



THE VAN NUYS COLLECTION

A Rare Pacific Beach Coastal Compound
Pacific Beach · San Diego, California

1243-1245 & 1251-1253 VAN NUYS STREET
DRE# 01355272



THE VAN NUYS COLLECTION

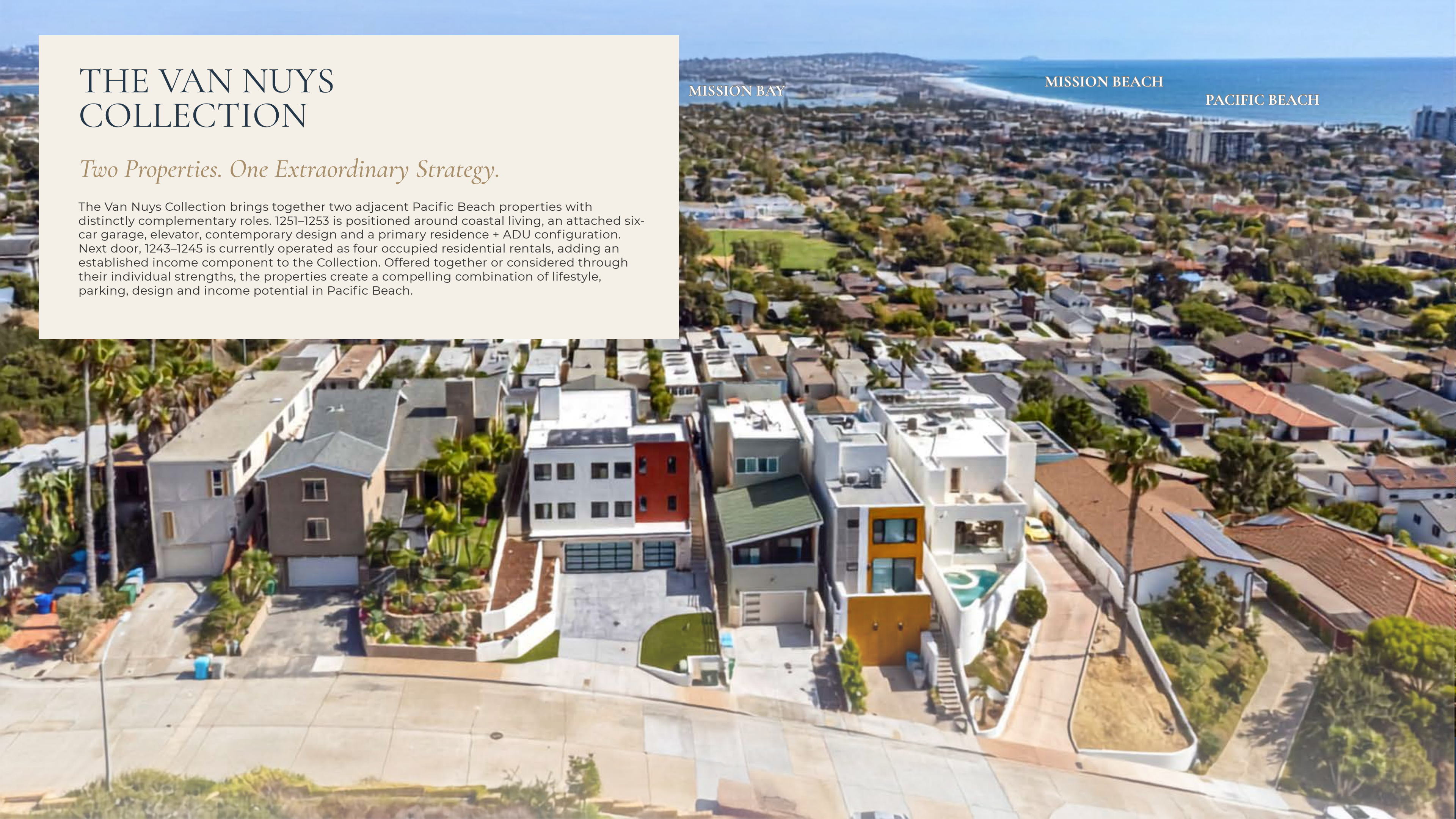
Two Properties. One Extraordinary Strategy.

The Van Nuys Collection brings together two adjacent Pacific Beach properties with distinctly complementary roles. 1251-1253 is positioned around coastal living, an attached six-car garage, elevator, contemporary design and a primary residence + ADU configuration. Next door, 1243-1245 is currently operated as four occupied residential rentals, adding an established income component to the Collection. Offered together or considered through their individual strengths, the properties create a compelling combination of lifestyle, parking, design and income potential in Pacific Beach.

