



4236 41st St

San Diego, CA 92105

TWO DETACHED RESIDENTIAL UNITS IN CITY HEIGHTS



CONTACT

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SOUTH COAST
COMMERCIAL

CORFAC
INTERNATIONAL

4236 41ST STREET

Executive Summary

THE OFFERING

4236 41ST ST
STREET ADDRESS

\$960,000
LISTING PRICE

South Coast Commercial is pleased to present 4236 41st Street, a two-unit multifamily property in the centrally located City Heights neighborhood of San Diego. The property features two detached 2-bedroom, 1-bathroom units totaling approximately 1,324 square feet on a 3,124 square foot lot. Both units offer updated interiors, with the front unit including in-unit washer and dryer hookups and extensive upgrades such as new flooring, siding, roof, and insulation. The property also includes three off-street parking spaces, providing a desirable combination of functionality and tenant convenience.

Positioned within a high-demand rental submarket, the property benefits from its proximity to North Park, Normal Heights, and Downtown San Diego, along with convenient access to Interstate 15 and State Route 94. The detached configuration and low-density design offer strong appeal to both tenants and owner-occupants. This offering presents an attractive opportunity for investors seeking stable income in a central location, as well as for buyers looking to occupy one unit while generating supplemental rental income.



4.8%
MARKET CAP RATE



2
UNITS



3,124 SF
LOT SIZE



1,324 SF
BUILDING SIZE



EXECUTIVE SUMMARY

PROPERTY INFORMATION

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DEMOGRAPHICS

INVESTMENT HIGHLIGHTS



Detached Duplex Configuration

Two standalone units providing enhanced privacy and strong tenant appeal



Efficient Unit Mix

Two 2-bedroom, 1-bath units with broad rental appeal



In-Unit Laundry Hookups

Desirable tenant amenity supporting long-term occupancy



Owner-User Flexibility

Opportunity to occupy one unit while generating rental income from the other



Low-Density Asset

Streamlined management with minimal operational complexity



Central City Heights Location

High-demand rental submarket with proximity to North Park, Downtown, and major corridors



Off-Street Parking & Private Outdoor Areas

Three parking spaces complemented by small yard spaces

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SOUTH COAST
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INTERNATIONAL

4236 41ST STREET

Property Information



3,124 SF

LOT SIZE



1,324 SF

BUILDING SIZE



2

UNITS



4.8%

MARKET CAP RATE



* PROPERTY LINES ARE ESTIMATES

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PROPERTY DESCRIPTION

4236 41st Street is a two-unit multifamily property located in the centrally positioned City Heights neighborhood of San Diego.

The property consists of two detached 2-bedroom, 1-bathroom residential units situated on a centrally located lot. Each unit features efficient floor plans designed to support comfortable, practical day-to-day living.

The front unit includes in-unit washer and dryer hookups, while both units benefit from updated interiors, including renovated kitchens, modern appliances, and all new dual-pane windows. The front unit has also undergone extensive improvements, including new flooring, siding, roof, and insulation, enhancing both functionality and long-term durability. The detached configuration provides increased privacy and allows for small, fenced private yard areas for each unit. The property also offers three off-street parking spaces, a valuable amenity in this urban submarket.

With its low-density design, recent upgrades, and central location, 4236 41st Street presents a compelling opportunity for investors seeking stable rental income, as well as for owner-occupants looking to offset living expenses with additional rental revenue.



