



# NIMA

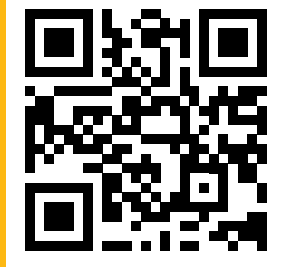
2519 El Cajon Blvd, San Diego, CA 92104

NEWLY CONSTRUCTED 55-UNIT MULTIFAMILY ASSET WITH ±3,315 SF OF RETAIL

LOCATED IN SAN DIEGO'S NORTH PARK NEIGHBORHOOD



VIEW PROPERTY WEBSITE



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CONFIDENTIALITY & DISCLAIMER

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**NIIMA**

# Executive Summary



# THE OFFERING

**2519 EL CAJON BLVD**  
STREET ADDRESS

**\$25,995,000**  
LISTING PRICE

South Coast Commercial is pleased to present the exclusive opportunity to acquire Niima, a 55-unit mixed-use multifamily community located in San Diego's highly desirable North Park neighborhood. Completed in 2024, the property is a modern addition to North Park's thriving rental landscape, offering uniquely designed apartment residences complemented by contemporary architecture and lofted floor plans with exposed mass timber ceilings tailored to today's urban renter.

Positioned along the active El Cajon Boulevard corridor, the property benefits from a highly walkable urban setting surrounded by North Park's renowned collection of craft breweries, chef-driven restaurants, boutique retailers, and entertainment venues. Residents enjoy convenient access to Balboa Park, Downtown San Diego, and the region's major employment centers, while investors are presented with the rare opportunity to acquire a newly constructed mixed-use asset in one of San Diego's most dynamic and supply-constrained urban submarkets.



**4.9%**  
CAP RATE



**54 RESIDENTIAL +  
1 RETAIL SPACE**  
UNITS



**10,682 SF**  
LOT SIZE



**34,391 SF**  
NET RENTABLE AREA



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# INVESTMENT HIGHLIGHTS



## PREMIER DESIGN-DRIVEN ASSET WITH DURABLE INCOME PROFILE

Niima is a brand new apartment community that sets a new benchmark for design-forward urban living, offering a highly curated residential experience that stands apart within the North Park market. Residences feature 16-foot exposed wood ceilings, expansive window lines that flood interiors with natural light, and a refined blend of industrial character and contemporary finishes, delivering a product that commands premium renter appeal. Complemented by its integrated ground-floor retail and mixed-use environment, the asset benefits from multiple demand drivers that support income diversification, rent growth, and long-term occupancy stability.

## LIFESTYLE-DRIVEN AMENITIES IN THE HEART OF NORTH PARK

Much like the most iconic urban enclaves define their cities, North Park stands as San Diego's premier lifestyle destination. Anchored by a dynamic mix of acclaimed restaurants, craft breweries, boutique retail, and cultural venues, the neighborhood continues to attract new concepts that further elevate its energy and appeal. At Niima, this vibrant surroundings effectively extend the property's amenity base beyond its walls, placing a highly curated, experience-rich lifestyle directly at residents' doorstep and driving sustained demand.

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# Property Information



**10,682 SF**  
LOT SIZE



**34,391 SF**  
NET RENTABLE AREA



**2024**  
YEAR BUILT



**54 RESIDENTIAL +  
1 RETAIL SPACE**  
UNITS



\* PROPERTY LINES ARE ESTIMATES

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# PROPERTY DESCRIPTION

**Niima is a newly constructed 55-unit luxury mixed-use community located in San Diego's highly desirable and walkable North Park neighborhood.**



Completed in 2024, the property sits on a 0.25-acre site with a total net rentable area of approximately 34,391 square feet and an average unit size of 579 square feet. Positioned along El Cajon Boulevard, the building benefits from a highly visible location within one of North Park's most active commercial corridors, placing residents within immediate proximity to the neighborhood's restaurants, craft breweries, and boutiques.

Niima redefines urban living through its pioneering use of cross-laminated timber (CLT), a sustainable mass timber construction method that enables expansive, open-concept interiors while introducing a natural warmth rarely found in traditional multifamily development. This construction approach also allows for design features such as floating balconies, seamlessly integrated into the mass timber floor plates, creating a natural transition between interior and exterior living spaces. This design approach ultimately transforms each residence into a resort-like living experience in the heart of North Park.

The property features 3,315 square feet of ground-floor retail, activating the streetscape and contributing to the area's vibrant mixed-use character. Residences offer thoughtfully designed floor plans with modern kitchens, quartz countertops, energy-efficient appliances, and 16-foot exposed wood ceilings, complemented by expansive windows that provide abundant natural light. Most units offer private patios or balconies, creating a seamless indoor-outdoor living experience.

Community amenities include on-site parking, EV charging stations, a shared courtyard, laundry facilities, a dog washing station, and a keyless entry system, enhancing both convenience and functionality for residents. The property will also feature a contemporary on-site restaurant, Austin Nola, a Southern and Southwest fusion concept led by award-winning executive chef Quinton Austin, whose culinary expertise is rooted in his time in New Orleans.

