

\$930,000 - 4220 165th Street, Lawndale

MLS® #SB25169792

\$930,000

4 Bedroom, 2.00 Bathroom, 1,517 sqft
Residential on 0 Acres

N/A, Lawndale,

4220 W 165th Ave, Lawndale, CA is a duplex investment

opportunity nestled in the heart of the South Bay's "hidden

gem" community. Lawndale is prized for its relative

affordability, wide residential streets, and proximity to

major tech hubs, beaches, and the vibrant retail and

dining of neighboring Redondo Beach and El Segundo.

With a diverse population and a small-town feel,

Lawndale continues to attract both families and

professionals seeking convenience and value in the Los

Angeles area

This property features Duplexes (2)

2-bedroom, 1-bath

units, totaling 1,517 square feet of living space. Priced at a

competitive \$613 per rentable square foot"this duplex

stands out in a market where new owners can capitalize

on a substantial 23% rental upside by bringing rents to

current market levels, unlocking significant income

growth and long-term appreciation

With its strategic location and versatile structure, this



duplex presents a compelling opportunity for value-add investors or those seeking a live/rent scenario. The property benefits from Lawndale's ongoing growth, adjacency to million-dollar neighborhoods, and easy access to the beach, LAX, and major aerospace employers, ensuring both immediate utility and long-term appreciation potential

Built in 1952

Essential Information

| | |
|----------------|---|
| MLS® # | SB25169792 |
| Price | \$930,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,517 |
| Acres | 0.12 |
| Year Built | 1952 |
| Type | Residential |
| Sub-Type | Duplex |
| Status | Closed |
| Listing Agent | Cameron Samimi |
| Listing Office | Lyon Stahl Investment Real Estate, Inc. |

Community Information

| | |
|-------------|-------------------|
| Address | 4220 165th Street |
| Area | 699 - Not Defined |
| Subdivision | N/A |
| City | Lawndale |
| County | Los Angeles |
| Zip Code | 90260 |

Amenities

| | |
|----------------|--------|
| Parking Spaces | 2 |
| Parking | Garage |
| # of Garages | 2 |
| Garages | Garage |
| Pool | None |

Exterior

| | |
|-----------------|-------------------|
| Lot Description | ZeroToOneUnitAcre |
|-----------------|-------------------|

Interior

| | |
|--------------|-------------|
| Cooling | See Remarks |
| Fireplaces | None |
| # of Stories | 1 |
| Stories | One |

School Information

| | |
|----------|------------------------------|
| District | Centeniela Valley Union High |
|----------|------------------------------|

Additional Information

| | |
|-----------------|-----------------|
| Date Listed | July 28th, 2025 |
| Days on Market | 4 |
| Zoning | LNR2YY |
| Short Sale | N |
| RE / Bank Owned | N |

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