



4222-4228 El Cajon Blvd

San Diego, CA 92105

Strategic Redevelopment Opportunity with Existing Income Stream in City Heights

Complete Communities Tier 3 zoning, 123 feet of frontage, and submitted plans for 78 units + retail — offering a near-shovel-ready development path.

EL CAJON BLVD

COPELAND AVE

CONTACT

Arby Eivazian VICE PRESIDENT

619.990.4436 DRE# 01948830 eivazian@scc1031.com

www.scc1031.com



TABLE OF CONTENTS

CONFIDENTIALITY & DISCLAIMER

* Property lines are estimates.

Executive Summary	03
Property Information	06
Development Overview	12
Location Overview	20
Financial Analysis	24
Comparables	27
Demographics	34
Advisor Bios	36

All materials and information received or derived from South Coast Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither South Coast Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. South Coast Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. South Coast Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. South Coast Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by South Coast Commercial in compliance with all applicable fair housing and equal opportunity laws.



4222-4228 EL CAJON BLVD

Executive Summary

THE OFFERING

4222-4228 El Cajon Blvd
STREET ADDRESS

\$2,950,000
LISTING PRICE

South Coast Commercial is pleased to present 4222–4228 El Cajon Boulevard, a high-visibility retail property with immediate income and long-term redevelopment potential in San Diego’s City Heights neighborhood. The ±12,279 square foot site is improved with ±6,752 square feet of retail space and benefits from 123 feet of frontage along El Cajon Boulevard. All tenants are currently on month-to-month leases, providing stable interim cash flow while preserving full flexibility for repositioning or redevelopment.

Located within the Complete Communities Tier 3 Overlay, the property allows for up to 6.5 FAR with no on-site parking requirement. A preliminary yield study envisions approximately 78 multifamily units above ±3,000 square feet of ground-floor commercial, totaling nearly 69,000 square feet of buildable area. With strong walkability, transit access, and proximity to surrounding neighborhoods such as North Park, Normal Heights, and Kensington, this offering represents a rare opportunity to control a prominent Mid-City site positioned for both near-term income and long-term value creation.



9
UNITS



12,279 SF
LOT SIZE



6,752 SF
BUILDING SIZE



3.79%
CAP RATE



123 feet on El Cajon Boulevard with 1 curb cut
FRONTAGE



±78 multifamily units + ±3,000 SF ground-floor commercial (conceptual)
DEVELOPMENT POTENTIAL



*Property lines are estimates.

EXECUTIVE SUMMARY

PROPERTY INFORMATION

DEVELOPMENT OVERVIEW

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

INVESTMENT HIGHLIGHTS



High-Visibility Corridor Location

123 feet of frontage along El Cajon Boulevard in the heart of City Heights



Interim Income in Place

All tenants on month-to-month leases, providing immediate cash flow with full repositioning flexibility



Redevelopment Scale

±12,279 SF lot within Complete Communities Tier 3 Overlay, supporting up to 6.5 FAR



Conceptual Mixed-Use Potential

Preliminary study outlines ±78 multifamily units above ±3,000 SF of ground-floor commercial



Parking-Free Development Advantage

Transit Priority Area designation removes parking requirements, enhancing efficiency and lowering costs.



Central Connectivity

Direct access to I-15, I-805, and SR-94, linking residents to major employment hubs across San Diego



Evolving Submarket

City Heights continues to attract new residential and commercial investment, reinforcing long-term growth prospects.



Walkable, Transit-Served Location

Walk Score® 93 and Transit Score® 56 with direct access to bus lines and freeways



4222-4228 EL CAJON BLVD

Property Information



12,279 SF
LOT SIZE



6,752 SF
BUILDING SIZE



**123 feet on El Cajon
Boulevard with 1 curb cut**
FRONTAGE



**±78 multifamily units +
±3,000 SF ground-floor
commercial (conceptual)**
DEVELOPMENT POTENTIAL



*Property lines are estimates.

EXECUTIVE SUMMARY

PROPERTY INFORMATION

DEVELOPMENT OVERVIEW

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

PROPERTY DESCRIPTION

4222–4228 El Cajon Boulevard is a high-visibility retail property with immediate income and exceptional redevelopment potential in San Diego’s dynamic City Heights neighborhood.

Situated on a ±12,279 square foot parcel, the property is improved with ±6,752 square feet of retail space originally constructed in 1942. With 123 feet of frontage along El Cajon Boulevard and a single curb cut, the site offers strong visibility and convenient access in one of Mid-City’s most active commercial corridors. All tenants are currently on month-to-month leases, providing stable interim cash flow while preserving full flexibility for repositioning or redevelopment.

The property is located within the Complete Communities Tier 3 Overlay, allowing for up to 6.5 FAR with no on-site parking requirement. A preliminary yield study envisions approximately 78 multifamily units above ±3,000 square feet of ground-floor commercial, totaling nearly 69,000 square feet of buildable area. This entitlement framework positions the site as a prime candidate for mixed-use development in a market where demand for housing and retail continues to strengthen.



EXECUTIVE SUMMARY

PROPERTY INFORMATION

DEVELOPMENT OVERVIEW

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

PROPERTY DESCRIPTION

DOWNTOWN SAN DIEGO

SAN DIEGO INTERNATIONAL AIRPORT

PROPERTY DETAILS

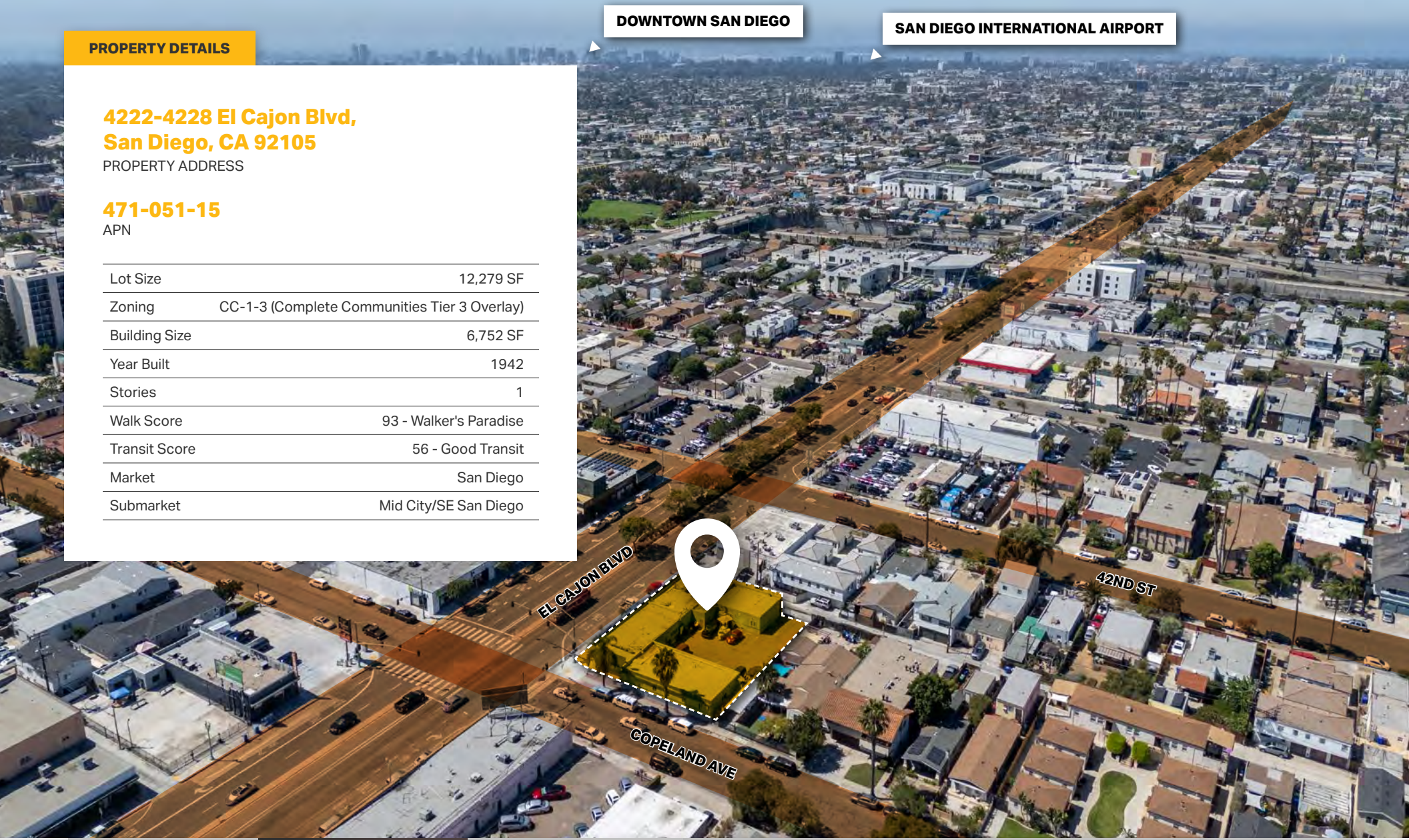
**4222-4228 El Cajon Blvd,
San Diego, CA 92105**