EXECUTIVE SUMMARY

PROPERTY INFORMATION

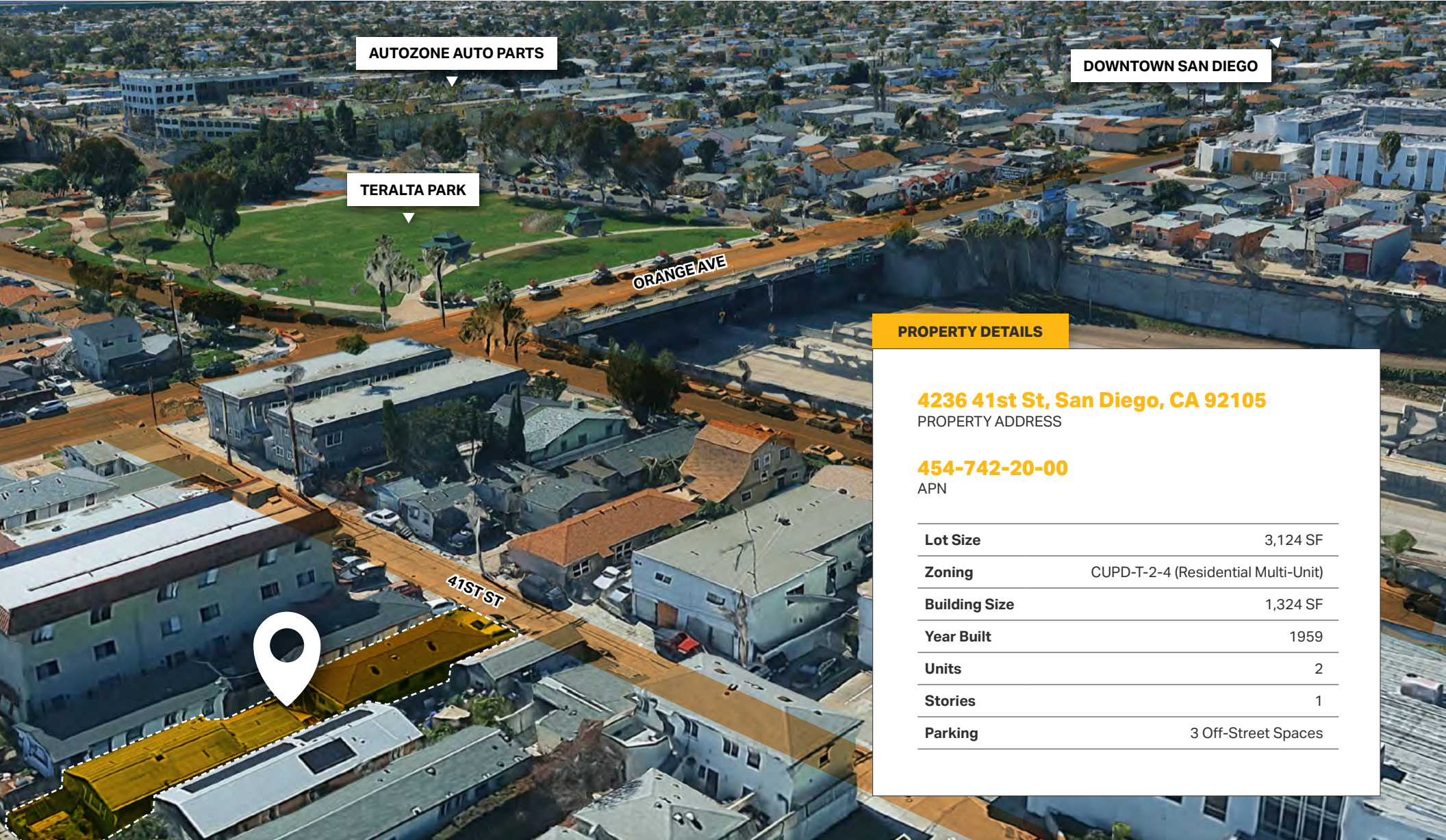
LOCATION OVERVIEW

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DEMOGRAPHICS

PROPERTY DESCRIPTION



PROPERTY DETAILS

4236 41st St, San Diego, CA 92105

PROPERTY ADDRESS

454-742-20-00

APN

Lot Size	3,124 SF
Zoning	CUPD-T-2-4 (Residential Multi-Unit)
Building Size	1,324 SF
Year Built	1959
Units	2
Stories	1
Parking	3 Off-Street Spaces

