

Subject Property

1243-1245 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:	2026
Parking:	6 Spaces; 1.5 per Unit
Distance to Transit:	-

PROPERTY MANAGER	
-	
-	
OWNER	
-	

ASKING RENTS PER UNIT/SF		
Current:	-	-
Last Quarter:	-	-
Year Ago:	-	-
Competitors:	\$2,199	\$2.11 /SF
Submarket:	\$3,242	\$3.55 /SF

VACANCY		
Current:	-	-
Last Quarter:	-	-
Year Ago:	-	-
Competitors:	1.9%	0 Units
Submarket:	3.6%	692 Units

12 MONTH ABSORPTION	
Current:	0 Units
Competitor Total:	0 Units
Competitor Avg:	0.0 Units
Submarket Total:	1,291 Units
Submarket Avg:	5.4 Units

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		Concessions
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	
1	1	-	2	50.0%	-	-	-	-	-	-	-
2	2	-	2	50.0%	-	-	-	-	-	-	-
Totals		Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
All 1 Beds		-	2	50.0%	-	-	-	-	-	-	-
All 2 Beds		-	2	50.0%	-	-	-	-	-	-	-
Totals		-	4	100%	-	-	-	-	-	-	-

Estimate Updated August 22, 2026

UNIT AMENITIES

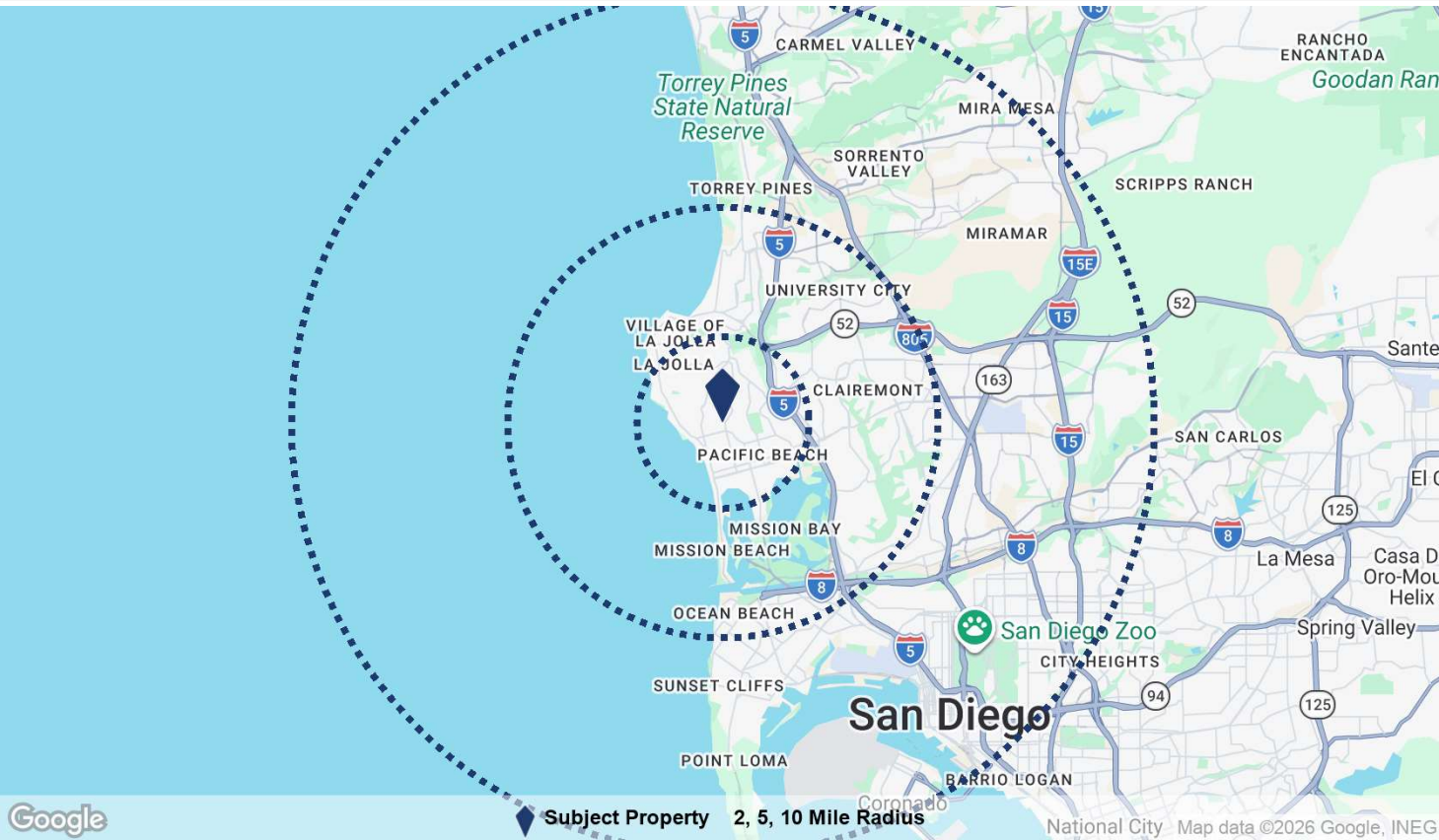
Air Conditioning	Balcony	Kitchen
------------------	---------	---------