MISSION BAY

MISSION BEACH

PACIFIC BEACH





COLLECTION AT A GLANCE

1251-1253 VAN NUYS ST.
LIFESTYLE / OWNER-USER

- Primary residence + ADU configuration
- Attached six-car garage
- Elevator
- Expansive glass + indoor/outdoor living
- Contemporary finishes
- Coastal views you can see to **Mexico Coronado Island**



1243-1245 VAN NUYS ST.
CURRENT INCOME PROFILE

- Four occupied residential rentals
- Current rent roll: 100% occupied
- Current scheduled rent: \$16,940/mo (7/23/26)
- 4 Car Garage + 2 on-site parking
- Contemporary coastal architecture

1251-1253 VAN NUYS ST.

Six-Car Garage. Elevator. Coastal Living.

Positioned as the lifestyle anchor of the Collection, 1251-1253 combines a primary residence + ADU configuration with an attached six-car garage and elevator. Expansive glass and sliding-door systems connect the living areas to decks and coastal views, creating a strong indoor/outdoor living experience.

KEY FEATURES

- Attached six-car garage
- Residential elevator
- Bosch kitchen + induction cooking
- Heated bathroom floors
- Expansive sliding-door systems



INDOOR · OUTDOOR LIVING

Light, Views & Outdoor Connection.

Expansive glass and sliding-door systems extend the primary living areas toward exterior decks and broad coastal views. Abundant natural light and a contemporary open-plan interior reinforce the connection between the residence and its Pacific Beach setting.





DESIGN & FINISHES

Contemporary Kitchen & Bath Details

Seller-provided specifications for 1251–1253 include a waterfall-style kitchen island, custom cabinetry with undermount lighting, Bosch appliances with induction cooking, heated bathroom floors, custom tilework, Kohler polished-nickel fixtures and laminate flooring over cork underlayment.

KITCHEN

Bosch appliances · Induction cooking
Waterfall-style island · Custom cabinetry

BATHS

Heated floors · Custom tilework
Kohler polished-nickel fixtures

FLOORING

Laminate over cork underlayment

THE SIX-CAR GARAGE

WHY IT MATTERS

- Attached six-car garage
- Enclosed on-site parking
- Direct residential access
- Collector + multi-vehicle appeal
- A premium parking story for Pacific Beach
- Direct access to the elevator in each unit

1243-1245 VAN NUYS ST. THE INCOME PROPERTY

Four Occupied Residential Units. Rental Income. Coastal Design.