PROPERTY ADDRESS

471-051-15

APN

Lot Size	12,279 SF
Zoning	CC-1-3 (Complete Communities Tier 3 Overlay)
Building Size	6,752 SF
Year Built	1942
Stories	1
Walk Score	93 - Walker's Paradise
Transit Score	56 - Good Transit
Market	San Diego
Submarket	Mid City/SE San Diego



EXECUTIVE SUMMARY

PROPERTY INFORMATION

DEVELOPMENT OVERVIEW

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

EXTERIOR PHOTOS



EXECUTIVE SUMMARY

PROPERTY INFORMATION

DEVELOPMENT OVERVIEW

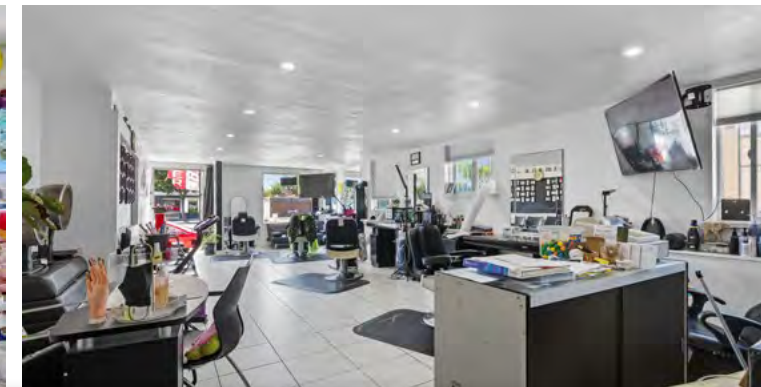
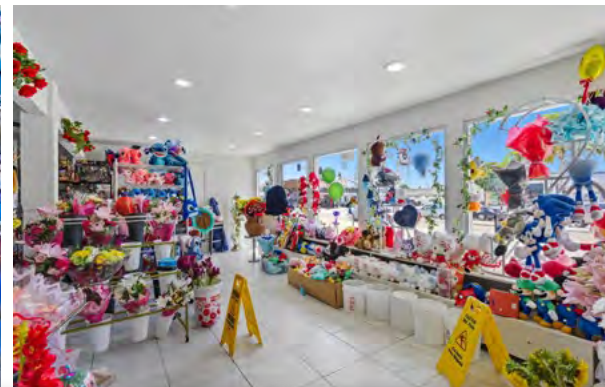
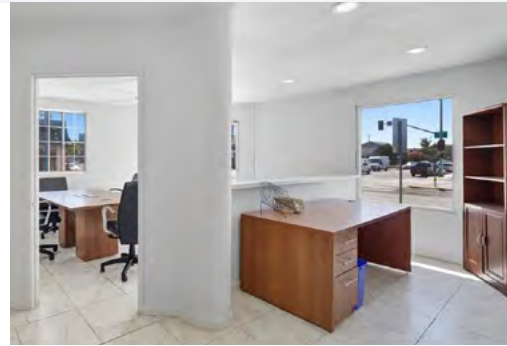
LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

INTERIOR PHOTOS



EXECUTIVE SUMMARY

PROPERTY INFORMATION

DEVELOPMENT OVERVIEW

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS



4222-4228 EL CAJON BLVD

Development Overview

DEVELOPMENT OPPORTUNITY

PRELIMINARY REVIEW & DEVELOPMENT STATUS

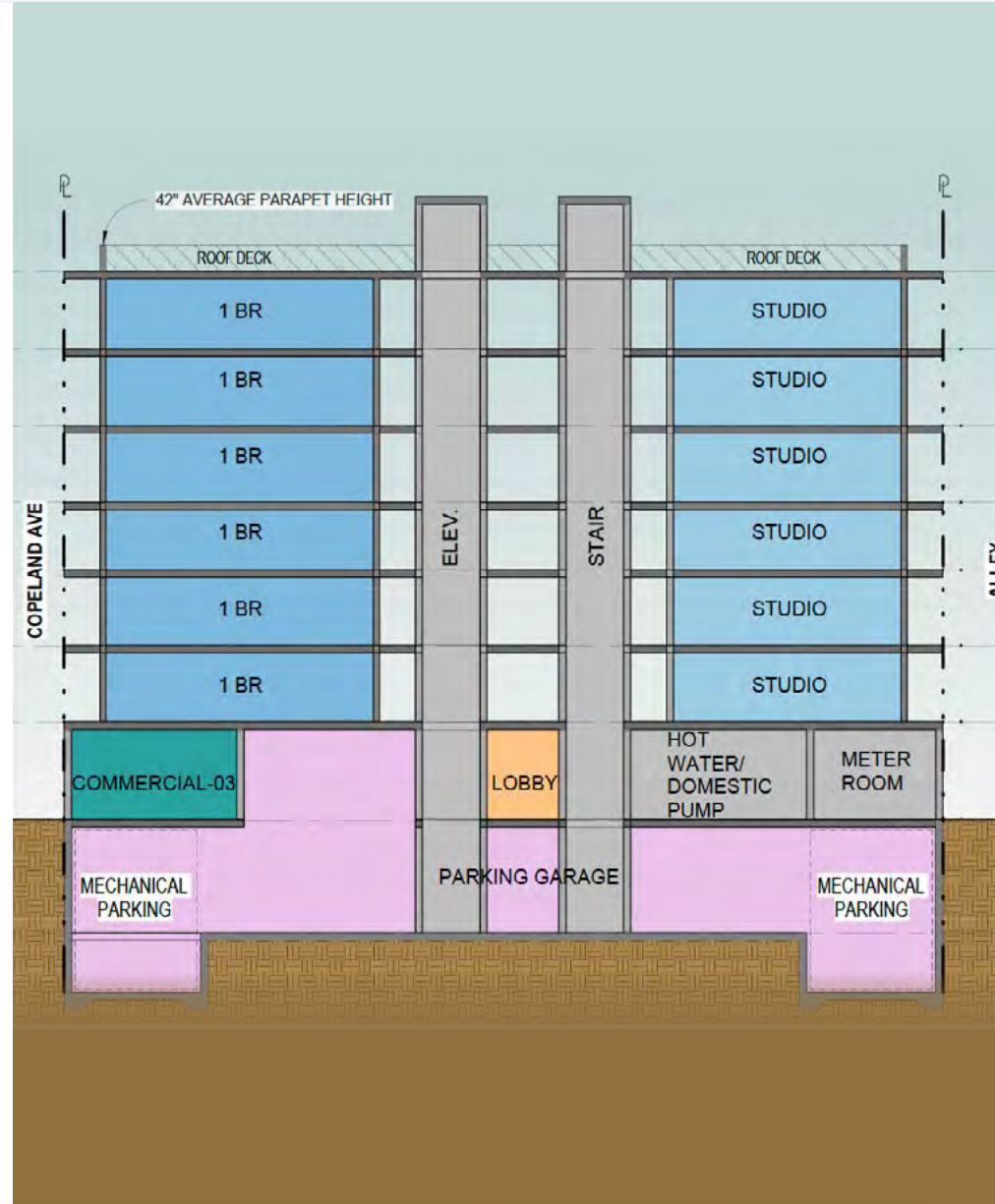
A preliminary plan set has already been submitted for this site. The proposed design can be advanced directly into construction documents with only standard site development review, and without any substantive municipal code issues identified.