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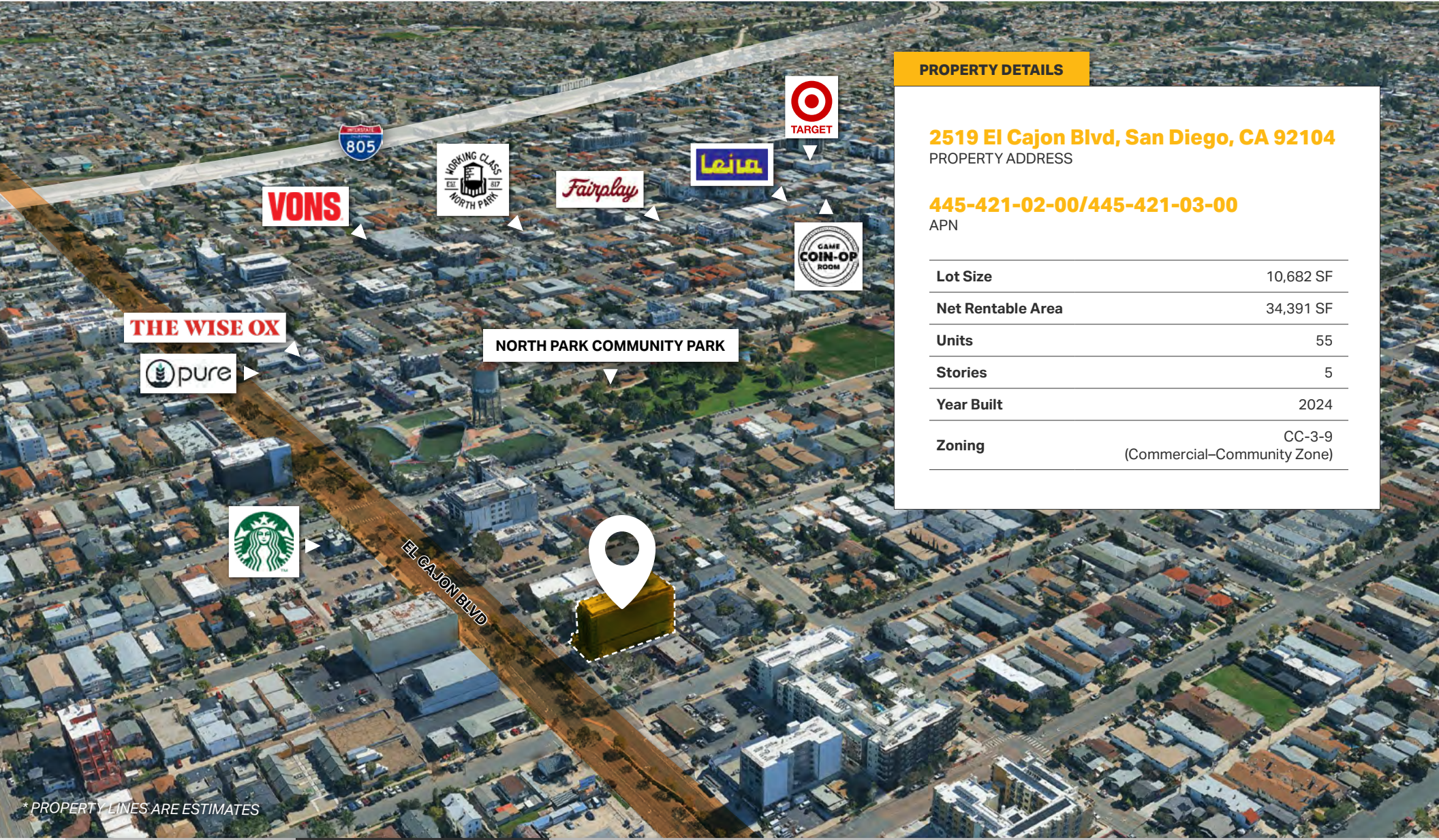
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# PROPERTY DESCRIPTION



## PROPERTY DETAILS

**2519 El Cajon Blvd, San Diego, CA 92104**  
PROPERTY ADDRESS

**445-421-02-00/445-421-03-00**  
APN

|                   |                                       |
|-------------------|---------------------------------------|
| Lot Size          | 10,682 SF                             |
| Net Rentable Area | 34,391 SF                             |
| Units             | 55                                    |
| Stories           | 5                                     |
| Year Built        | 2024                                  |
| Zoning            | CC-3-9<br>(Commercial-Community Zone) |