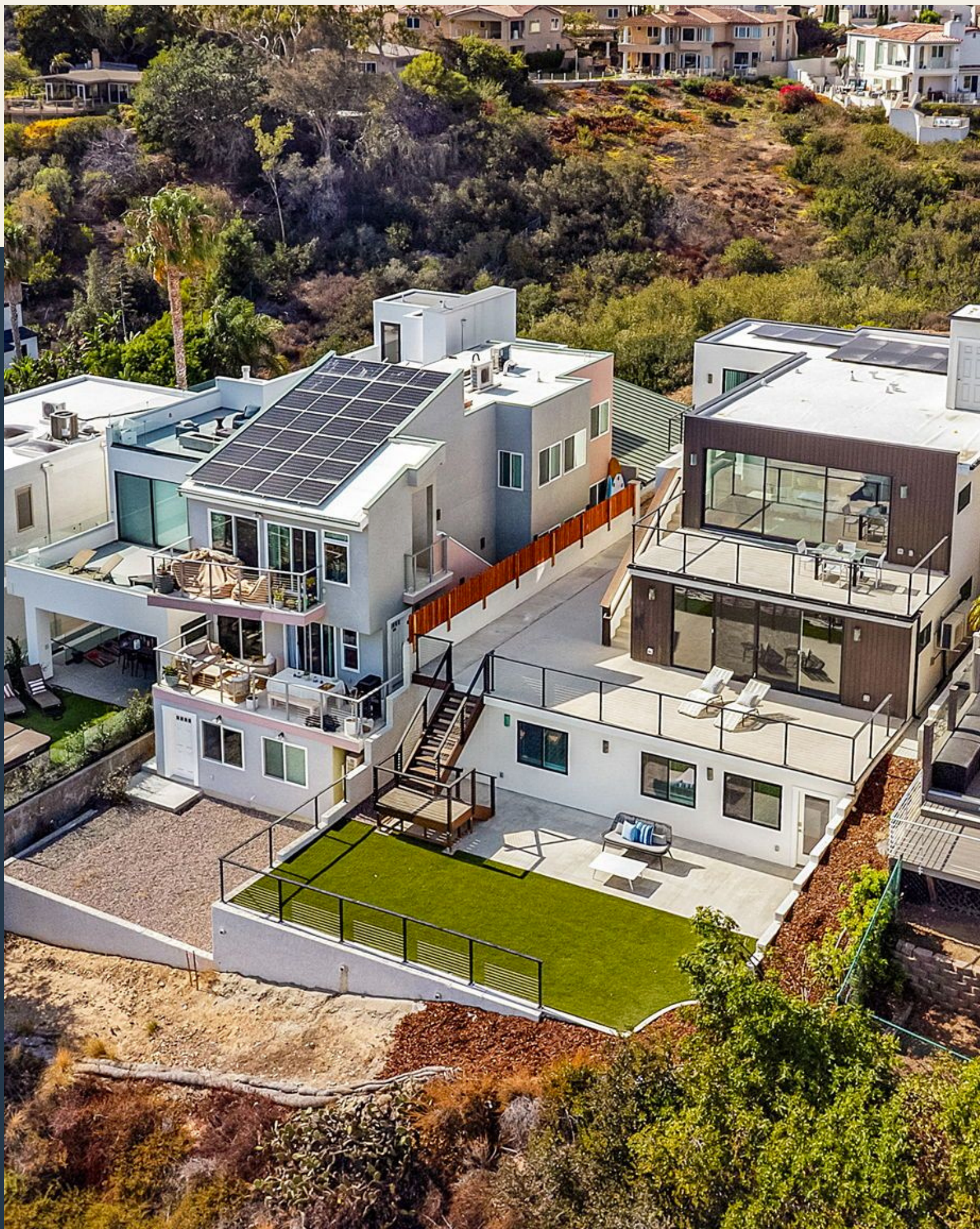
1243-1245 is currently operated as four occupied residential rentals in Pacific Beach. The current rent roll reports 100% occupancy and scheduled monthly rent of \$16,940 as of July 23, 2026. Contemporary architecture and substantial garage/on-site parking capacity add to the property's investment appeal.

The investment story is grounded in current rental activity and documented operating information. Legal dwelling-unit classifications, permitted status and final building documentation remain under due-diligence review and should not be inferred from the current operating configuration.



INVESTMENT POSITIONING

- Four occupied residential rentals
- Current scheduled rent: \$16,940/month (7/23/26)
- Substantial 4 car garage + 2 on-site parking



1243-1245 VAN NUYS

CURRENT RENT ROLL · UNIT MIX

As of July 23, 2026, the rent roll reports four occupied residential rentals totaling \$16,940 in scheduled monthly rent. The rent roll documents the current operating configuration and rent activity; it does not establish legal dwelling-unit classification, permitted status or City-approved square footage.

1243 · 2 BD / 2 BA · 1,100 SF reported · \$5,145/mo
1243-B · 1 BD / 1 BA · 700 SF reported · \$3,500/mo
1245 · 2 BD / 2 BA · 1,100 SF reported · \$5,545/mo
1245-B · 1 BD / 1 BA · 600 SF reported · \$2,750/mo

TOTAL SCHEDULED RENT · \$16,940 / MONTH
OCCUPANCY · 100% as of 7/23/26
REPORTED RENT-ROLL AREA · 3,500 SF

Legal dwelling-unit classifications and square footage remain under due-diligence review.



COLLECTION STRATEGY

Two Adjacent Properties. Complementary Buyer Uses.

The Van Nuys Collection combines two adjacent Pacific Beach properties with different operating profiles. 1251-1253 is positioned around coastal owner-user living, an attached six-car garage, elevator and a primary residence + ADU configuration. 1243-1245 is currently operated as four occupied residential rentals with documented current rent activity. Together, the properties create a complementary lifestyle-and-income story while retaining distinct due-diligence considerations.

This could be a family compound of 6 units and 14 parking spaces.