EXECUTIVE SUMMARY

PROPERTY INFORMATION

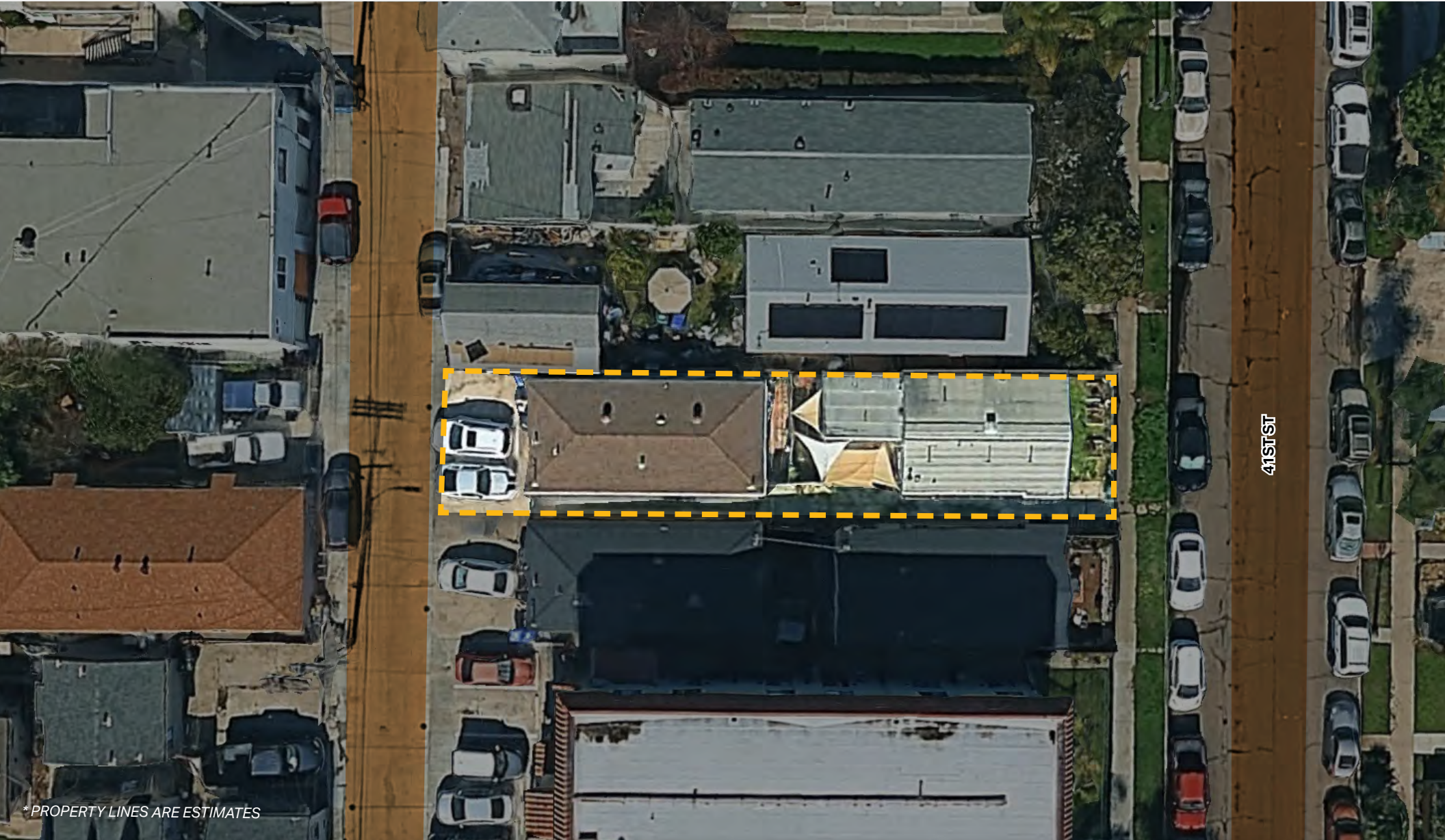
LOCATION OVERVIEW

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DEMOGRAPHICS

AERIAL VIEW



*PROPERTY LINES ARE ESTIMATES

EXECUTIVE SUMMARY

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DEMOGRAPHICS

PROPERTY PHOTOS



EXECUTIVE SUMMARY

PROPERTY INFORMATION

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INTERIOR PHOTOS



EXECUTIVE SUMMARY

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4236 41ST STREET

Location Overview

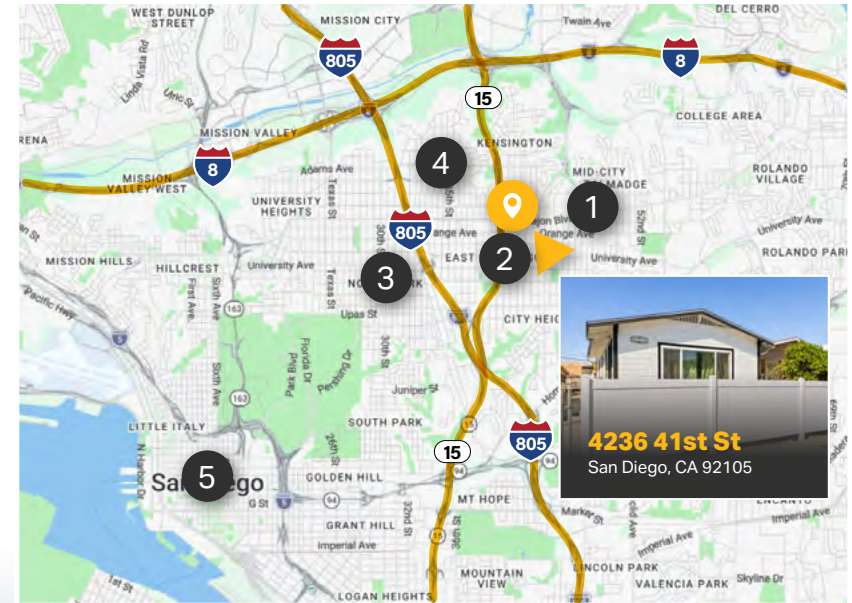
LOCATION OVERVIEW

CENTRAL CONNECTIVITY MEETS STRONG RENTAL DEMAND – CITY HEIGHTS URBAN CORE

City Heights is one of San Diego's most centrally positioned urban neighborhoods, offering a unique blend of cultural diversity, established residential communities, and active commercial activity. The area is anchored by key corridors such as **1 El Cajon Boulevard** and **2 University Avenue**, where a mix of local businesses, dining, and everyday retail supports the surrounding population.

Its central location places residents within minutes of some of San Diego's most popular lifestyle hubs, including **3 North Park**, **4 Normal Heights**, and **5 Downtown**. This connectivity provides convenient access to employment centers, entertainment, and dining, while the neighborhood itself maintains a walkable environment with access to schools, parks, and community amenities.

With direct connectivity to Interstate 15 and State Route 94, City Heights serves as a highly accessible location within the broader San Diego market. Ongoing development activity and continued demand for centrally located housing have reinforced the area's appeal among both residents and investors, supporting its reputation as a stable submarket with long-term growth potential.



EXECUTIVE SUMMARY

PROPERTY INFORMATION

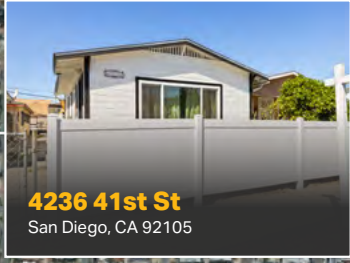
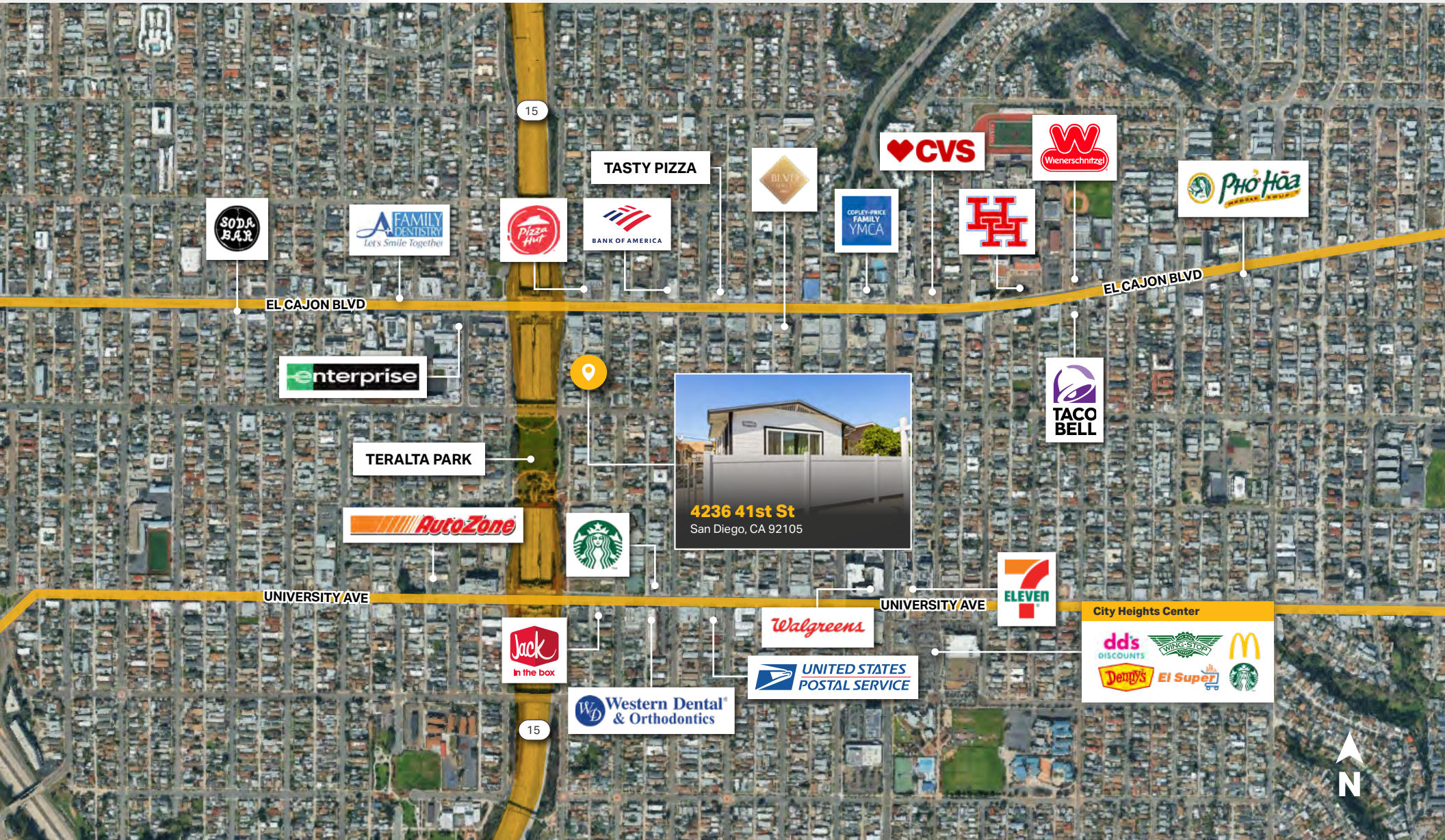
LOCATION OVERVIEW

FINANCIAL ANALYSIS

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IMMEDIATE MAP



4236 41st St
San Diego, CA 92105

EXECUTIVE SUMMARY	PROPERTY INFORMATION	LOCATION OVERVIEW	FINANCIAL ANALYSIS	COMPARABLES	DEMOGRAPHICS
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4236 41ST STREET