Demographic Overview

1243-1245 Van Nuys St

Population (2 mi)	Avg. HH Size (2 mi)	Avg. Age (2 mi)	Med. HH Inc. (2 mi)
63,837	2.0	40	\$133,006

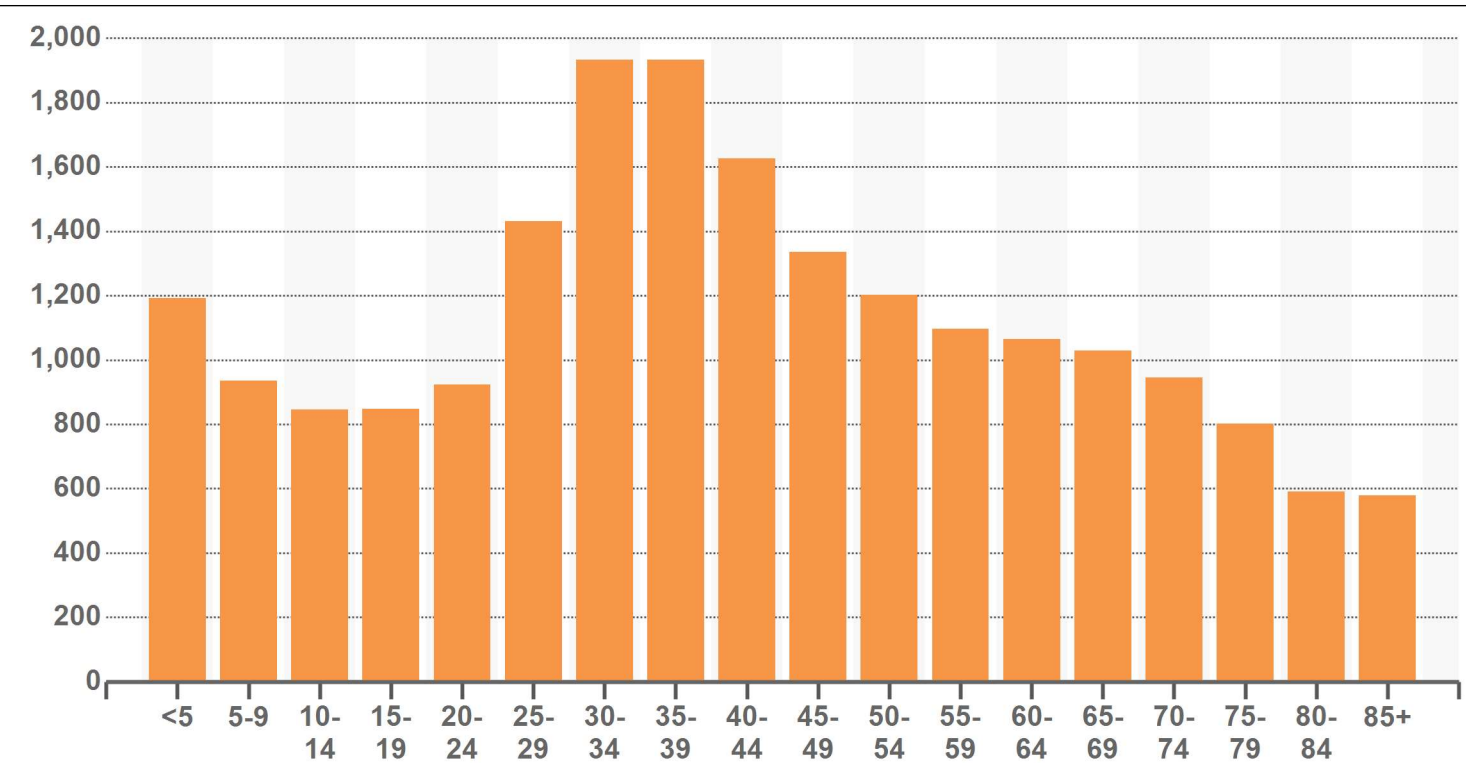
DEMOGRAPHIC RADIUS RINGS



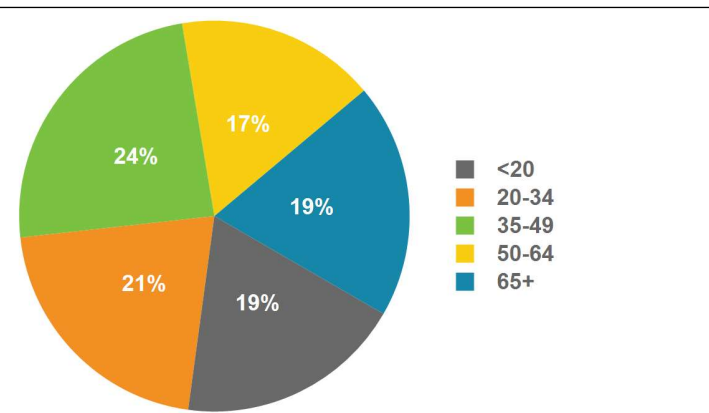
DEMOGRAPHIC SUMMARY

Population	2 Mile	5 Mile	10 Mile
2025 Population	63,837	271,978	775,169
2030 Population	65,093	275,754	784,084
Pop Growth 2025-2030	2.0%	1.4%	1.2%
2025 Average Age	40	39	39
Households			
2025 Households	30,139	112,883	327,273
2030 Households	30,753	114,641	331,373
Household Growth 2025-2030	2.0%	1.6%	1.3%
Median Household Income	\$133,006	\$112,616	\$109,747
Average Household Size	2.0	2.2	2.2
Average HH Vehicles	2	2	2
Housing			
Median Home Value	\$1,105,551	\$1,041,584	\$1,009,578
Median Year Built	1972	1973	1977