Because the property is within the Complete Communities Tier 3 Overlay, there is no entitlement process requiring affordable housing components. The project may proceed to building permit submittal without additional planning department actions.

Development Plans

Plans call for a **78-unit residential community** with a diverse mix of **36 studios, 30 one-bedroom units, and 12 two-bedroom residences**, complemented by **74 parking spaces**. The project encompasses 52,924 rentable square feet and a total construction area of 76,008 square feet, reflecting a well-structured program designed to maximize density while maintaining tenant appeal.

UNIT TYPE	COUNT
Studio	36
1 Bed 1 Bath	30
2 Bed 2 Bath	12
TOTAL	78



DEVELOPMENT OPPORTUNITY

HIGHLIGHTS



COMPLETE COMMUNITIES TIER 3 OVERLAY

6.5 FAR with no parking requirement



CONCEPTUAL PLAN

**±69,000 SF buildable area with
78 residential units and 3,000 SF of
ground-floor retail**



TENANCY STATUS

**All tenants are on month-to-month
leases, allowing for a clean exit and
immediate redevelopment**



SITE SIZE

**12,279 SF corner lot with strong visibility
and access**



WALKABILITY

**Walk Score of 93 – Walker's Paradise, with
direct access to transit, retail, and amenities**



EXECUTIVE SUMMARY

PROPERTY INFORMATION

DEVELOPMENT OVERVIEW

LOCATION OVERVIEW

FINANCIAL ANALYSIS

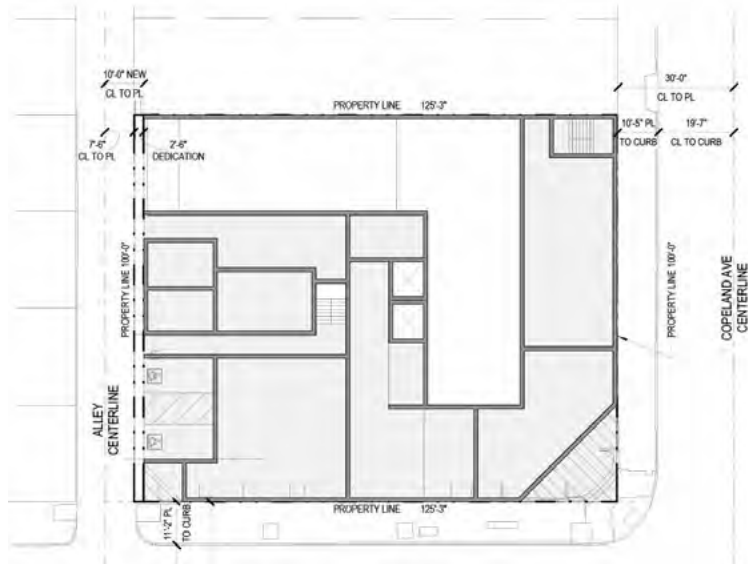
COMPARABLES

DEMOGRAPHICS

PROJECT INFORMATION

471-051-15
APN

25,26,27,28
LOT



Scope of Work

New construction of a multi-use development with 78 residential units and 3 commercial spaces over 8 floors. The structure includes mechanical parking below grade, amenity spaces, and a roof deck. Project utilizes complete communities for purpose of zoning/planning and therefore increases the maximum permitted density of the existing planned district, and removes structure height limitations.

Incentives & Waivers

Incentive #1: The removal of minimum distance per SDMC 142.0560(J)(4)

Waiver #1: waiver of the existing floor area ratio and a new floor area ratio based on the development location in far tier 3 zone. The new floor area ratio shall be increased from 1.0 to 6.5. SDMC 143.1010(A)(3)

Occupancy	R-2, S-2, B
Construction Type	Type III-A Modified Over Type I-A
Sprinklered	Yes, NFPA 13
Existing Use	Commercial Use & Parking Lots (To Be Demolished)
Proposed Use	R-2 Multi-Family Residential; B/M Business or Mercantile
Zoning	CUPD-CU-2-3
Density	Complete Communities, Development Intensity Is Only Regulated Through FAR
Max. Bldg Height (Sdmc)	Unlimited
Proposed Height	73'-0"
Min/Max. Front Setback	0'-0" / 10'-0"
Proposed Front Setback	0'-0"
Min. Side Setback	10'-0"
Optional Side Setback	0'-0"
Proposed Side Setback	0'-0"
Min/Max. Street Side Setback	0'-0" / 10'-0"
Proposed Street Side	0'-0"
Min. Rear Setback	10'-0"
Optional Rear Setback	0'-0"
Proposed Rear Setback	0'-0"
Number Of Stories	7
Lot Size	12,279 SF / .28 Acres
Allowable FAR	6.5 (79,813 SF) - Complete Communities Tier 3
Proposed FAR	5.6 (69,024 SF)
Total Building SF	69,024 SF
Trash & Recycle	<78 Residential Units Requires 432 SF <5,000sf Commercial Area Requires 36 SF 450 SF Required 587 SF Provided
Required Parking	No Parking Required, PSTPA Zone
Provided	50 Parking Spaces
Motorcycle Required	6 Spaces Required
Motorcycle Provided	7 Spaces
Bicycle Required	28.8 Spaces Required
Bicycle Provided	32 Spaces Provided

EXECUTIVE SUMMARY

PROPERTY INFORMATION

DEVELOPMENT OVERVIEW

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

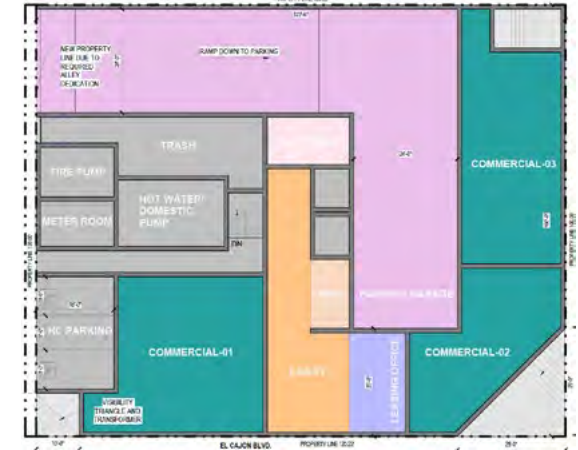
UNIT AREA SCHEDULE

UNIT MIX

UNIT TYPE	UNITS
Studio	36
1B/1Ba	30
2Br/2Ba	12
TOTAL	78
Rentable	52,924
Non-Rentable	16,100
Total FAR	69,024
Total Construction	76,008

FLOOR BREAKDOWN

High Rise Classification		
Roof Deck		73' - 0"
7th Floor		62' - 8"
6th Floor		52' - 6"
5th Floor		42' - 4"
4th Floor		33' - 4"
3rd Floor		23' - 2"
2nd Floor		13' - 0"
Ground Floor		0' - 0"
Basement/Garage		-15' - 0"



PARKING

78 TOTAL UNIT COUNT **74** TOTAL PARKING

NOTE: This project falls within a PSTPA zone, no vehicular parking is required. All proposed parking is intended for residential use. As no vehicular parking spaces are provided for the non-residential portion of the project, a passenger drop-off and loading zone, as well as an on-street accessible parking space will be provided per SDMC 142.0528(a). Required Transportation Amenity Score per SDMC 142.0528(c) is proposed to be fulfilled through a bike repair station located on Level P1.