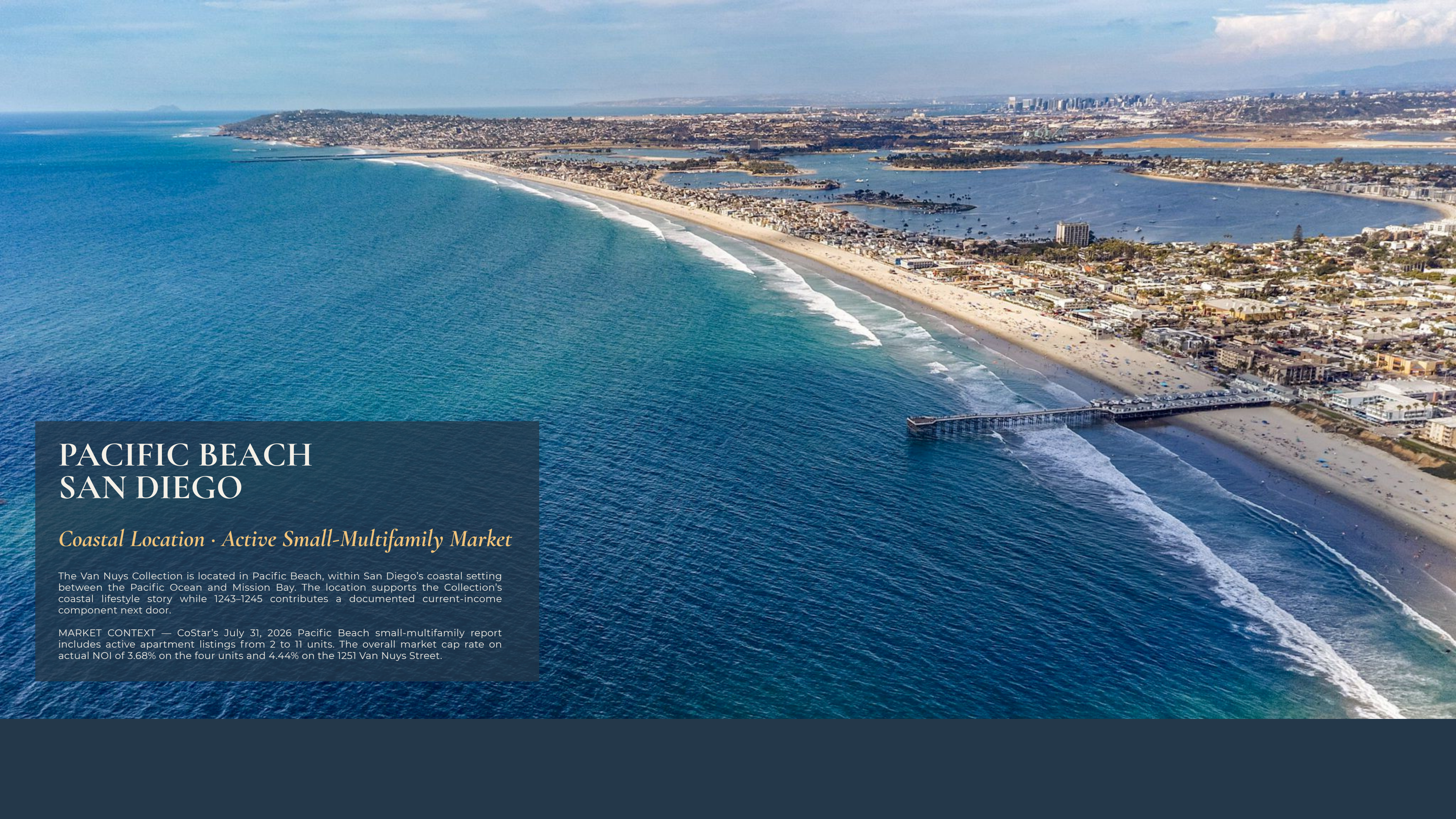
Evaluate 1251-1253 as the lifestyle residence while considering 1243-1245 as an adjacent current-income property.

PRIVATE INVESTOR / FAMILY OFFICE

Evaluate adjacent coastal real estate combining current rental activity with owner-user and long-term hold flexibility.

PORTFOLIO / EXCHANGE BUYER

The Collection may be evaluated within a broader acquisition or exchange strategy.



PACIFIC BEACH SAN DIEGO

Coastal Location • Active Small-Multifamily Market

The Van Nuys Collection is located in Pacific Beach, within San Diego's coastal setting between the Pacific Ocean and Mission Bay. The location supports the Collection's coastal lifestyle story while 1243-1245 contributes a documented current-income component next door.

MARKET CONTEXT — CoStar's July 31, 2026 Pacific Beach small-multifamily report includes active apartment listings from 2 to 11 units. The overall market cap rate on actual NOI of 3.68% on the four units and 4.44% on the 1251 Van Nuys Street.



DIGITAL EXPERIENCE

Explore the Collection online through the branded property website, professional property films and the 1251-1253 Matterport 3D experience.

BRANDED PROPERTY WEBSITE

[OPEN THE VAN NUYS COLLECTION WEBSITE](#)

SCAN FOR 3D TOUR





THE VAN NUYS COLLECTION

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