

HOME FOR SALE



6041 Fullerton Ave  
Buena Park, California  
United States

Asking Price  
\$4,250,000

Bedrooms	20	Year Built	
Bathrooms	20	Date Listed	09/13/2024
Size	0	Listing ID	GL-1726274405

Listed by: Realtyww Info

For more information, visit:  
<https://www.globallistings.com/11190195>

Overview

6041 Fullerton Avenue is a 12-unit multifamily investment property located in Buena Park, California. The property offers a mix consisting of one and two-bedroom units with unit interiors featuring vinyl and tile flooring, quartz countertops, ceiling fans, and more. Residents enjoy amenities including security doors, a common area front yard, an on-site laundry facility, and ample parking. 6041 Fullerton Avenue is located within 1 mile of the intersection of Beach Boulevard and Malvern Avenue, a bustling retail corridor home to several neighborhood retail centers. Additionally, the property is just over 1 mile from The Source OC, a modern shopping mall granting residents easy access to a wide variety of retail, dining, and entertainment options. Furthermore, 6041 Fullerton Avenue benefits from its proximity, just under 2 miles, to Knotts Berry Farm, the city's top employer with over 4,000 employees per Buena Park's 2023 Annual Comprehensive Financial Report. Residents enjoy the property's close proximity to State Route 91 and Interstate 5, providing convenient access to major regional employment hubs throughout Southern California. The Buena Park submarket is among the strongest performing areas in metro Orange County, with an average occupancy of 97.6 percent (Q1 2024) and average year-over-year effective rent increase of 4.2 percent (2023),

demonstrating the strong demand for rental housing. Buena Parks optimal North Orange County location, strong economic growth, and unmatched local attractions have made it one of Southern Californias most desirable and versatile markets. Given the strength of the overall apartment market within the city of Buena Park, the property offers an investor the ability to capture quality tenants seeking a convenient location with access to a wide variety of activities, transportation, and retail amenities. This overall demand for well-located apartments will be a key driver in the continued growth at 6041 Fullerton Avenue.

For more details:

Listed by: Tyler Leeson

**Contact**

**Email**

**Phone**