



MULTI-FAMILY
RESIDENTIAL
OPPORTUNITY

FOR SALE

5738 MEADE AVENUE
SAN DIEGO, CA 92115

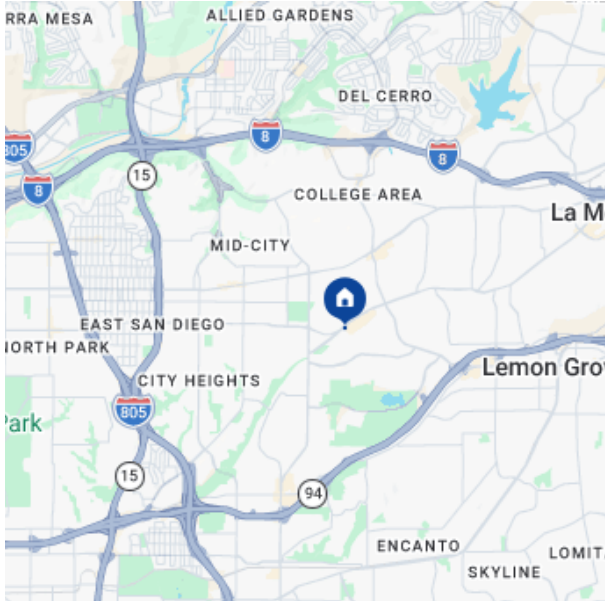
APN: 472-092-13-00



**TOM PARASHOS | DRE 01734375
BROKER**

(619) 850-4574

tparashos@palisaderealty.com



EXECUTIVE SUMMARY

PALISADE COMMERCIAL REALTY IS PLEASED TO PRESENT 5738 MEADE AVENUE, SAN DIEGO, CALIFORNIA 92115.

EXCELLENT OPPORTUNITY FOR AN INVESTOR OR OWNER-OCCUPANT TO ACQUIRE A PRIME MULTI-FAMILY PROPERTY IN THE HIGHLY DESIRABLE COLLEGE AREA, CONVENIENTLY LOCATED NEAR SHOPPING, SCHOOLS, AND MAJOR FREEWAYS. THIS WELL-MAINTAINED AND RECENTLY RENOVATED PROPERTY OFFERS THREE SEPARATE LIVING SPACES, INCLUDING A SPACIOUS FOUR-BEDROOM, TWO-BATHROOM UNIT, A COMFORTABLE TWO-BEDROOM, ONE-BATHROOM UNIT, AND A FUNCTIONAL STUDIO IDEAL FOR GENERATING ADDITIONAL RENTAL INCOME. THE PROPERTY ALSO FEATURES A TWO-CAR GARAGE AND HAS BEEN THOUGHTFULLY UPDATED, MAKING IT MOVE-IN READY AND EASY TO LEASE. THIS IS AN OUTSTANDING OPPORTUNITY FOR INVESTORS SEEKING A STABLE, INCOME-PRODUCING ASSET OR FOR AN OWNER-OCCUPANT LOOKING TO OFFSET LIVING EXPENSES WITH RENTAL INCOME.



PROPERTY OVERVIEW

5738 MEADE AVENUE | SAN DIEGO, CA 92115



DWELLING SIZE:

2,182 SQ. FT.

LOT SIZE:

5,861 SQ. FT.

TOTAL UNITS:

3 RESIDENTIAL UNITS



LOCATION

LOCATED IN SAN DIEGO, CALIFORNIA



APNS AND ACREAGE

APN: 472-092-13-00

DWELLING: APPROX. 2,182 SQ. FT.



UNIT MIX

4 BED 2 BATH

2 BED 1 BATH

STUDIO



5738 MEADE AVENUE
4 BED 2 BATH



4420 58TH STREET
2 BED 1 BATH



5738 MEADE AVE #A
STUDIO



RENT ROLL

5738 MEADE AVENUE | SAN DIEGO, CA 92115

Unit #	Tenant	Start Date	End Date	Rent Monthly	Security Deposit	Utilities	Notes
5738 Meade Avenue 4bd 2ba	Vacant as of 6/1/2026			\$ 3,950		Tenant	Held vacant as of 6/1/2026. Prior lease at \$3,950 per month. Current market rent of \$4,200 per month.
5738 Meade Ave #A Studio	1 adult	6/15/2026	6/30/2027	\$ 1,775	\$ 825	Landlord	Utilities in landlord's name. Shares a meter with 2bd unit. 2bd unit pays pro rata share of utilities based upon number of adults occupying studio and 2bd unit.
4420 58th Street 2bd 1ba	2 adults 1 child	9/1/2025	8/31/2026	\$ 2,800	\$ 2,800	Tenant	San Diego Housing Commission currently pays \$1,491 and tenant pays \$1,309. Per lease, tenant is responsible for all rent less actual amount paid by SDHC. Utilities in landlord's name, but billed to tenant. Tenant pays their pro-rata share based upon number of adults occupying studio and 2bd unit.
			Totals	\$ 8,525	\$ 3,625		

