

Subject Property

1251 Van Nuys St
San Diego, California - La Jolla Alta Neighborhood



PROPERTY	
No. of Units:	4
Stories:	3
Avg. Unit Size:	-
Type:	Apartments - All
Rent Type:	Market
Year Built:	2025
Parking:	6 Spaces; 1.5 per Unit
Distance to Transit:	-

ASKING RENTS PER UNIT/SF			VACANCY			12 MONTH ABSORPTION	
Current:	-	-	Current:	0.0%	0 Units	Current:	4 Units
Last Quarter:	-	-	Last Quarter:	0.0%	0 Units	Competitor Total:	0 Units
Year Ago:	-	-	Year Ago:	-	-	Competitor Avg:	0.0 Units
Competitors:	\$2,199	\$2.11 /SF	Competitors:	1.9%	0 Units	Submarket Total:	1,291 Units
Submarket:	\$3,242	\$3.55 /SF	Submarket:	3.6%	692 Units	Submarket Avg:	5.4 Units

UNIT BREAKDOWN

Bed	Bath	Avg SF	Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		Concessions
			Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	
1	1	-	4	100%	-	-	-	-	-	-	-
Totals		Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
All 1 Beds		-	4	100%	-	-	-	-	-	-	-
Totals		-	4	100%	-	-	-	-	-	-	-

Estimate Updated August 22, 2026

SITE AMENITIES

Private Bathroom

UNIT AMENITIES

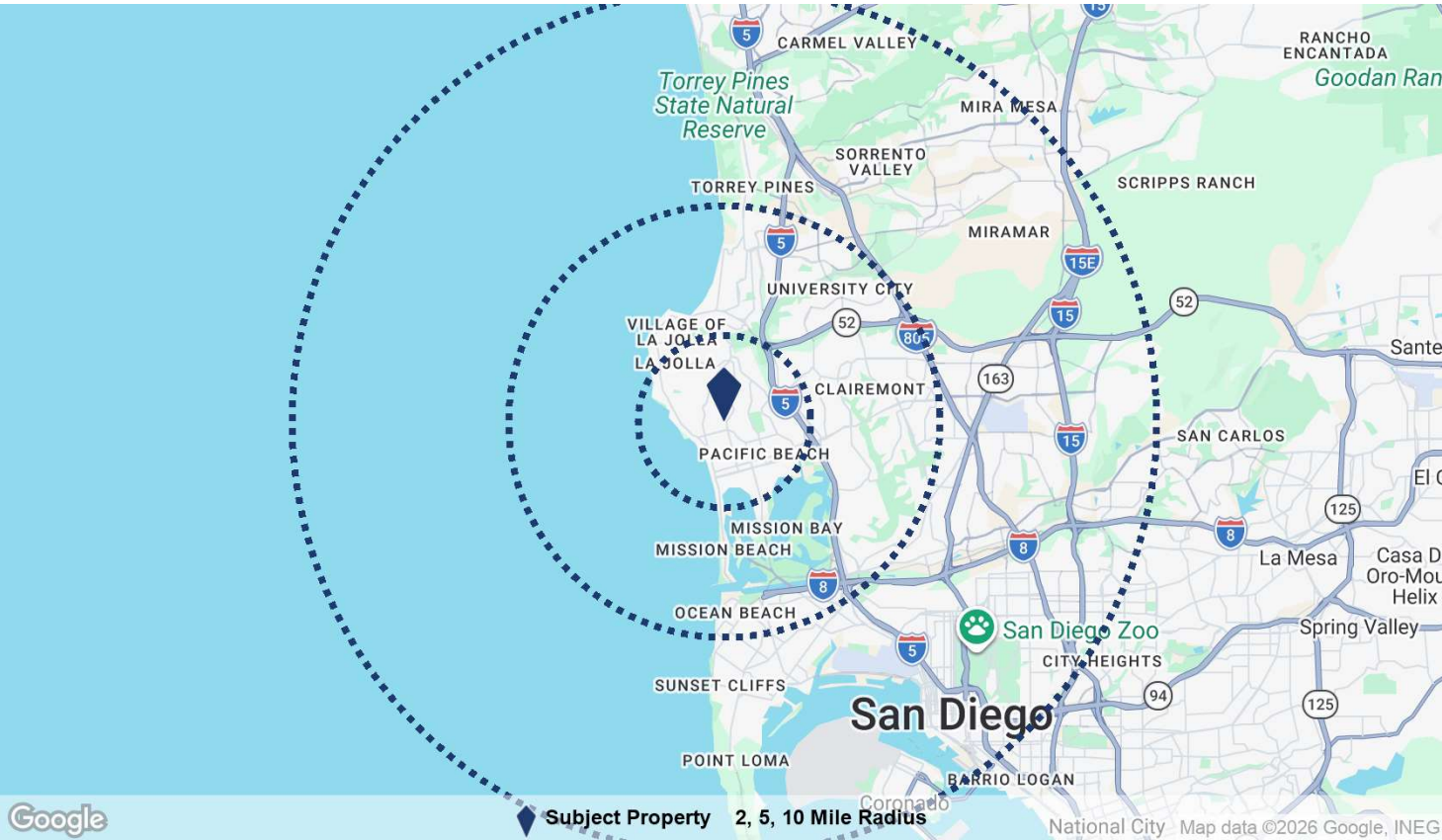
Air Conditioning	Balcony	Deck
Handrails	Heating	Island Kitchen
Lawn	Patio	Range
Refrigerator	Storage Space	Vaulted Ceiling
Views	Wheelchair Accessible (Rooms)	