Financial Analysis

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

\$725.08

PRICE PER SF

\$960,000

PRICE

\$480,000

PRICE PER UNIT

CURRENT

PROFORMA

40.00

GRM

14.68

0.6%

CAP RATE

4.8%

-15.7%

CASH-ON-CASH
RETURN (YR 1)

-2.3%

(\$40,406)

TOTAL RETURN (YR 1)

(\$248)

0.11

DEBT COVERAGE RATIO

0.87

CURRENT

PROFORMA

OPERATING DATA

Gross Scheduled Income	\$24,000	\$65,400
Total Scheduled Income	\$24,000	\$65,400
Vacancy Cost	\$720	\$1,962
Gross Income	\$23,280	\$63,438
Operating Expenses	\$17,698	\$17,698
Net Operating Income	\$5,582	\$45,740
Pre-Tax Cash Flow	(\$47,110)	(\$6,952)

FINANCING DATA

Down Payment	\$300,000	\$300,000
Loan Amount	\$660,000	\$660,000
Debt Service	\$52,692	\$52,692
Debt Service Monthly	\$4,391	\$4,391
Principal Reduction (Yr 1)	\$6,704	\$6,704

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

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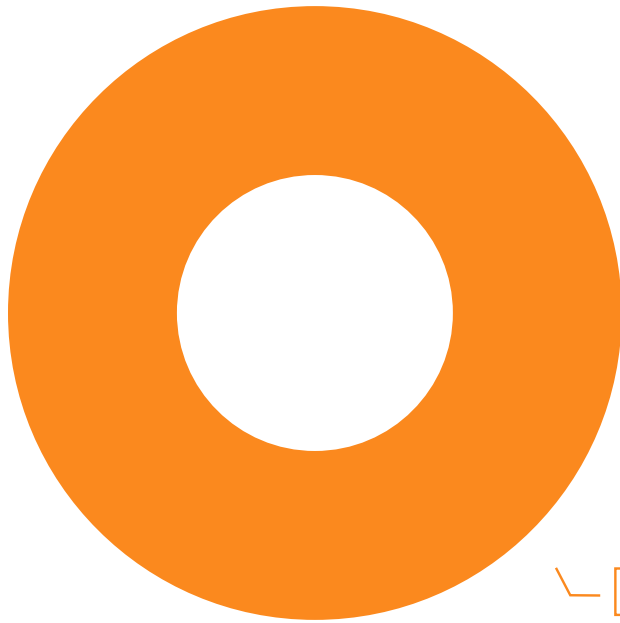
DEMOGRAPHICS

INCOME & EXPENSES SUMMARY

	CURRENT	PROFORMA
INCOME SUMMARY		
Gross Scheduled Income	\$24,000	\$65,400
Vacancy Cost	(\$720)	(\$1,962)
GROSS INCOME	\$23,280	\$63,438
EXPENSES SUMMARY		
Water	\$1,800	\$1,800
Trash Removal	\$840	\$840
Pest Control	\$250	\$250
Maintenance	\$1,600	\$1,600
Insurance	\$1,400	\$1,400
Taxes	\$11,808	\$11,808
OPERATING EXPENSES	\$17,698	\$17,698
NET OPERATING INCOME	\$5,582	\$45,740



UNIT MIX SUMMARY



2 UNITS

100%

2BD 1BA



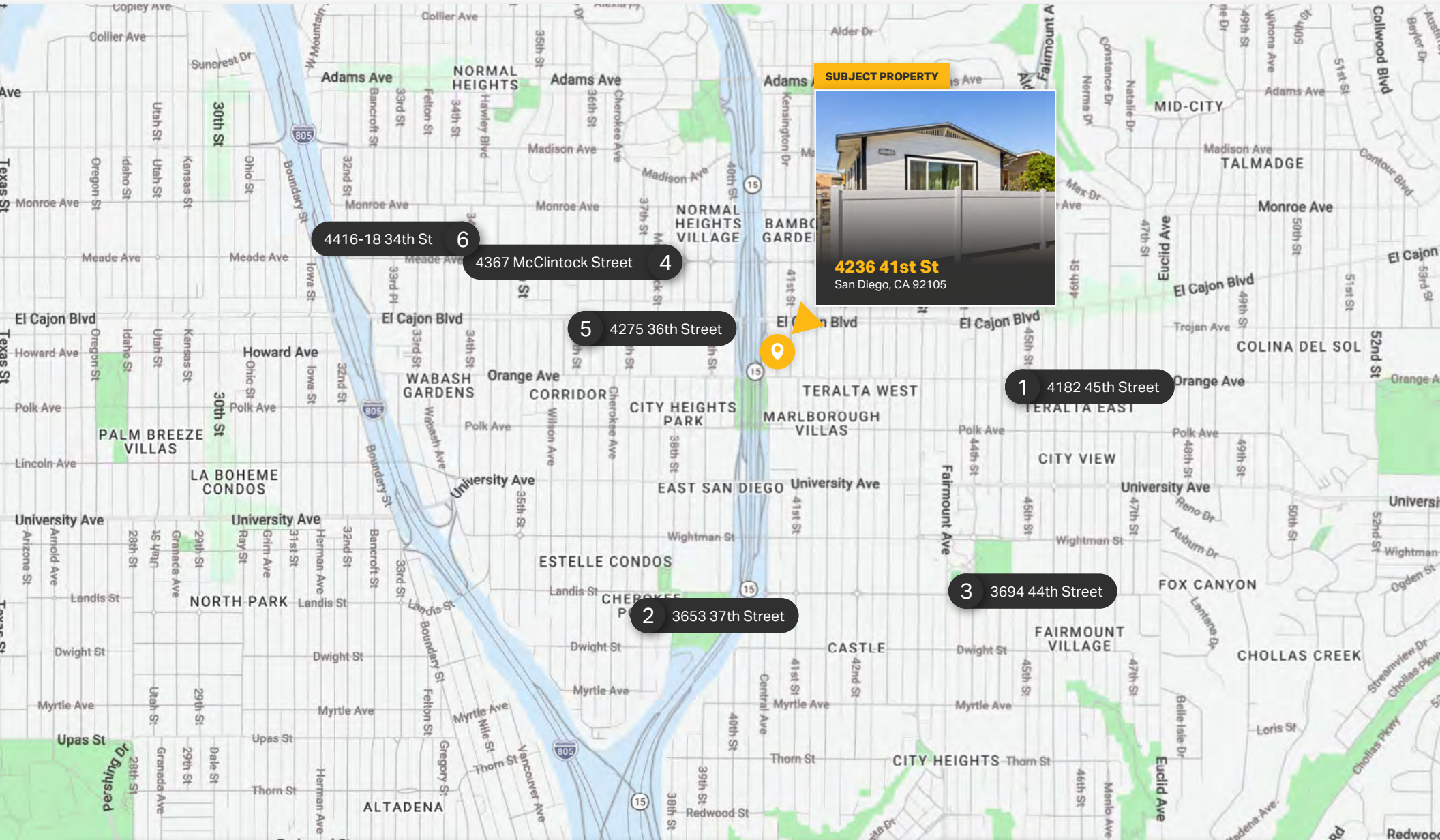
UNIT TYPE	COUNT	% OF TOTAL	RENT	MARKET RENT
2Bd 1Ba	1	50.00%	\$2,000	\$2,650
2Bd 1Ba	1	50.00%	\$0	\$2,800
TOTAL / WTD. AVG.	2	100.00%	\$1,000	\$2,725