FINANCIALS

5738 MEADE AVE | SAN DIEGO, CA 92115

Pro Forma Profit and Loss

Rental Income	\$	106,500
Property Taxes*	\$	16,703
Insurance	\$	5,000
Water	\$	576
Gas & Electric	\$	576
Trash**	\$	1,234
Landscaping	\$	-
Pest Control	\$	-
Repairs & Maintenance	\$	2,400
TOTAL EXPENSES (24.87%)	\$	26,488
Net Operating Income	\$	80,012

Unlevered Cap Rate **5.99%**

GRM **12.54x**

*at purchase price of \$1,335,000

**billed through City of San Diego property taxes



FOR MORE INFORMATION CONTACT

TOM PARASHOS | DRE 01734375

BROKER

(619) 850-4574

tparashos@palisaderealty.com

PALISADE COMMERCIAL REALTY

3434 Grove Street | Lemon Grove, CA

(619) 794-0218

www.palisadecommercial.com

DISCLAIMER STATEMENT

5738 MEADE AVENUE | SAN DIEGO, CA 92115

THE INFORMATION CONTAINED IN THIS OFFERING MEMORANDUM CONTAINS SELECT INFORMATION PERTAINING TO THE UNITS LOCATED AT 5738 MEADE AVENUE (THE “PROPERTY”). THIS OFFERING MEMORANDUM MAY NOT BE ALL-INCLUSIVE OR CONTAIN ALL OF THE INFORMATION A PROSPECTIVE PURCHASER MAY DESIRE. THE INFORMATION CONTAINED IN THIS OFFERING MEMORANDUM IS FURNISHED SOLELY FOR THE PURPOSE OF A REVIEW BY A PROSPECTIVE PURCHASER OF THE PROPERTY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE MATERIAL IS BASED IN PART UPON INFORMATION SUPPLIED BY THE SELLER AND IN PART UPON FINANCIAL INFORMATION OBTAINED FROM OTHER SOURCES. OWNER, NOR THEIR AGENTS MAKE ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THIS OFFERING MEMORANDUM OR ANY OF ITS CONTENTS AND NO LEGAL LIABILITY IS ASSUMED OR SHALL BE IMPLIED WITH RESPECT THERETO. PROSPECTIVE PURCHASERS SHOULD MAKE THEIR OWN PROJECTIONS AND FORM THEIR OWN CONCLUSIONS WITHOUT RELIANCE UPON THE MATERIAL CONTAINED HEREIN AND CONDUCT THEIR OWN DUE DILIGENCE. OWNER AND PALISADE COMMERCIAL REALTY EXPRESSLY RESERVE THE RIGHT, AT THEIR SOLE DISCRETION, TO REJECT ANY AND ALL EXPRESSIONS OF INTEREST OR OFFERS TO PURCHASE THE PROPERTY AND TO TERMINATE DISCUSSIONS WITH ANY PERSON OR ENTITY REVIEWING THIS OFFERING MEMORANDUM OR MAKING AN OFFER TO PURCHASE THE PROPERTY UNLESS AND UNTIL A WRITTEN AGREEMENT FOR THE PURCHASE AND SALE OF THE PROPERTY HAS BEEN FULLY EXECUTED AND DELIVERED. IN NO EVENT SHALL A PROSPECTIVE PURCHASER HAVE ANY OTHER CLAIMS AGAINST SELLER OR PALISADE COMMERCIAL REALTY OR ANY OF THEIR AFFILIATES OR AGENTS FOR ANY DAMAGES, LIABILITY, OR CAUSES OF ACTION RELATING TO THIS SOLICITATION PROCESS OR THE MARKETING OR SALE OF THE PROPERTY. THIS OFFERING MEMORANDUM SHALL NOT BE DEEMED TO REPRESENT THE STATE OF AFFAIRS OF THE PROPERTY OR CONSTITUTE AN INDICATION THAT THERE HAS BEEN NO CHANGE IN THE STATE OF AFFAIRS OF THE PROPERTY SINCE THE DATE THIS OFFERING MEMORANDUM. BUYER IS RESPONSIBLE TO CONDUCT THEIR OWN DUE DILIGENCE OF ALL MATTERS CONCERNING THE PROPERTY, INCLUDING BUT NOT LIMITED TO, THE CONDITION OF THE PROPERTY AND ALL FINANCIAL MATTERS RELATING TO THE PROPERTY AND ITS OCCUPANTS AND TENANTS.