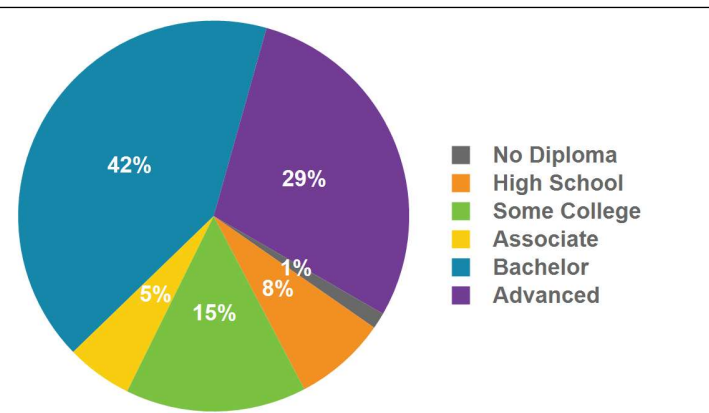
POPULATION BY AGE GROUP IN 1 MILE RADIUS



POPULATION BY AGE IN 1 MILE RADIUS



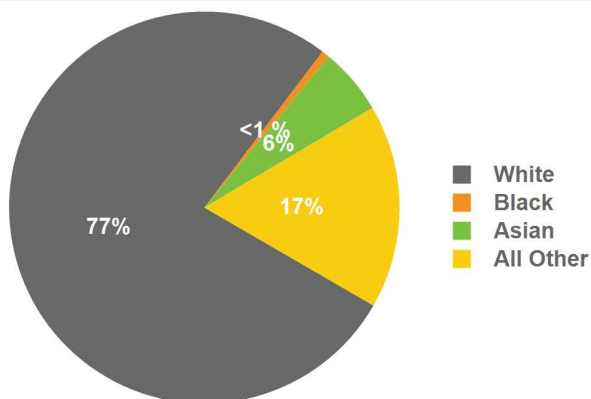
POPULATION BY EDUCATION IN 1 MILE RADIUS



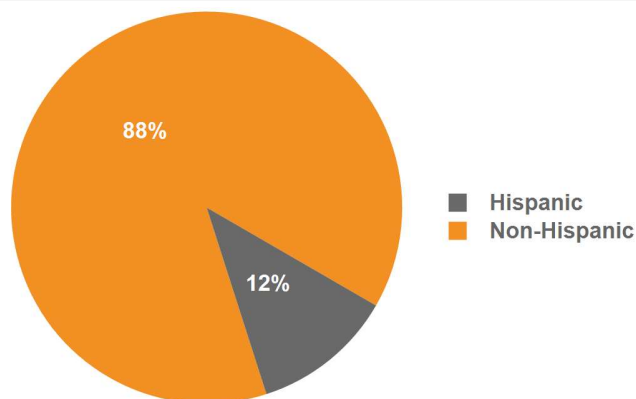
POPULATION BY RACE

Race	2026 Population					
	2 Mile			5 Mile		10 Mile
White	47,839			74.94%	168,240	54.75%
Black	769			1.20%	6,328	4.44%
Asian	3,369			5.28%	39,115	15.41%
American Indian & Alaskan	236			< 1%	1,400	< 1%
Hawaiian & Pacific Islander	125			< 1%	646	< 1%
Other	11,498			18.01%	56,250	24.34%

POPULATION BY RACE IN 1 MILE RADIUS



HISPANIC POPULATION IN 1 MILE RADIUS



MILITARY POPULATION

	2026 Population					
	2 Mile			5 Mile		10 Mile
Military	750			1.99%	2,813	6.31%
Non-Military Workforce	37,009			98.01%	144,174	93.69%