4236 41ST STREET

| Comparables

SALES COMPARABLES MAP



EXECUTIVE SUMMARY

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LOCATION OVERVIEW

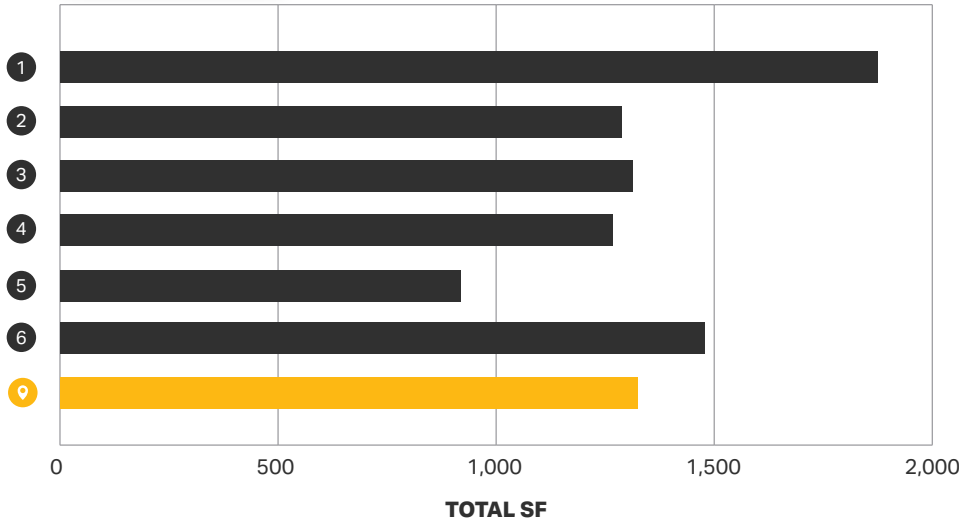
FINANCIAL ANALYSIS

COMPARABLES

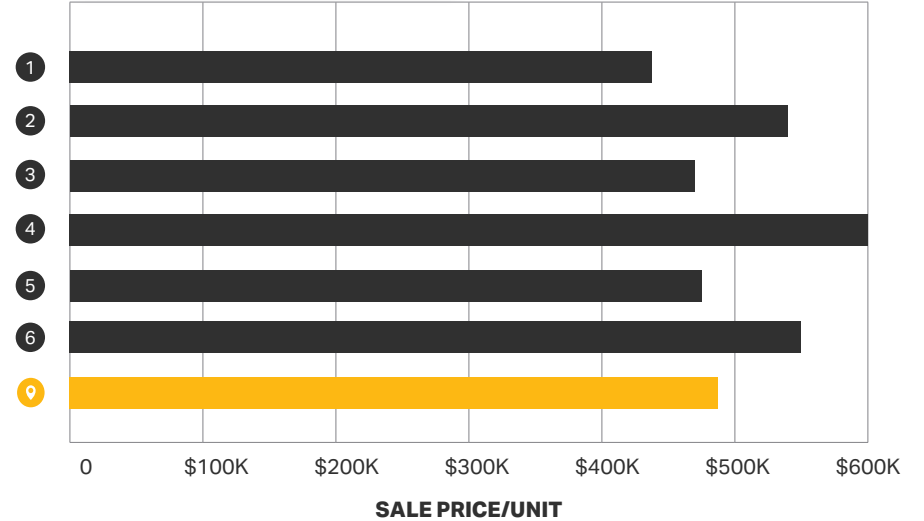
DEMOGRAPHICS

SALES COMPARABLES SUMMARY

SF OVERVIEW




SALE PRICE/UNIT OVERVIEW



	PROPERTY ADDRESS		DISTANCE	UNITS	YEAR BUILT	TOTAL SF	COE DATE	SALE PRICE	PRICE/UNIT	PRICE PSF
1	4182 45th St, San Diego, CA 92105	SOLD	0.6 mi	2	1925	1,880 SF	10/10/2025	\$875,000	\$437,500	\$465.43
2	3653 37th St, San Diego, CA 92105	SOLD	0.7 mi	2	1926	1,292 SF	03/12/2026	\$1,079,000	\$539,500	\$835.14
3	3694 44th St, San Diego, CA 92105	SOLD	0.7 mi	2	1914	1,315 SF	04/17/2025	\$939,000	\$469,500	\$714.07
4	4367 McClintock St, San Diego, CA 92105	ON-MARKET	0.3 mi	2	1940	1,272 SF	Listed	\$1,199,000	\$599,500	\$942.61
5	4275 36th St, San Diego, CA 92104	ON-MARKET	0.5 mi	2	-	917 SF	Listed	\$950,000	\$475,000	\$1,035.99
6	4416-18 34th St, San Diego, CA 92116	ON-MARKET	0.8 mi	2	1932	1,481 SF	Listed	\$1,100,000	\$550,000	\$742.74
	Average of Comps		0.6 mi	2	1927	1,360 SF	10/02/2025	\$1,023,667	\$511,833	\$752.97
	4236 41st St, San Diego, CA 92105		0.0 mi	2	1959	1,324 SF	TBD	\$960,000	\$480,000	\$725.08