Non-Accessible Vehicular Parking (Per SDMC 142-05C)

Required	0
Proposed	48

Motorcycle (Per SDMC 142-05C)

Required	$(36 \cdot 0.05) + (30 \cdot 1) + (12 \cdot 1) = 6$
Proposed	7

Non-Accessible Vehicular Parking (Per CBC 110A.3)

Required	1 Accessible, 1 Van Accessible
Proposed	1 Accessible, 1 Van Accessible

Long Term Bicycle (Per SDMC 142-05C)

Required	$(36 \cdot 3) + (30 \cdot 4) + (12 \cdot 5) = 29$
Proposed	32

LEVEL 1

Commercial - 01	Non-Resi	1,278
Commercial - 02	Non-Resi	851
Commercial - 03	Non-Resi	1,192
Hot Water/Dom. Pump		377
Fire Pump		195
Meter Room		178
Trash		587
Lobby		817
Leasing Office		299
Mall		144
1-00	Circulation	4,500
		10,418

UNIT AREA SCHEDULE



LEVEL 2		
2-01	1Br/1Ba	578
2-02	1Br/1Ba	562
2-03	1Br/1Ba	543
2-04	1Br/1Ba	705
2-05	1Br/1Ba	726
2-06	Sm Studio	463
2-07	Sm Studio	463
2-08	2Br/2Ba	887
2-09	Sm Studio	436
2-10	Sm Studio	424
2-11	Sm Studio	424
2-12	Sm Studio	436
2-13	2Br/2Ba	874
2-00	Non-Rentable	2,150
		9,671

LEVEL 3		
3-01	1Br/1Ba	578
3-02	1Br/1Ba	562
3-03	1Br/1Ba	802
3-04	1Br/1Ba	822
3-05	1Br/1Ba	726
3-06	Sm Studio	463
3-07	Sm Studio	463
3-08	2Br/2Ba	887
3-09	Sm Studio	436
3-10	Sm Studio	424
3-11	Sm Studio	424
3-12	Sm Studio	436
3-13	2Br/2Ba	874
3-00	Non-Rentable	1,890
		9,787

LEVEL 4		
4-01	1Br/1Ba	578
4-02	1Br/1Ba	562
4-03	1Br/1Ba	802
4-04	1Br/1Ba	822
4-05	1Br/1Ba	726
4-06	Sm Studio	463
4-07	Sm Studio	463
4-08	2Br/2Ba	887
4-09	Sm Studio	436
4-10	Sm Studio	424
4-11	Sm Studio	424
4-12	Sm Studio	436
4-13	2Br/2Ba	874
4-00	Non-Rentable	1,890
		9,787

UNIT AREA SCHEDULE

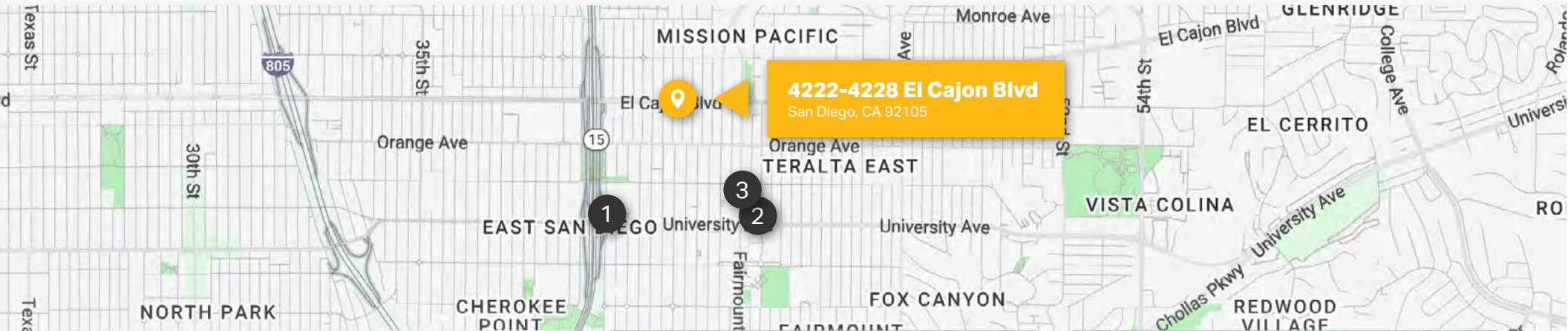


LEVEL 5		
5-01	1Br/1Ba	578
5-02	1Br/1Ba	562
5-03	1Br/1Ba	802
5-04	1Br/1Ba	822
5-05	1Br/1Ba	726
5-06	Sm Studio	463
5-07	Sm Studio	463
5-08	2Br/2Ba	887
5-09	Sm Studio	436
5-10	Sm Studio	424
5-11	Sm Studio	424
5-12	Sm Studio	436
5-13	2Br/2Ba	874
5-00	Non-Rentable	1,890
		9,787

LEVEL 6		
6-01	1Br/1Ba	578
6-02	1Br/1Ba	562
6-03	1Br/1Ba	802
6-04	1Br/1Ba	822
6-05	1Br/1Ba	726
6-06	Sm Studio	463
6-07	Sm Studio	463
6-08	2Br/2Ba	887
6-09	Sm Studio	436
6-10	Sm Studio	424
6-11	Sm Studio	424
6-12	Sm Studio	436
6-13	2Br/2Ba	874
6-14	Non-Rentable	1,890
		9,787

LEVEL 7		
7-01	1Br/1Ba	578
7-02	1Br/1Ba	562
7-03	1Br/1Ba	802
7-04	1Br/1Ba	822
7-05	1Br/1Ba	726
7-06	Sm Studio	463
7-07	Sm Studio	463
7-08	2Br/2Ba	887
7-09	Sm Studio	436
7-10	Sm Studio	424
7-11	Sm Studio	424
7-12	Sm Studio	436
7-13	2Br/2Ba	874
7-14	Non-Rentable	1,890
		9,787

NEARBY DEVELOPMENT



1

Cuatro at City Heights

Cuatro at City Heights is a forthcoming affordable housing development spanning multiple vacant parcels along El Cajon Boulevard and University Avenue. Backed by the San Diego Housing Commission (SDHC) and City Heights CDC, the project will deliver 115 rental units plus two manager residences, with dedicated housing for veterans and low-income households. Framed as a transit-oriented, community-serving initiative, Cuatro reflects strong public-private alignment and reinforces City Heights' positioning as a high-impact redevelopment zone.

2

City Heights Place

City Heights Place, completed in 2024 by Wakeland Housing, introduced a mid-scale affordable and workforce housing community within the neighborhood. While modest in scale, the project demonstrates successful recent infill execution and signals continued demand for attainable housing options in the immediate area.

3

City Heights Plaza Del Sol

City Heights Plaza Del Sol is a new mixed-use affordable housing initiative by Wakeland Housing, located within proximity to the subject property. While parcel details remain limited, its presence contributes to a growing pipeline of neighborhood-focused redevelopment, offering a compelling market signal for investors evaluating long-term growth and community investment trends.



4222-4228 EL CAJON BLVD

Location Overview

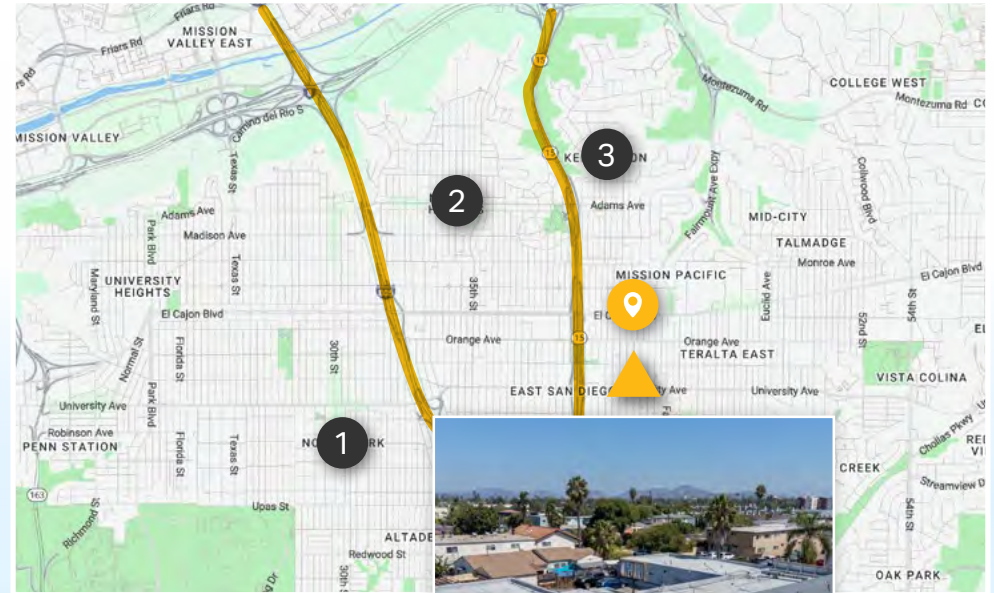
LOCATION OVERVIEW

URBAN ENERGY MEETS REDEVELOPMENT MOMENTUM – CITY HEIGHTS ON EL CAJON BOULEVARD

City Heights is a vibrant, centrally located neighborhood in San Diego, recognized for its cultural diversity, active commercial corridors, and strong community identity. Positioned along El Cajon Boulevard, one of the city's historic east-west thoroughfares, the area combines established retail activity with a growing wave of mixed-use and multifamily development.