\* PROPERTY LINES ARE ESTIMATES

EXECUTIVE SUMMARY

**PROPERTY INFORMATION**

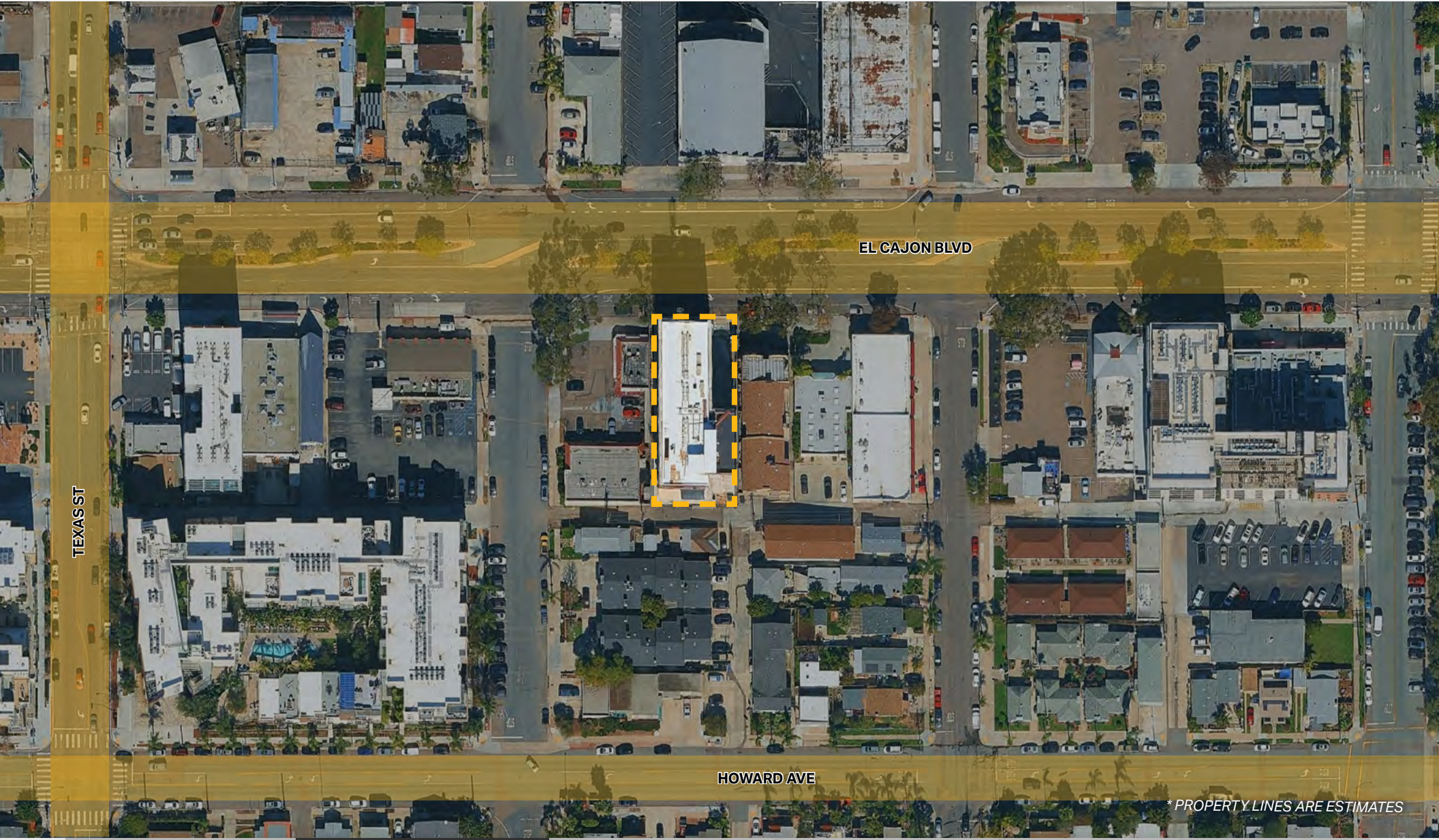
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# AERIAL VIEW



EL CAJON BLVD

TEXAS ST

HOWARD AVE

\*PROPERTY LINES ARE ESTIMATES

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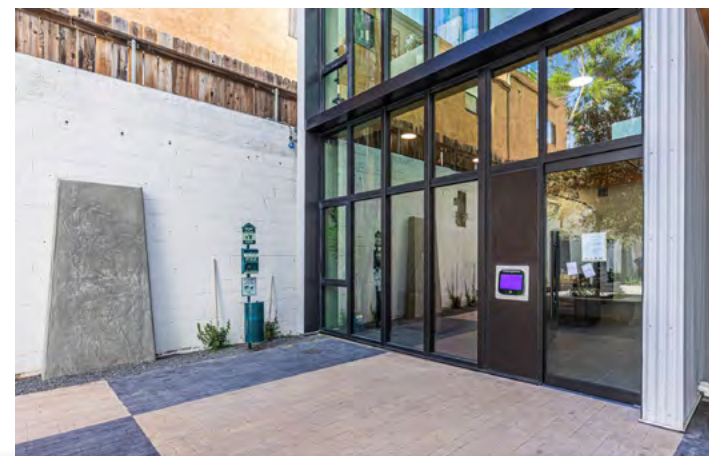
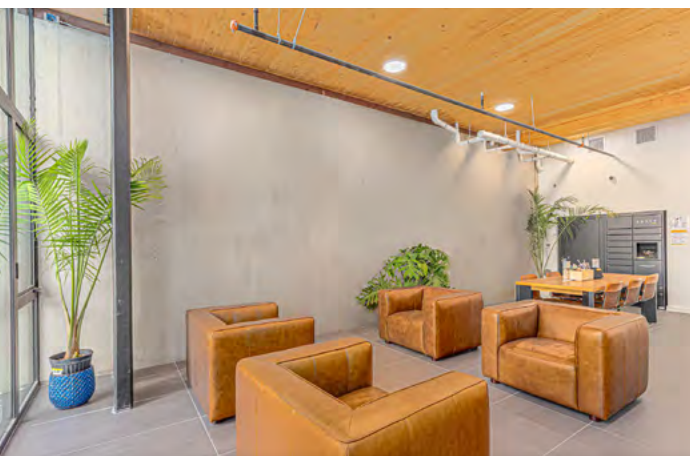
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# COMMUNITY PHOTOS