Demographic Overview

1251 Van Nuys St

Population (2 mi)	Avg. HH Size (2 mi)	Avg. Age (2 mi)	Med. HH Inc. (2 mi)
63,585	2.0	40	\$140,345

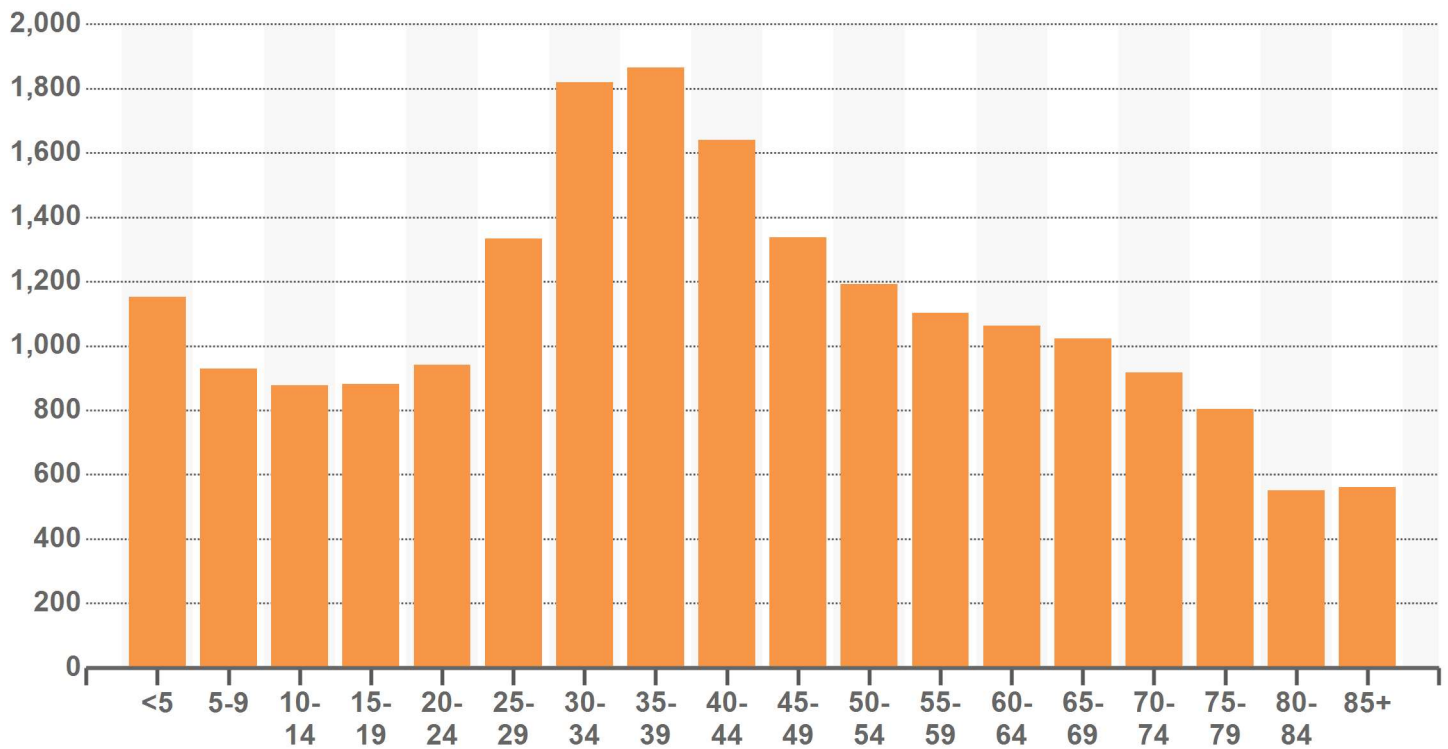
DEMOGRAPHIC RADIUS RINGS



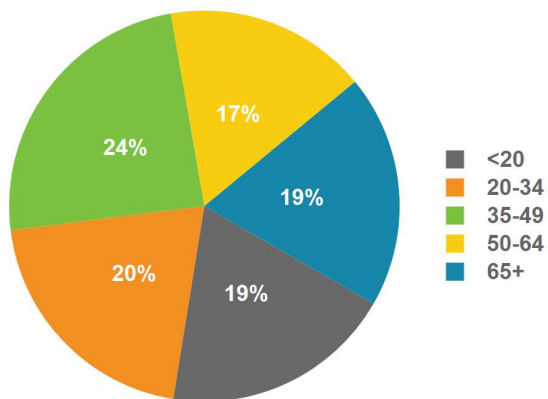
DEMOGRAPHIC SUMMARY

Population	2 Mile	5 Mile	10 Mile
2025 Population	63,585	270,625	776,126
2030 Population	64,698	273,972	784,507
Pop Growth 2025-2030	1.8%	1.2%	1.1%
2025 Average Age	40	39	39
Households			
2025 Households	29,994	112,255	327,742
2030 Households	30,540	113,811	331,612
Household Growth 2025-2030	1.8%	1.4%	1.2%
Median Household Income	\$140,345	\$119,873	\$115,912
Average Household Size	2.0	2.2	2.2
Average HH Vehicles	2	2	2
Housing			
Median Home Value	\$1,112,953	\$1,070,609	\$1,042,334
Median Year Built	1972	1973	1977