SALES COMPARABLES




1

4236 41st Street
San Diego, CA 92105

\$960,000 PRICE	3,124 SF LOT SIZE
\$725.08 PRICE/SF	1,324 SF BLDG SIZE
4.76% MARKET CAP RATE	1959 YEAR BUILT

SOLD 10/10/2025




1

4182 45th Street
San Diego, CA 92105

\$875,000 PRICE	6,256 SF LOT SIZE
\$465.43 PRICE/SF	1,880 SF BLDG SIZE
7.30% CAP RATE	1925 YEAR BUILT

SOLD 03/12/2026



2

3653 37th Street
San Diego, CA 92105

\$1,079,000 PRICE	4,610 SF LOT SIZE
\$835.14 PRICE/SF	1,292 SF BLDG SIZE
- CAP RATE	1926 YEAR BUILT

EXECUTIVE SUMMARY

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SALES COMPARABLES

SOLD 04/17/2025




3

3694 44th Street
San Diego, CA 92105

\$939,000	3,822 SF
PRICE	LOT SIZE
\$714.07	1,315 SF
PRICE/SF	BLDG SIZE
6.28%	1914
CAP RATE	YEAR BUILT

LISTED




4

4367 McClintock Street
San Diego, CA 92105

\$1,199,000	4,169 SF
PRICE	LOT SIZE
\$942.61	1,272 SF
PRICE/SF	BLDG SIZE
6.00%	1940
CAP RATE	YEAR BUILT

LISTED



5

4275 36th Street
San Diego, CA 92104

\$950,000	3,126 SF
PRICE	LOT SIZE
\$1,035.99	917 SF
PRICE/SF	BLDG SIZE
5.00%	-
CAP RATE	YEAR BUILT

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SALES COMPARABLES

LISTED



5

4416-18 34th Street

San Diego, CA 92116

\$1,100,000

PRICE

6,234 SF

LOT SIZE

\$742.74

PRICE/SF

1,481 SF

BLDG SIZE

1.70%