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# UNIT PHOTOS



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# UNIT PHOTOS



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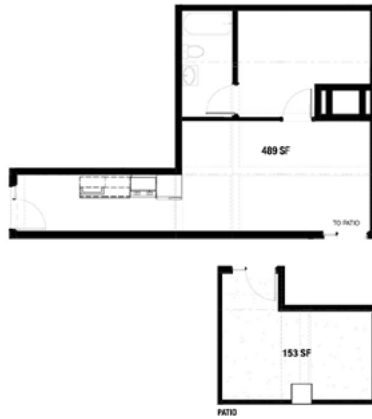
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# FLOOR PLANS

1BR LOFT A



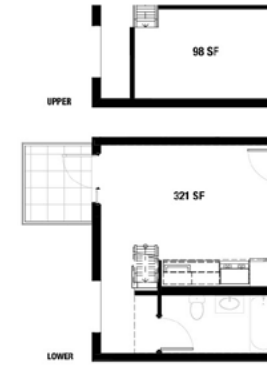
1BR LOFT B



1BR LOFT C



1BR LOFT D



1BR LOFT E



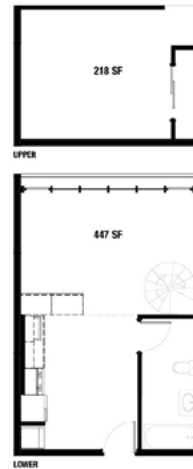
1BR LOFT F



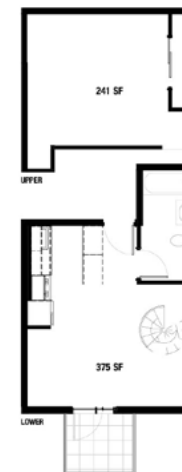
1BR LOFT G



1BR LOFT H



1BR LOFT I



1BR LOFT J



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# Location Overview



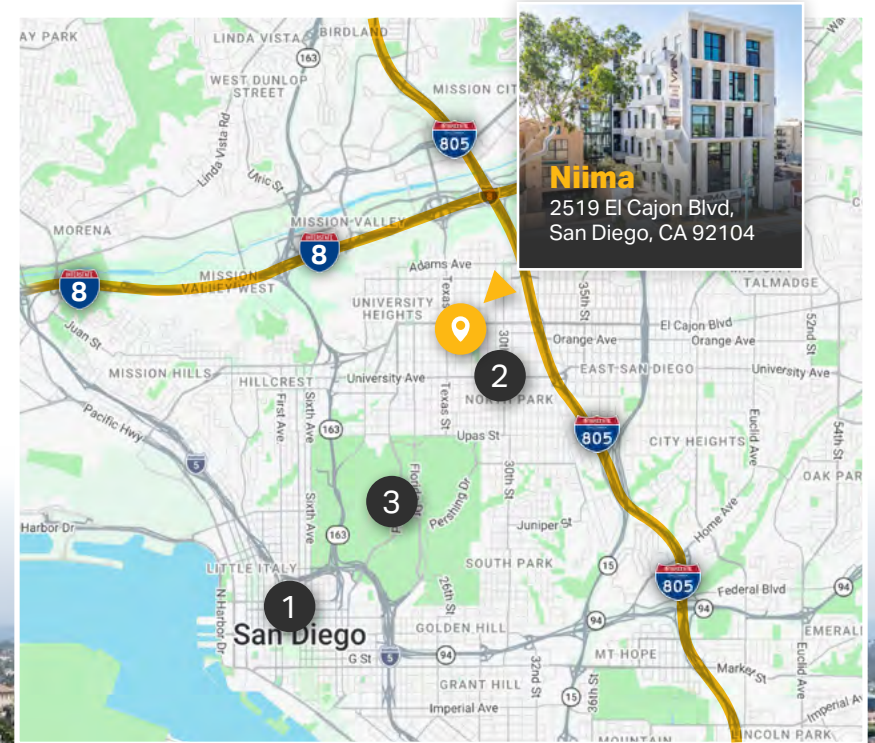
# LOCATION OVERVIEW

## CREATIVE CULTURE MEETS WALKABLE URBAN LIVING – THE ENERGY OF NORTH PARK

North Park is a centrally located, vibrant neighborhood just northeast of **1 Downtown San Diego**. Known for its lively streets, historic architecture, and creative energy, North Park blends walkable urban living with a strong local identity that has made it one of San Diego's most desirable lifestyle districts.

