

Pacific Beach | San Diego | 8 Units

1057-71 Grand Ave
San Diego, CA 92109

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Executive Summary



Unit	Position	Br / Ba	Current Rent	Projected Rent, No Updating
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1057-63 Grand

1057	Front Unit	2 / 1	STVR	\$3,500
1059	Downstairs	2 / 1	STVR	\$3,500
1061	Upstairs	2 / 1	\$2,580	\$3,500
1063	Upstairs	2 / 1	\$2,540	\$3,500

1065-71 Grand

1065	Front Unit	2 / 1	STVR	\$3,500
1067	Downstairs	2 / 1	\$2,860	\$3,500
1069	Upstairs	2 / 1	\$2,400	\$3,500
1071	Upstairs	2 / 1	Vacant	\$3,500

Eight - One Car Garages & Parking Spaces

Included

Total Monthly	\$10,380	\$14,000
Total Annual	\$36,780	\$168,000

*STVR income can vary every year

LOCATION	1057-71 Grand Ave, San Diego, CA 92109
PRICE	\$4,790,000
UTILITIES	Separate SDGE One Water Meter per Building (2) One Common Laundry per Building (2)
PARKING	8 - One car garage spaces and 8 parking spaces
CONFIGURATION	All 2 bedroom, 1 bathroom 825 sqft Roughly
RENTALS	3 STVRs 1 Vacant 4 Long term rentals month-to-month
STVR INCOME 2025	1057 - \$55,000 1065 - \$67,000 1059 - \$64,000
RENTS	Extremely low rents currently. All units are rentable and opportunity to up rents w/o Updating
LOT SIZE	12,490 sqft (Each parcel is 6,245)
HVAC	Wall Heater & Window AC

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Pacific Beach is one of the main beaches of San Diego

Pacific Beach

71% Renter Occupied

Average Household
income \$158,186

Estimated
Population 41,500

Average Age 34

San Diego City

53% Renter Occupied

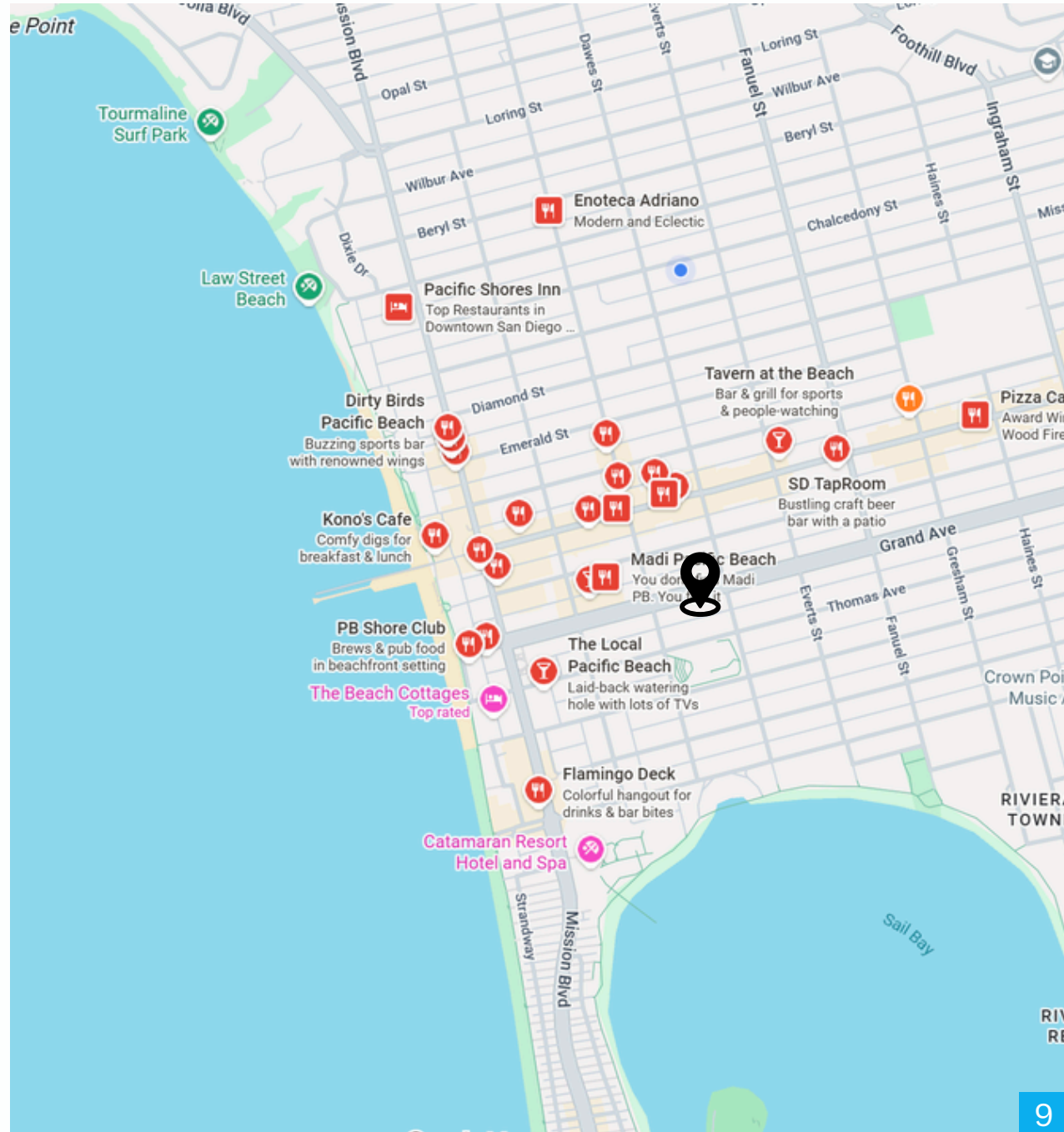
Average Household
income \$144,973

Estimated
Population \$1.4m

Average Age 36

Neighborhood Location

- Only 3.5 blocks to one of the most popular beaches in San Diego
- 2 blocks from Garnet Ave, the main drag of restaurants, cafes, shops and farmer's market
- 5 blocks to the iconic Crystal Pier
- People and Vacationers not only stay in PB for the beach but also because of the neighborhood and riding bikes on the Boardwalk



Property Highlights & Description

- Two Adjacent 4-unit properties totalling 8 units
- All 2/1, Roughly 825 sqft
- 8 single-car garages
- 8 Parking Spaces
- Patios
- Separate Electrical Meters
- Prime Pacific Beach location
- Funnest Beach in SD!



Rare Investment Opportunity: Two adjacent 4-unit properties in the heart of Pacific Beach, totaling 8 residential units just 3.5 blocks from the ocean. Each unit features a spacious 2-bedroom, 1-bath layout (825 sq. ft.) with a patio. The site includes 8 single-car garages and 8 additional parking spaces, situated on a generous 12,490 sq. ft. lot (6,600 total building sq. ft.). Properties can be purchased together or separately.

CAP is currently 3.4% using 35% operating expenses and current rents are extremely low. CAP can be 4.5% at \$3,500 a month rent w/ no updating. Also, may be potential for garage-to-ADU conversions. Three units are currently STVRs, one vacant, four long term month-to-month. There are still STVR licenses available in the city of SD!



Disclaimer: 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. The Agency makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. The Agency 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. All numbers are rough estimates and buyer to investigate.