CAP RATE

1932

YEAR BUILT



EXECUTIVE SUMMARY

PROPERTY INFORMATION

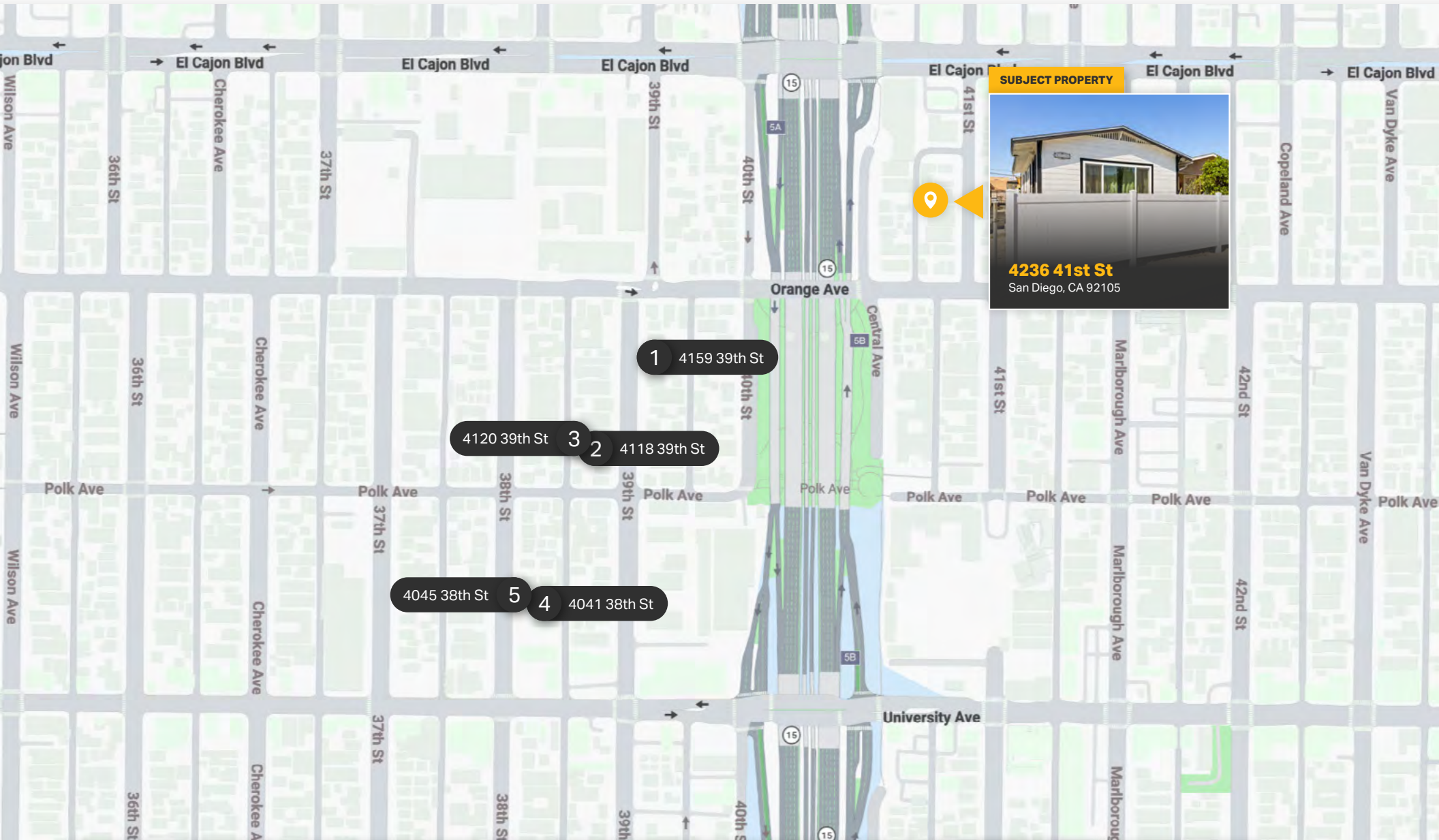
LOCATION OVERVIEW

FINANCIAL ANALYSIS

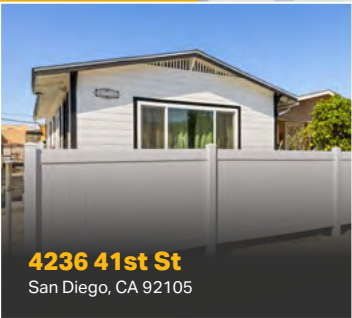
COMPARABLES

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RENT COMPARABLES MAP



SUBJECT PROPERTY



EXECUTIVE SUMMARY

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LOCATION OVERVIEW

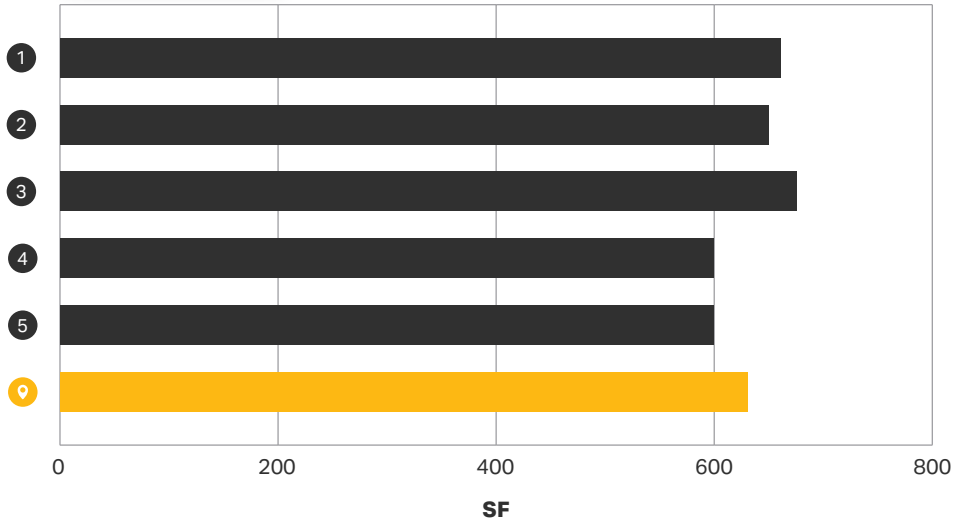
FINANCIAL ANALYSIS

COMPARABLES

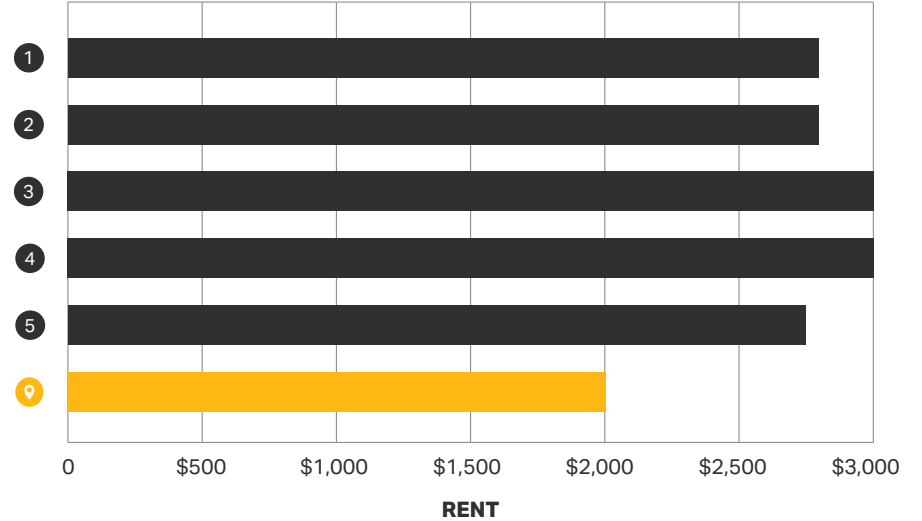
DEMOGRAPHICS

RENT COMPARABLES SUMMARY

SF OVERVIEW




RENT OVERVIEW




PROPERTY ADDRESS	DISTANCE	SF	RENT	RENT PSF
1 4159 39th St, San Diego, CA 92105	0.2 mi	660 SF	\$2,800	\$4.24
2 4118 39th St, San Diego, CA 92105	0.3 mi	650 SF	\$2,800	\$4.31
3 4120 39th St, San Diego, CA 92105	0.3 mi	675 SF	\$3,000	\$4.44
4 4041 38th St, San Diego, CA 92105	0.4 mi	600 SF	\$3,000	\$5.00
5 4045 38th St, San Diego, CA 92105	0.4 mi	600 SF	\$2,750	\$4.58
Average of Comps	0.3 mi	637 SF	\$2,870	\$4.51
📍 4236 41st St, San Diego, CA 92105	0.0 mi	624 SF	\$2,000	\$3.21

RENT COMPARABLES



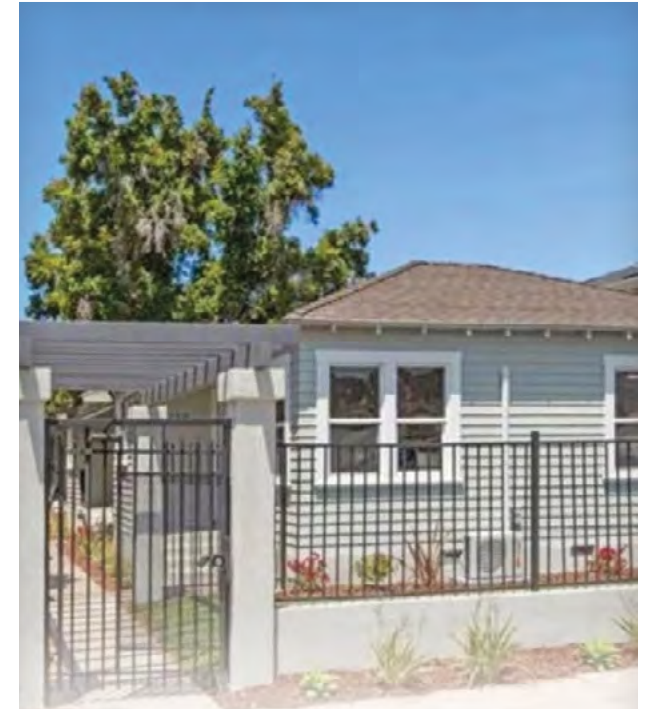
4236 41st Street
San Diego, CA 92105

RENT SUMMARY			
UNIT TYPE	COUNT	RENT	MARKET RENT
2Bd 1Ba	1	50.0%	\$2,650
2Bd 1Ba	1	50.0%	\$2,800
Total/Wtd Avg	2	100.0%	\$2,725