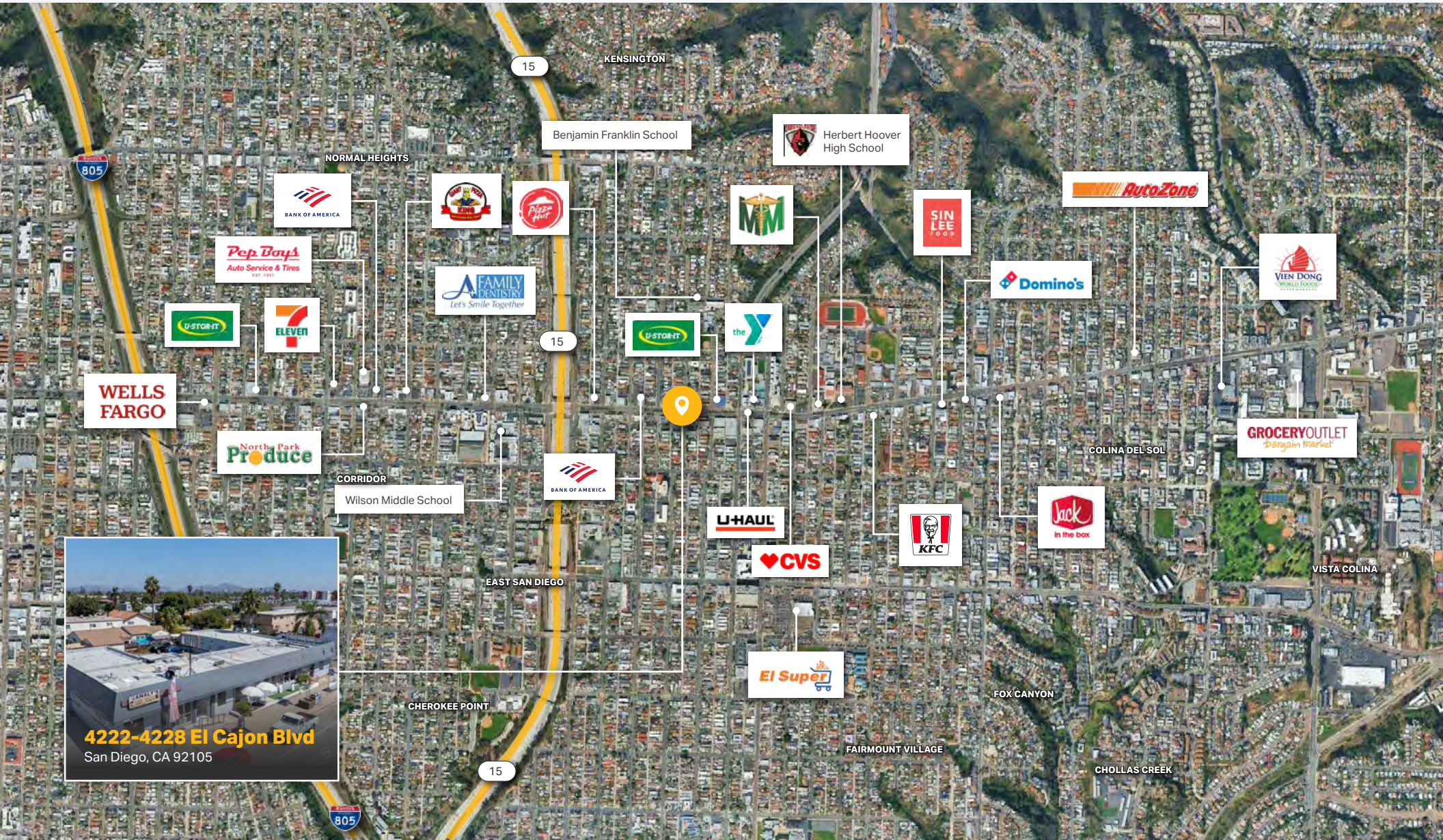
Residents enjoy a walkable environment with immediate access to retail, restaurants, and daily conveniences. The community is also connected to nearby lifestyle destinations such as **1 North Park**, **2 Normal Heights**, and **3 Kensington**, each offering dining, entertainment, and boutique shopping. Local parks, schools, and cultural centers further enhance the neighborhood's appeal to families, professionals, and students.

Strategically located in Mid-City San Diego, City Heights offers direct access to major employment hubs via **I-15**, **I-805**, and **SR-94**. The area's Complete Communities zoning overlays have accelerated interest from developers pursuing higher-density opportunities in transit-accessible locations. As the corridor evolves with new residential and commercial projects, El Cajon Boulevard stands out as one of San Diego's most dynamic urban submarkets, offering both stability and long-term growth potential.



4222-4228 El Cajon Blvd
San Diego, CA 92105

IMMEDIATE MAP



EXECUTIVE SUMMARY

PROPERTY INFORMATION

DEVELOPMENT OVERVIEW

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS



4222-4228 EL CAJON BLVD

Financial Analysis

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

\$240.25
PRICE PER SF

\$2,950,000
PRICE

\$327,778
PRICE PER UNIT

CURRENT

PROFORMA

17.56

GRM

14.05

3.8%

CAP RATE

5.2%

4.3%

CASH-ON-CASH
RETURN (YR 1)

5.5%

\$158,169

TOTAL RETURN (YR 1)

\$199,749

(2.83)

DEBT COVERAGE RATIO

(3.88)

CURRENT

PROFORMA

OPERATING DATA

Gross Scheduled Income	\$168,000	\$210,000
Total Scheduled Income	\$168,000	\$210,000
Vacancy Cost	\$1,680	\$2,100
Gross Income	\$166,320	\$207,900
Operating Expenses	\$54,475	\$54,475
Net Operating Income	\$111,845	\$153,425
Pre-Tax Cash Flow	\$151,415	\$192,995

FINANCING DATA

Down Payment	\$2,400,000	\$2,400,000
Loan Amount	\$550,000	\$550,000
Debt Service	\$39,570	\$39,570
Debt Service Monthly	\$3,298	\$3,298
Principal Reduction (yr 1)	\$6,754	\$6,754