Residents and visitors enjoy walkable access to an eclectic mix of craft breweries, chef-driven restaurants, coffee shops, and boutique retailers along El Cajon Boulevard and **2 University Avenue**. The neighborhood is also home to art galleries, live music venues, and a weekly farmers market, creating a dynamic environment that attracts young professionals, creatives, and entrepreneurs.

Its central location provides convenient connectivity to major employment centers via **Interstate 805, Highway 163, and Interstate 8**, placing Downtown San Diego, **3 Balboa Park**, and surrounding neighborhoods just minutes away. Continued investment, strong demographics, and a thriving dining and retail scene have positioned North Park as one of San Diego's most resilient and high-demand urban submarkets.



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# NEIGHBORHOOD AMENITIES



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**SOUTH COAST**  
COMMERCIAL

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# Financial Analysis

# FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

**\$755.87**  
PRICE PER SF

**\$25,995,000**  
PRICE

**\$472,636**  
PRICE PER UNIT

CURRENT

PROFORMA

**13.22**

GRM

**12.40**

**4.9%**

CAP RATE

**5.3%**

**2.3%**

CASH-ON-CASH  
RETURN (YR 1)

**3.3%**

**\$449,963**

TOTAL RETURN (YR 1)

**\$569,854**

**1.26**

DEBT COVERAGE RATIO

**1.38**

CURRENT

PROFORMA

### OPERATING DATA

|                        |             |             |
|------------------------|-------------|-------------|
| Gross Scheduled Income | \$1,966,836 | \$2,097,156 |
| Total Scheduled Income | \$1,966,836 | \$2,097,156 |
| Vacancy Cost           | \$74,340    | \$79,553    |
| Gross Income           | \$1,892,496 | \$2,017,603 |
| Operating Expenses     | \$627,030   | \$632,246   |
| Net Operating Income   | \$1,265,466 | \$1,385,357 |
| Pre-Tax Cash Flow      | \$259,690   | \$379,581   |

### FINANCING DATA

|                            |              |              |
|----------------------------|--------------|--------------|
| Down Payment               | \$11,475,000 | \$11,475,000 |
| Loan Amount                | \$14,520,000 | \$14,520,000 |
| Debt Service               | \$1,005,776  | \$1,005,776  |
| Debt Service Monthly       | \$83,815     | \$83,815     |
| Principal Reduction (Yr 1) | \$190,273    | \$190,273    |

3-year fixed-rate loan at 5.65%, amortized over 30 years.  
Please contact the broker for additional details on loan quote.

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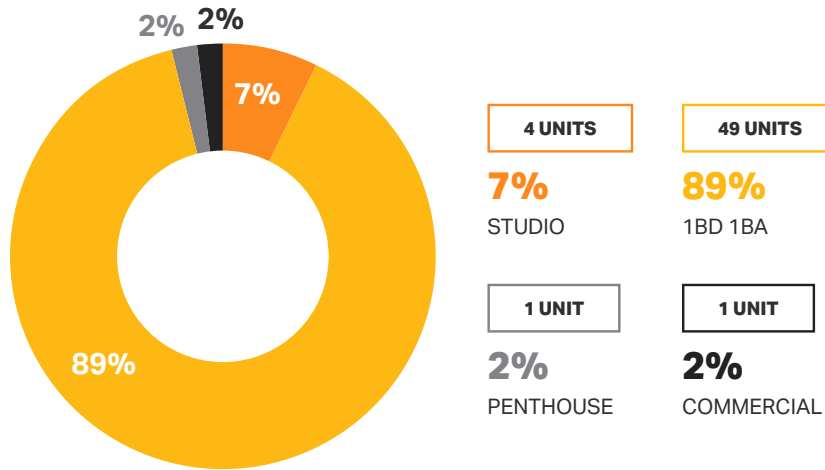
DEMOGRAPHICS

# INCOME & EXPENSES SUMMARY

|                               | CURRENT            | PROFORMA           |
|-------------------------------|--------------------|--------------------|
| <b>INCOME SUMMARY</b>         |                    |                    |
| Gross Scheduled Income        | \$1,966,836        | \$2,097,156        |
| Vacancy Cost                  | (\$74,340)         | (\$79,553)         |
| <b>EFFECTIVE GROSS INCOME</b> | <b>\$1,892,496</b> | <b>\$2,017,603</b> |
| <b>EXPENSES SUMMARY</b>       |                    |                    |
| Admin                         | \$12,243           | \$12,243           |
| Marketing                     | \$22,200           | \$22,200           |
| Utilities                     | \$44,700           | \$44,700           |
| Contracted Services           | \$38,458           | \$38,458           |
| Turnover                      | \$13,650           | \$13,650           |
| Maintenance                   | \$47,180           | \$47,180           |
| Management (Off Site)         | \$75,700           | \$80,916           |
| Salaries & Payroll            | \$37,432           | \$37,432           |
| Miscellaneous                 | \$10,000           | \$10,000           |
| Insurance                     | \$25,193           | \$25,193           |
| Taxes                         | \$300,274          | \$300,274          |
| <b>OPERATING EXPENSES</b>     | <b>\$627,030</b>   | <b>\$632,246</b>   |
| <b>NET OPERATING INCOME</b>   | <b>\$1,265,466</b> | <b>\$1,385,357</b> |