1
4159 39th St
San Diego, CA 92105

\$2,800 **660 SF** **\$4.24**
RENT SIZE SF RENT/SF



2
4118 39th St
San Diego, CA 92105

\$2,800 **650 SF** **\$4.31**
RENT SIZE SF RENT/SF

RENT COMPARABLES



4120 39th St

San Diego, CA 92105

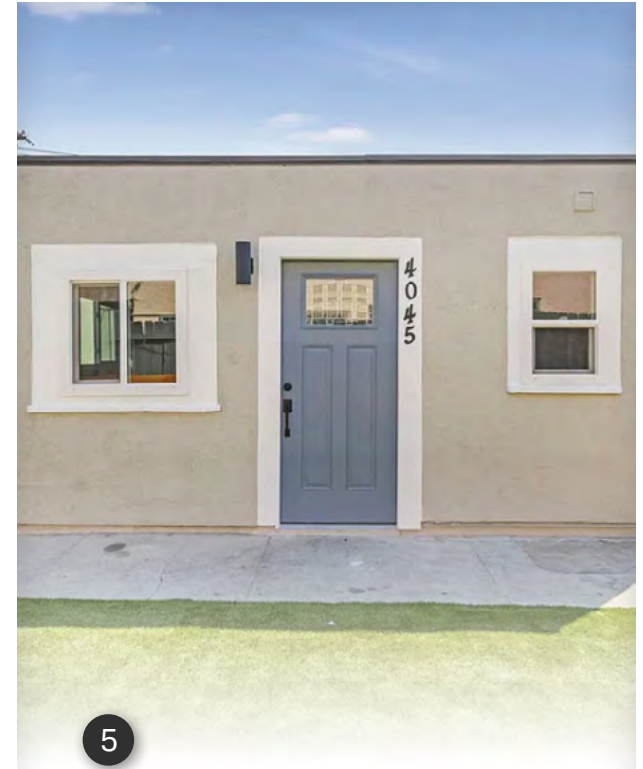
\$3,000	675 SF	\$4.44
RENT	SIZE SF	RENT/SF



4041 38th St

San Diego, CA 92105

\$3,000	600 SF	\$5.00
RENT	SIZE SF	RENT/SF



4045 38th St

San Diego, CA 92105

\$2,750	600 SF	\$4.58
RENT	SIZE SF	RENT/SF

4236 41ST STREET

I Demographics

DEMOGRAPHICS

639,882

2024 POPULATION

\$114,651

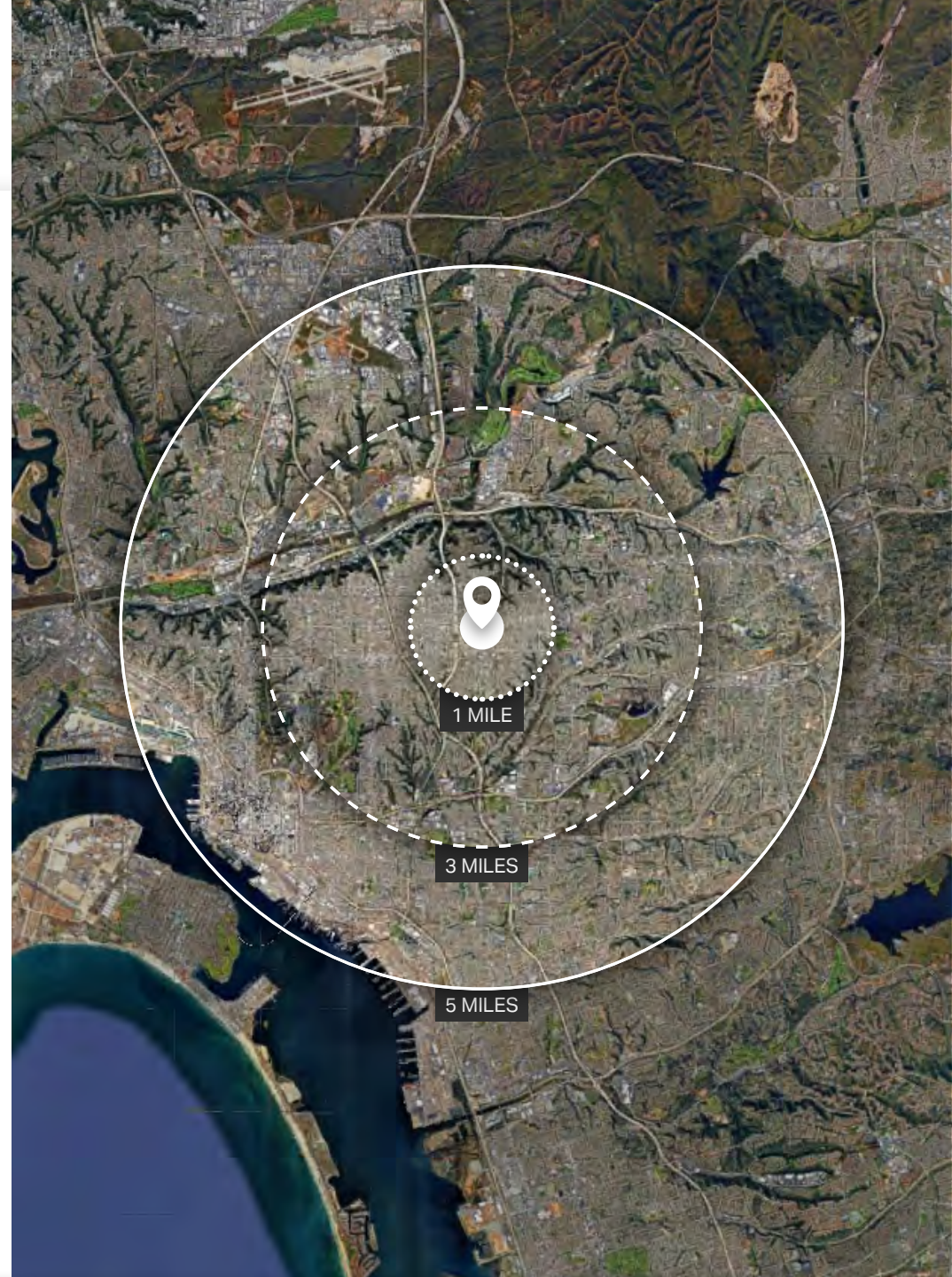
AVG HH INCOME

\$791,413

MEDIAN HOME VALUE

	1-MILE	3-MILE	5-MILE
POPULATION			
2024 Population	54,071	256,106	639,882
2029 Population Projection	54,099	257,438	644,169
Median Age	36.3	36.6	37.2
HOUSEHOLDS			
2024 Households	20,692	105,397	250,513
2029 Household Projection	20,670	105,927	252,433
Owner Occupied Households	4,574	32,312	88,204
Renter Occupied Households	16,096	73,615	164,229
Avg Household Size	2.5	2.3	2.4
Avg Household Vehicles	2	2	2
INCOME			
Avg Household Income	\$92,572	\$111,668	\$114,651
Median Household Income	\$72,000	\$88,528	\$90,149
HOUSING			
Median Home Value	\$776,074	\$809,782	\$791,413
Median Year Built	1969	1972	1974

Source: CoStar



EXECUTIVE SUMMARY

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4236 41ST STREET

| Advisor Bio

ADVISOR BIO



ARBY EIVAZIAN

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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.



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