EXECUTIVE SUMMARY

PROPERTY INFORMATION

DEVELOPMENT OVERVIEW

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

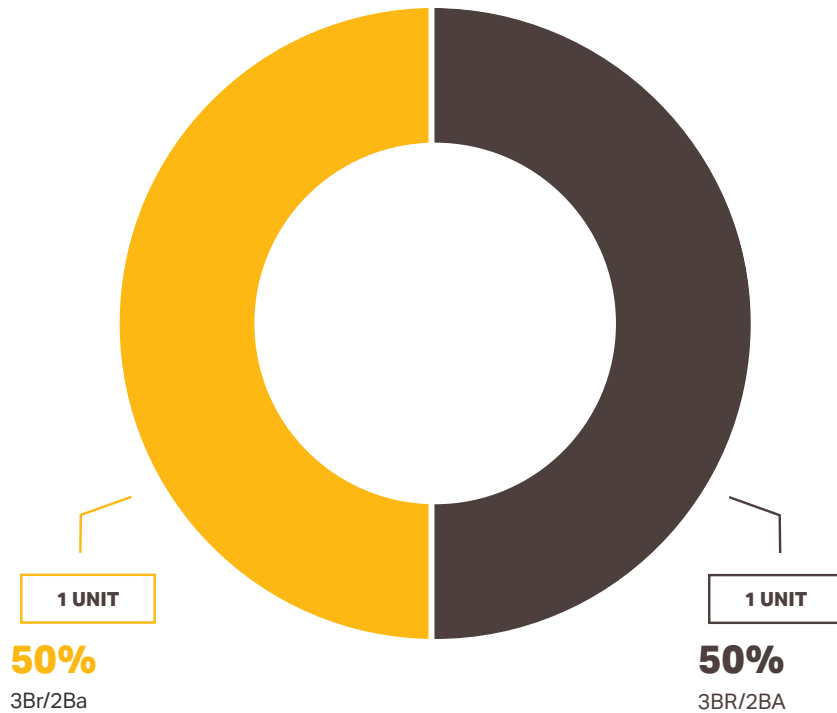
DEMOGRAPHICS

INCOME & EXPENSES SUMMARY

	CURRENT	PROFOMA
INCOME SUMMARY		
Gross Scheduled Income	\$168,000	\$210,000
Vacancy Cost	(\$1,680)	(\$2,100)
GROSS INCOME	\$166,320	\$207,900
EXPENSES SUMMARY		
Water	\$2,500	\$2,500
Maintenance	\$5,000	\$5,000
Management (Off Site)	\$2,000	\$2,000
Insurance	\$8,100	\$8,100
Tax	\$36,875	\$36,875
OPERATING EXPENSES	\$54,475	\$54,475
NET OPERATING INCOME	\$111,845	\$153,425



UNIT MIX SUMMARY



RETAIL UNIT	RENT	MARKET RENT
Retail Salon	\$1,700	\$1,700
Retail	\$1,200	\$1,200
Retail	\$1,600	\$1,600
Retail Flower Shop	\$3,000	\$3,000
Retail	\$2,500	\$2,500
Retail Vacant	\$0	\$1,250
Office/Storage Vacant	\$0	\$1,250
TOTAL	\$10,000	\$12,500

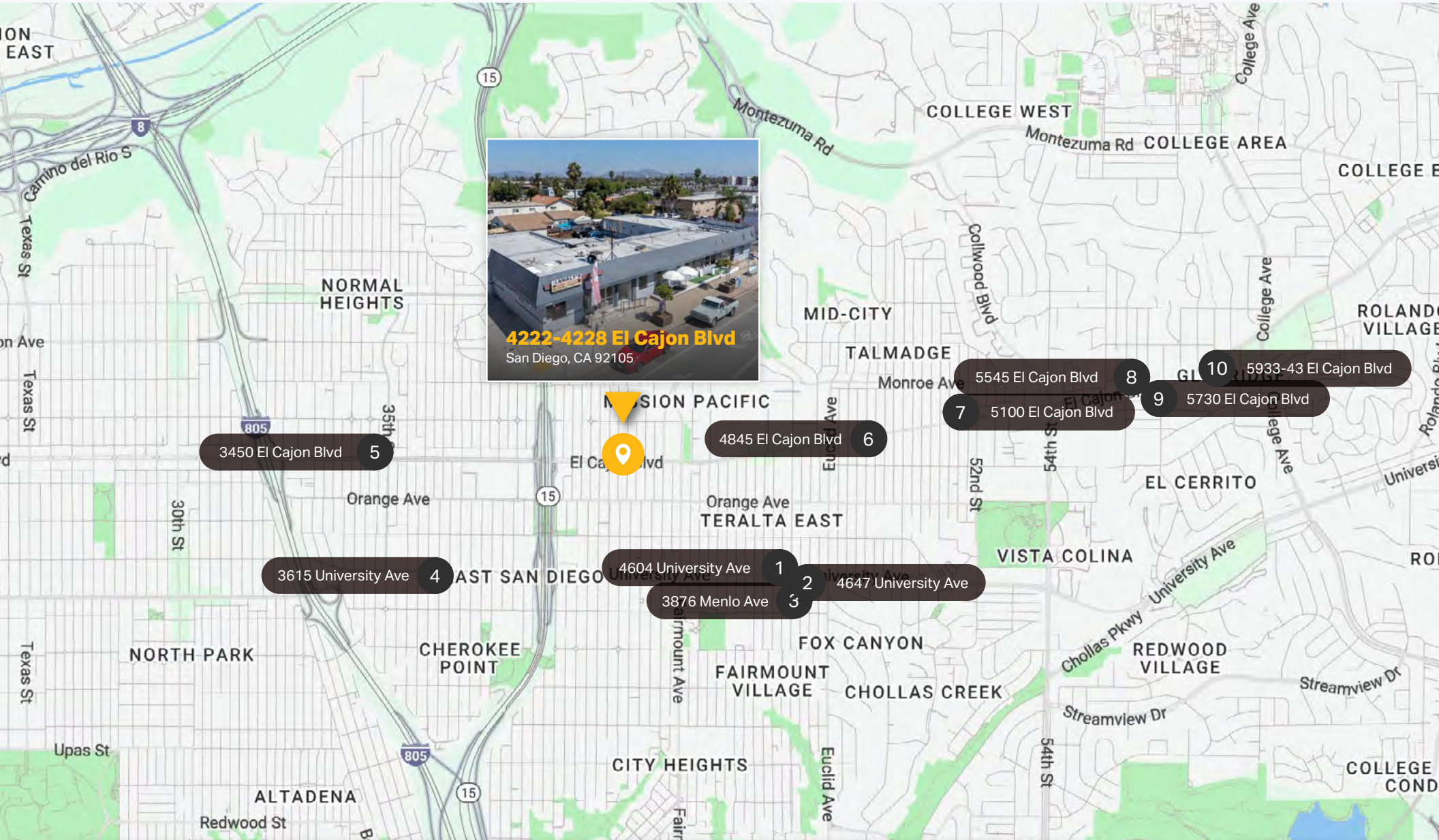
UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	RENT	MARKET RENT
3Br/2Ba	3	2	1	50.00%	\$1,800	\$2,500
3Br/2Ba	3	2	1	50.00%	\$2,200	\$2,500
TOTALS/AVERAGES			2	100.00%	\$2,000	\$2,500