# UNIT MIX SUMMARY



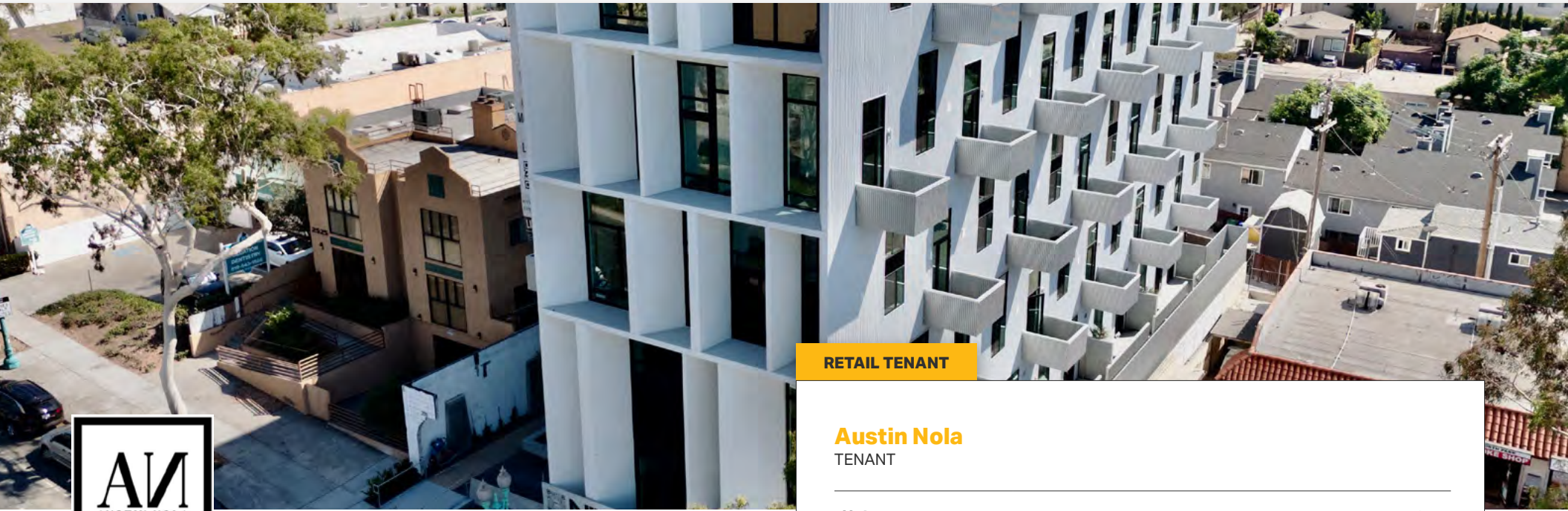
| UNIT TYPE                             | AVG SIZE (SF) | COUNT     | % OF TOTAL     | RENT               | MARKET RENT        |
|---------------------------------------|---------------|-----------|----------------|--------------------|--------------------|
| Studio - Affordable                   | 321           | 1         | 1.80%          | \$1,448            | \$1,448            |
| Studio                                | 429           | 3         | 5.50%          | \$2,150            | \$2,200            |
| 1Bd/1Ba - Affordable                  | 477           | 4         | 7.30%          | \$1,443            | \$1,443            |
| 1Bd/1Ba                               | 591           | 45        | 81.80%         | \$2,657            | \$2,895            |
| 1Bd/1Ba - Penthouse                   | 1,160         | 1         | 1.80%          | \$6,000            | \$6,000            |
| Commerical - Austin Nola <sup>1</sup> | 3,315         | 1         | 1.80%          | \$15,641           | \$15,641           |
| <b>TOTAL/WTD AVG<sup>2</sup></b>      | <b>579</b>    | <b>55</b> | <b>100.00%</b> | <b>\$2,578</b>     | <b>\$2,780</b>     |
| <b>MONTHLY TOTAL<sup>3</sup></b>      |               |           |                | <b>\$154,876</b>   | <b>\$165,736</b>   |
| <b>ANNUAL TOTAL<sup>3</sup></b>       |               |           |                | <b>\$1,858,512</b> | <b>\$1,988,832</b> |

<sup>1</sup> 1 Unit SF is comprised of the 2,826 SF retail suite and 489 SF from unit 104

<sup>2</sup> Wtd Avg metrics excludes Commercial unit

<sup>3</sup> Monthly and annual totals are inclusive of the Commercial unit

# LEASE ABSTRACT



## RETAIL TENANT

### Austin Nola TENANT

|                          |   |
|--------------------------|---|
| <b>Unit</b>              | 101   |
| <b>Use</b>               | Full service bar and restaurant                           |
| <b>Lease Type</b>        | Modified Gross – Tenant pays trash and utilities          |
| <b>Term</b>              | 10-year term with two (2) five (5)-year extension options |
| <b>Rent Commencement</b> | November 30, 2024   |
| <b>Abatement Period</b>  | Five (5) months (Nov 30, 2024 – May 1, 2025)              |

Austin Nola anchors the ground floor retail, occupying 2,826 square feet with an additional 489 square foot private dining space (Unit 104). The full-service restaurant features approximately 120 seats, two outdoor patios, and a central bar, supporting both daily traffic and destination dining.

