Lincoln Avenue. It is also conveniently located near all three levels of schooling: Danbrook Elementary, Orangeview Junior High, and Western High School, appealing to family-oriented tenants. Cypress College, located less than a mile away, serves over



13,000 students annually and provides a consistent source of housing demand. In addition, the property is just over one mile from Knott's Berry Farm and Buena Park Downtown, two major regional attractions that contribute to the area's strong economic and employment base. 3420 West Danbrook Avenue presents investors with a rare opportunity to acquire a stabilized, well-located Anaheim multifamily property with strong fundamentals, proven maintenance history, and clear rental upside in one of Orange County's most resilient rental markets.

Built in 1961

Essential Information

MLS® #	OC25257522
Price	\$1,370,000
Bedrooms	4
Bathrooms	3.00
Acres	0.20
Year Built	1961
Type	Residential Income
Sub-Type	Apartment
Status	Closed
Listing Agent	Christian Tait
Listing Office	Marcus & Millichap RE Invest

Community Information

Address	3420 W Danbrook Avenue
Area	699 - Not Defined
Subdivision	N/A
City	Anaheim
County	Orange
Zip Code	92804

Amenities

Parking Spaces	6
# of Garages	5

Pool None

Exterior

Lot Description Street Level

Interior

of Stories 2

Stories Two

Additional Information

Date Listed November 10th, 2025

Days on Market 80

Short Sale N

RE / Bank Owned N

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