4222-4228 EL CAJON BLVD

I Comparables

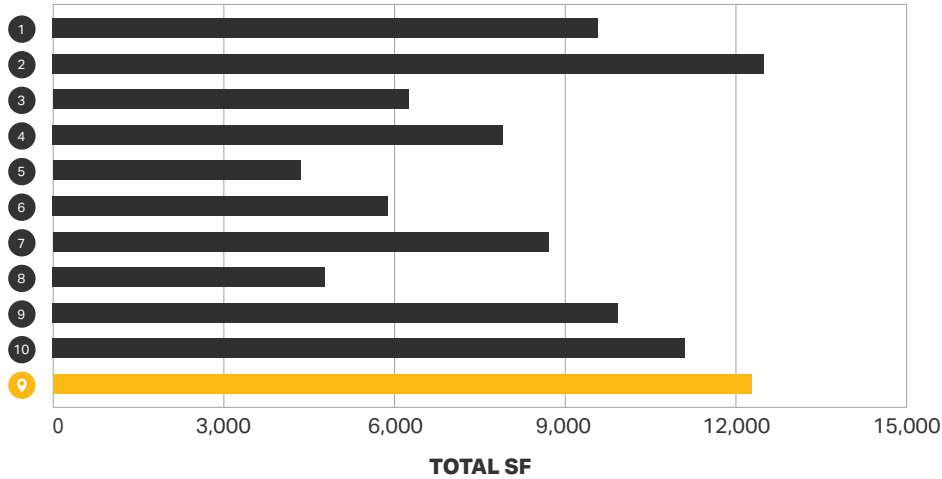
SALE COMPARABLES MAP



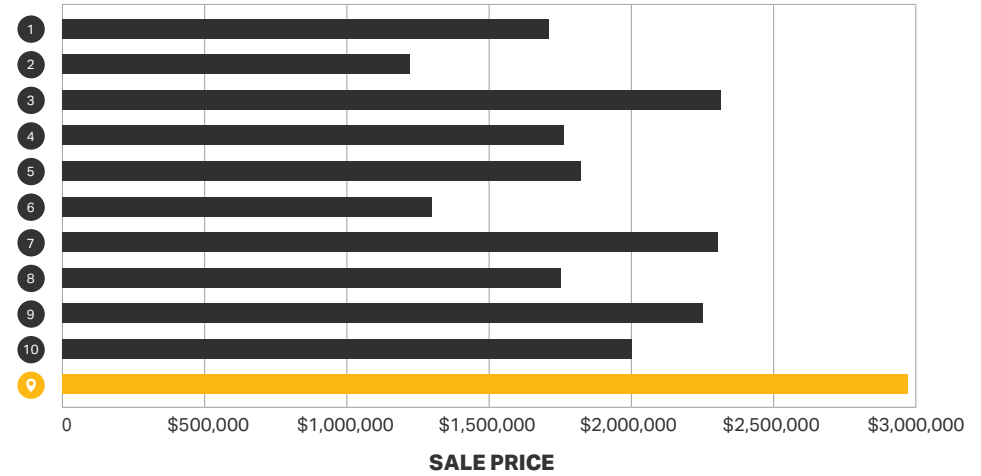
EXECUTIVE SUMMARY	PROPERTY INFORMATION	DEVELOPMENT OVERVIEW	LOCATION OVERVIEW	FINANCIAL ANALYSIS	COMPARABLES	DEMOGRAPHICS
-------------------	----------------------	----------------------	-------------------	--------------------	--------------------	--------------

SALE COMPARABLES SUMMARY

SF OVERVIEW



SALE PRICE OVERVIEW



	Property Address	Distance	Year Built	Land SF	Sale Date	Sale Price	Land Price PSF	Sale Status
1	4604 E University Ave, San Diego, CA 92105	0.7 mi	1959	9,583 SF	01/05/2024	\$1,710,000	\$178.44	Sold
2	4647 University Ave, San Diego, CA 92105	0.7 mi	1954	12,501 SF	04/22/2025	\$1,286,797	\$102.94	Sold
3	3876-3878 Menlo Ave, San Diego, CA 92105	0.7 mi	1954	6,251 SF	04/22/2025	\$2,313,203	\$370.05	Sold
4	3615 University Ave, San Diego, CA 92104	0.8 mi	1954	7,915 SF	02/09/2024	\$1,760,000	\$222.36	Sold
5	3450 El Cajon Blvd, San Diego, CA 92104	0.9 mi	1941	4,356 SF	06/13/2024	\$1,820,000	\$417.81	Sold
6	4845 El Cajon Blvd, San Diego, CA 92115	0.8 mi	1966	5,898 SF	Listed	\$1,300,000	\$220.41	On Market
7	5100 El Cajon Blvd, San Diego, CA 92115	1.2 mi	1985	8,712 SF	Listed	\$2,300,000	\$264.00	On Market
8	5545 El Cajon Blvd, San Diego, CA 92115	1.7 mi	1950	4,792 SF	Listed	\$1,750,000	\$365.19	On Market
9	5730 El Cajon Blvd, San Diego, CA 92115	1.8 mi	1975	9,932 SF	Listed	\$2,250,000	\$226.54	On Market
10	5933-43 El Cajon Blvd, San Diego, CA 92115	2.1 mi	1968	11,108 SF	Listed	\$2,000,000	\$180.05	On Market
	Average of Comps	1.1 mi	1961	8,105 SF	08/20/2024	\$1,849,000	\$228.14	
9	4222-4228 El Cajon Blvd, San Diego, CA 92105		1942	12,279 SF	TBD	\$2,950,000	\$240.25	

EXECUTIVE SUMMARY

PROPERTY INFORMATION

DEVELOPMENT OVERVIEW

LOCATION OVERVIEW

FINANCIAL ANALYSIS


COMPARABLES

DEMOGRAPHICS

SALES COMPARABLES

SOLD

SOLD 1/5/2024




1

4604 E University Ave
San Diego, CA 92105

\$1,710,000 PRICE	6,500 SF BUILDING SIZE
9,583 SF LOT SIZE	1959 YEAR BUILT
\$263.08 PRICE/SF	\$178.44 LAND PRICE/SF

SOLD AS PORTFOLIO 4/22/2025



2


4647 University Ave
San Diego, CA 92105

\$1,286,797 PRICE	2,721 SF BUILDING SIZE
12,501 SF LOT SIZE	1954 YEAR BUILT
\$472.91 PRICE/SF	\$102.94 LAND PRICE/SF

PORTFOLIO

\$3,600,000 PRICE	18,752 SF LOT SIZE
\$191.98 LAND PRICE/SF	

SOLD AS PORTFOLIO 4/22/2025



3

3876-3878 Menlo Ave
San Diego, CA 92105

\$2,313,203 PRICE	5,506 SF BUILDING SIZE
6,251 SF LOT SIZE	1954 YEAR BUILT
\$420.12 PRICE/SF	\$370.05 LAND PRICE/SF

PORTFOLIO

\$3,600,000 PRICE	18,752 SF LOT SIZE
\$191.98 LAND PRICE/SF	

EXECUTIVE SUMMARY

PROPERTY INFORMATION

DEVELOPMENT OVERVIEW

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

SALES COMPARABLES

SOLD

LISTED

SOLD 2/9/2024



4

3615 University Ave
San Diego, CA 92104

\$1,760,000 PRICE	4,652 SF BUILDING SIZE
7,915 SF LOT SIZE	1954 YEAR BUILT
\$378.33 PRICE/SF	\$222.36 LAND PRICE/SF

SOLD 6/13/2024



5

3450 El Cajon Blvd
San Diego, CA 92104

\$1,820,000 PRICE	2,093 SF BUILDING SIZE
4,356 SF LOT SIZE	1941 YEAR BUILT
\$869.57 PRICE/SF	\$417.81 LAND PRICE/SF

LISTED



6

4845 El Cajon Blvd
San Diego, CA 92104

\$1,300,000 PRICE	4,630 SF BUILDING SIZE
5,898 SF LOT SIZE	1966 YEAR BUILT
\$280.78 PRICE/SF	\$220.41 LAND PRICE/SF

EXECUTIVE SUMMARY

PROPERTY INFORMATION

DEVELOPMENT OVERVIEW

LOCATION OVERVIEW

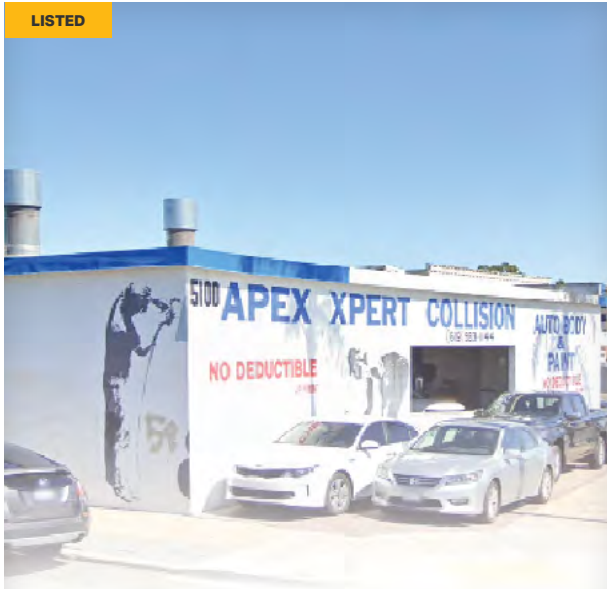
FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