The concept is backed by Grind & Prosper Hospitality and led by celebrity chef Quinton Austin (“Chef Q”), known for his success with Louisiana Purchase on University Avenue. The operator brings an established track record and introduces a Southern-Southwest fusion concept designed to appeal to a broad customer base.



**SOUTH COAST**  
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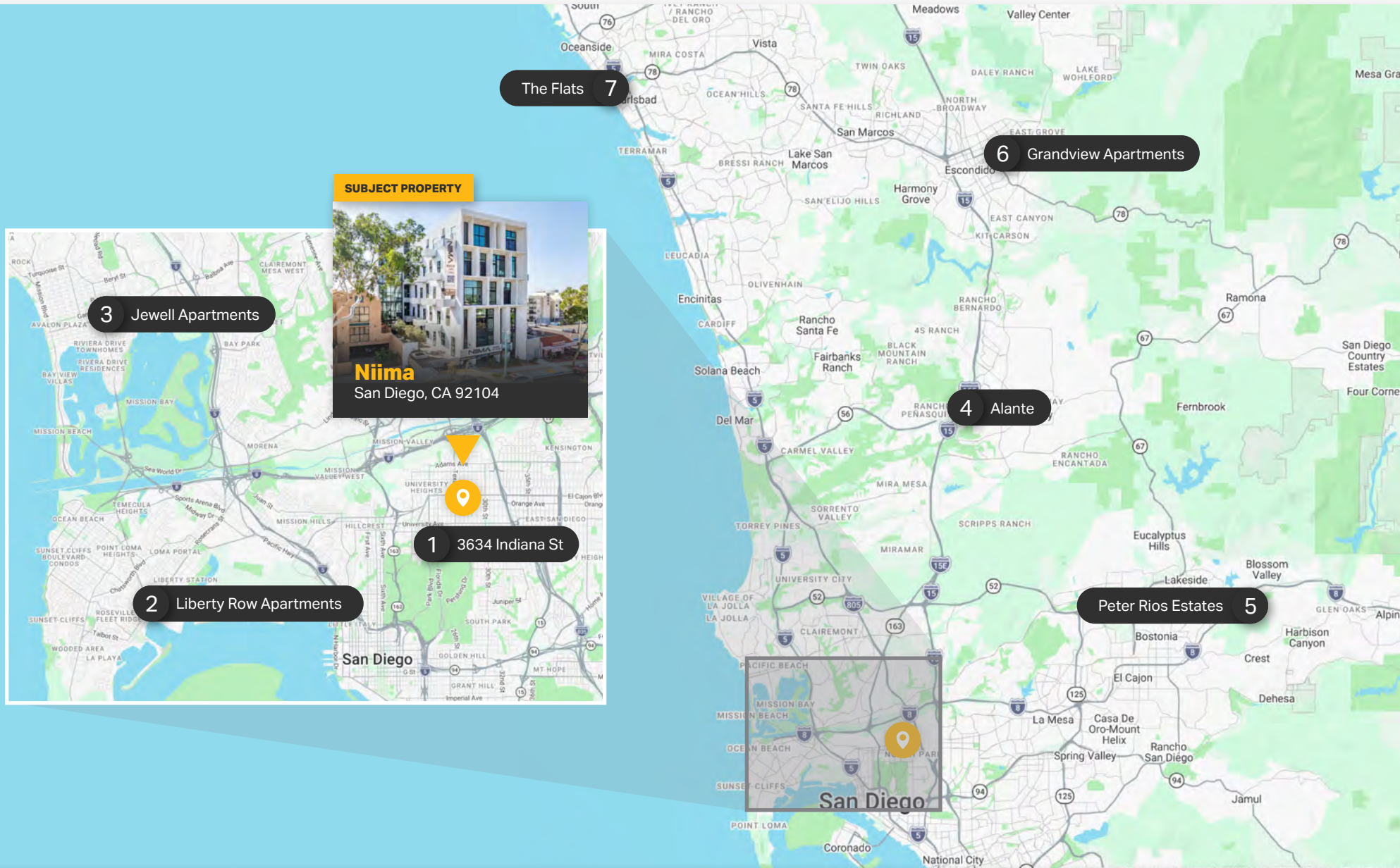
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# | Comparables