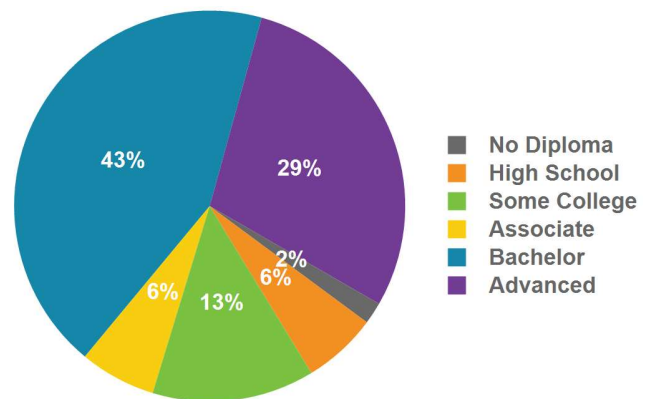
POPULATION BY AGE GROUP IN 1 MILE RADIUS



POPULATION BY AGE IN 1 MILE RADIUS



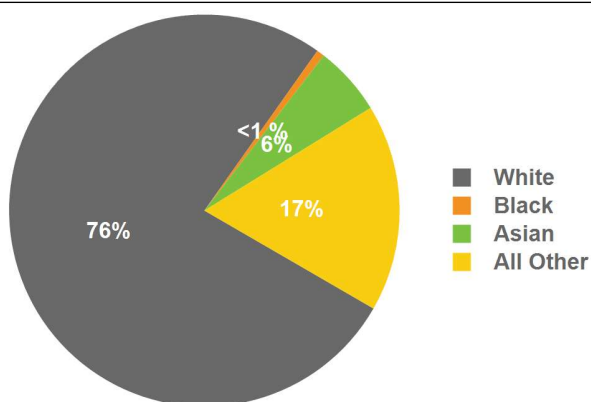
POPULATION BY EDUCATION IN 1 MILE RADIUS



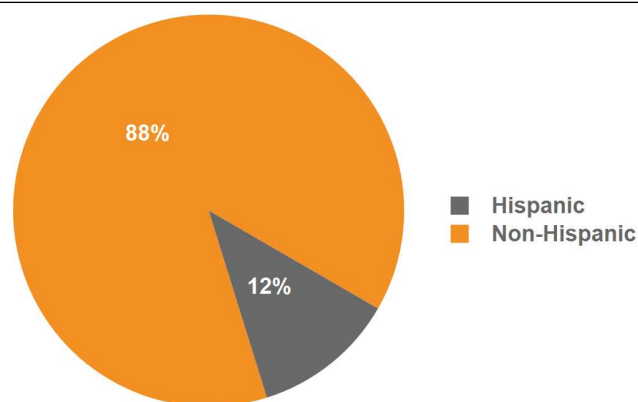
POPULATION BY RACE

Race	2026 Population					
	2 Mile			5 Mile		10 Mile
White	47,295			74.38%	165,091	53.86%
Black	778			1.22%	6,400	4.48%
Asian	3,496			5.50%	39,977	15.75%
American Indian & Alaskan	218			< 1%	1,322	< 1%
Hawaiian & Pacific Islander	122			< 1%	619	< 1%
Other	11,676			18.36%	57,216	24.88%

POPULATION BY RACE IN 1 MILE RADIUS



HISPANIC POPULATION IN 1 MILE RADIUS



MILITARY POPULATION

	2026 Population					
	2 Mile			5 Mile		10 Mile
Military	831			2.22%	2,915	6.41%
Non-Military Workforce	36,646			97.78%	142,210	93.59%