SALES COMPARABLES

LISTED



LISTED

7

5100 El Cajon Blvd
San Diego, CA 92115

\$2,300,000 PRICE	7,040 SF BUILDING SIZE
8,712 SF LOT SIZE	1985 YEAR BUILT
\$326.70 PRICE/SF	\$264.00 LAND PRICE/SF



LISTED

8

5545 El Cajon Blvd
San Diego, CA 92115

\$1,750,000 PRICE	3,250 SF BUILDING SIZE
9,932 SF LOT SIZE	1950 YEAR BUILT
\$538.46 PRICE/SF	\$176.20 LAND PRICE/SF



LISTED

9

5730 El Cajon Blvd
San Diego, CA 92115

\$2,250,000 PRICE	7,057 SF BUILDING SIZE
9,932 SF LOT SIZE	1975 YEAR BUILT
\$318.83 PRICE/SF	\$226.54 LAND PRICE/SF

EXECUTIVE SUMMARY

PROPERTY INFORMATION

DEVELOPMENT OVERVIEW

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

SALES COMPARABLES

LISTED



LISTED

10

5933-43 El Cajon Blvd

San Diego, CA 92115

\$2,000,000
PRICE

3,482 SF
BUILDING SIZE

11,108 SF
LOT SIZE

1968
YEAR BUILT

\$574.38
PRICE/SF

\$180.05
LAND PRICE/SF



9

4222-4228 El Cajon Blvd

San Diego, CA 92105

\$2,950,000
PRICE

6,752 SF
BUILDING SIZE

\$436.91
PRICE/SF

12,279 SF
LOT SIZE

1942
YEAR BUILT

\$240.25
LAND PRICE/SF

EXECUTIVE SUMMARY

PROPERTY INFORMATION

DEVELOPMENT OVERVIEW

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

4228

4226

4222-4228 EL CAJON BLVD

| Demographics

DEMOGRAPHICS

643,494

2024 POPULATION

\$74,833

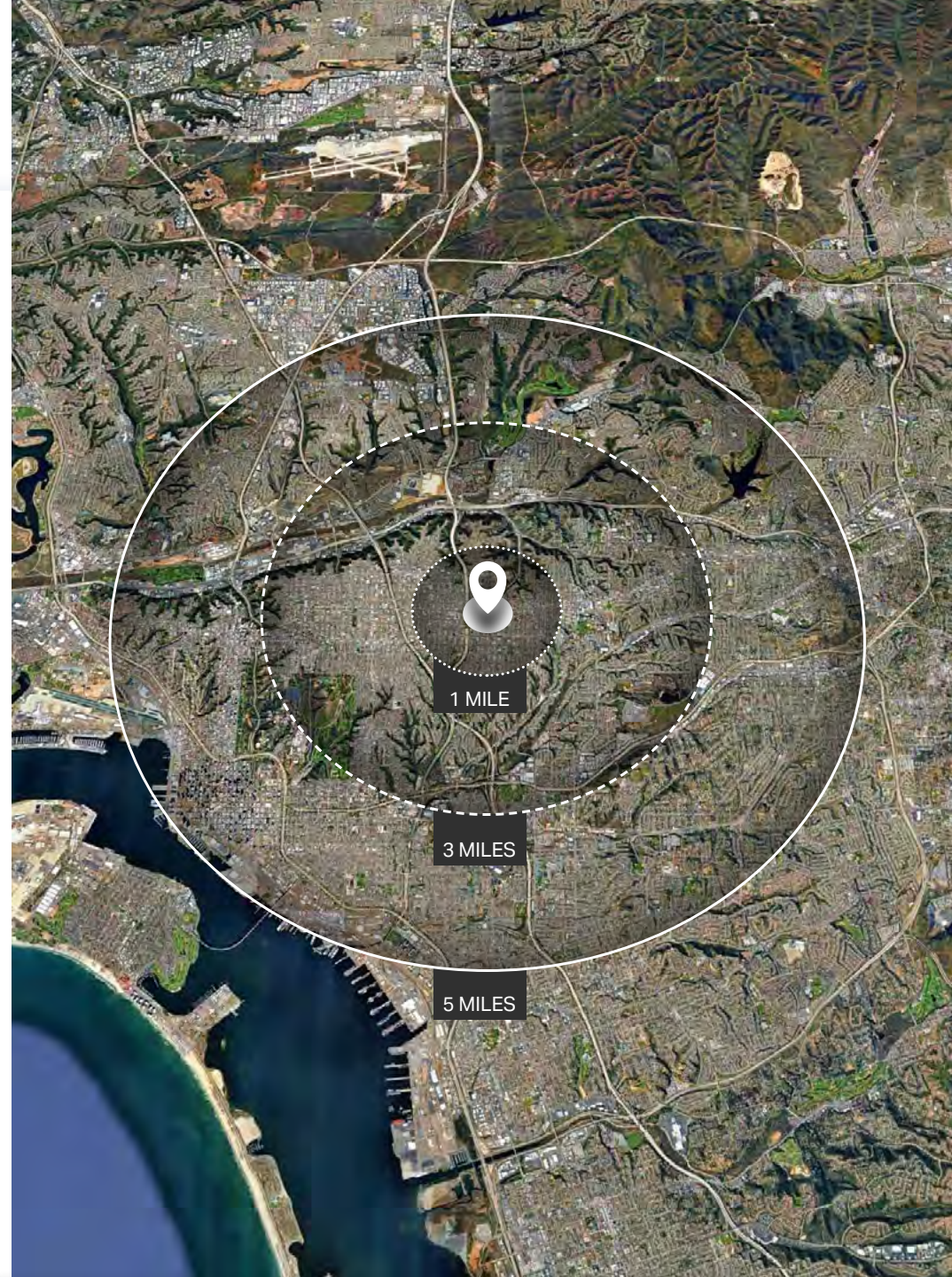
MEDIAN HH INCOME

\$705,960

MEDIAN HOME VALUE

	1-Mile	3-Mile	5-Mile
POPULATION			
2024 Population	54,148	257,128	643,494
2029 Population Projection	53,710	255,914	641,368
Median Age	35.3	35.5	36.4
HOUSEHOLDS			
2024 Households	20,376	104,769	253,144
2029 Household Projection	20,171	104,198	252,472
Owner Occupied Households	4,489	32,641	88,870
Renter Occupied Households	15,681	71,556	163,601
Avg Household Size	2.6	2.3	2.4
Avg Household Vehicles	2	2	2
INCOME			
Avg Household Income	\$81,025	\$95,998	\$99,571
Median Household Income	\$59,794	\$72,807	\$74,833
HOUSING			
Median Home Value	\$758,019	\$714,245	\$705,960
Median Year Built	1967	1971	1974

Source: CoStar





SOUTH COAST
COMMERCIAL

CORFAC
INTERNATIONAL

4222-4228 EL CAJON BLVD

I Advisor Bio

ADVISOR BIO



ARBY EIVAZIAN

VICE PRESIDENT

DRE 01948830

619.990.4436

eivazian@scc1031.com

Arby Eivazian (DRE# 01948830) has successfully closed over \$150 million in commercial and multi-family transactions across San Diego County. With more than 11 years of experience, he specializes in helping owners maximize value through strategic sales, acquisitions, cash-outs, and 1031 exchanges.

Arby's approach is hands-on and data-driven. He leverages deep market knowledge, strong investor relationships, and comprehensive due diligence to ensure his clients make well-informed decisions. Beyond brokerage, Arby has personally invested in, remodeled, and managed San Diego income properties, giving him first-hand insight into the operational and financial realities of ownership.

This blend of professional expertise and personal experience allows Arby to provide clear, trustworthy guidance that aligns with his clients' goals, whether repositioning, exchanging, or planning for long-term growth.



www.scc1031.com

EXECUTIVE SUMMARY

PROPERTY INFORMATION

DEVELOPMENT OVERVIEW

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

4222-4228 El Cajon Blvd

San Diego, CA 92105

CONTACT

Arby Eivazian

619.990.4436
DRE 01948830
eivazian@scc1031.com

www.scc1031.com

 **SOUTH COAST**
COMMERCIAL

 **CORFAC**
INTERNATIONAL