# SALE COMPARABLES MAP



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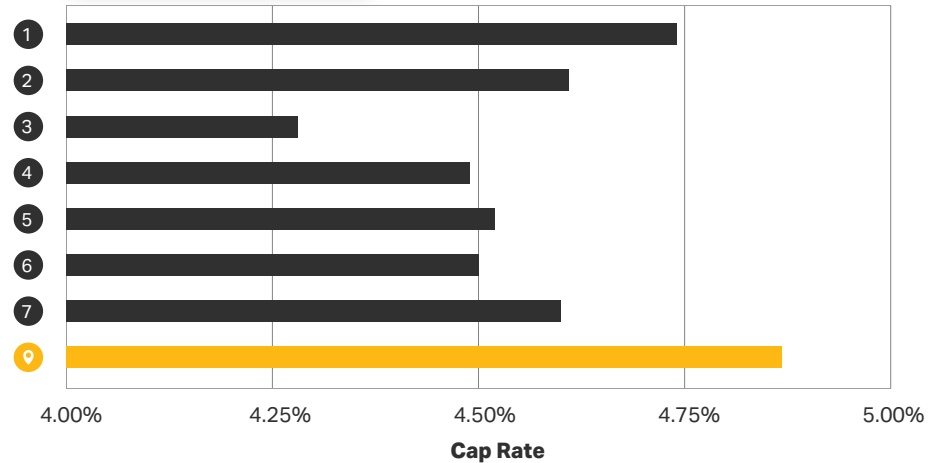
DEMOGRAPHICS

# SALE COMPARABLES SUMMARY

**SALE PRICE/UNIT OVERVIEW**




**CAP RATE OVERVIEW**



| PROPERTY NAME           | PROPERTY ADDRESS                               |  | DISTANCE    | UNITS          | YEAR BUILT | TOTAL SF    | COE DATE         | SALE PRICE        | PRICE PER UNIT      | CAP RATE         |              |
|-------------------------|--|--|-------------|----------------|------------|-------------|------------------|-------------------|---------------------|------------------|--------------|
| 1                       | 3634 Indiana St                                | 3634 Indiana St, San Diego, CA 92103           | <b>SOLD</b> | 0.9 mi         | 14         | 2024        | 9,623 SF         | 07/28/2025        | \$5,819,000         | \$415,643        | 4.74%        |
| 2                       | Liberty Row Apartments                         | 3046 Nimitz Blvd, San Diego, CA 92106          | <b>SOLD</b> | 5.5 mi         | 9          | 2024        | 5,344 SF         | 12/31/2025        | \$4,225,000         | \$469,444        | 4.61%        |
| 3                       | Jewell Apartments                              | 1704 Hornblend St, San Diego, CA 92109         | <b>SOLD</b> | 6.7 mi         | 21         | 2023        | 15,000 SF        | 06/11/2024        | \$12,400,000        | \$590,476        | 4.28%        |
| 4                       | Alante   | 10211 Rancho Carmel Dr, San Diego, CA 92128    | <b>SOLD</b> | 14.9 mi        | 50         | 2025        | 70,595 SF        | 11/14/2025        | \$24,460,000        | \$489,200        | 4.49%        |
| 5                       | Peter Rios Estates                             | 14261-14277 Rios Canyon Rd, El Cajon, CA 92021 | <b>SOLD</b> | 16.3 mi        | 32         | 2019        | 32,000 SF        | 05/22/2024        | \$14,822,500        | \$463,203        | 4.52%        |
| 6                       | Grandview Apartments                           | 1316 East Grand Ave, Escondido, CA 92027       | <b>SOLD</b> | 26.1 mi        | 15         | 2023        | 19,363 SF        | 04/28/2025        | \$7,225,000         | \$481,667        | 4.50%        |
| 7                       | The Flats                                      | 1931 S Coast Hwy, Oceanside, CA 92054          | <b>SOLD</b> | 31.6 mi        | 20         | 2024        | 16,311 SF        | 02/03/2026        | \$14,425,000        | \$721,250        | 4.60%        |
| <b>Average of Comps</b> |  | <b>Average of Comps</b>                        |             | <b>17.0 mi</b> | <b>23</b>  | <b>2023</b> | <b>24,034 SF</b> | <b>05/20/2025</b> | <b>\$11,910,929</b> | <b>\$518,698</b> |              |
| <b>📍 Niima</b>          | <b>2519 El Cajon Blvd, San Diego, CA 92104</b> |  |             | <b>0.0 mi</b>  | <b>55</b>  | <b>2024</b> | <b>34,391 SF</b> | <b>TBD</b>        | <b>\$25,995,000</b> | <b>\$472,636</b> | <b>4.87%</b> |

# SALE COMPARABLES

SOLD




**1**

## Niima

2519 El Cajon Blvd, San Diego, CA 92104

|                     |                  |
|---------------------|------------------|
| <b>\$25,995,000</b> | <b>34,391 SF</b> |
| PRICE               | TOTAL SF         |
| <b>\$472,636</b>    | <b>10,682 SF</b> |
| PRICE/UNIT          | LOT SIZE         |
| <b>4.87%</b>        | <b>2024</b>      |
| CAP RATE            | YEAR BUILT       |

**SOLD 07/28/2025**




**1**

## 3634 Indiana St

3634 Indiana St, San Diego, CA 92103

|                    |                 |
|--------------------|-----------------|
| <b>\$5,819,000</b> | <b>9,623 SF</b> |
| PRICE              | TOTAL SF        |
| <b>\$415,643</b>   | <b>6,996 SF</b> |
| PRICE/UNIT         | LOT SIZE        |
| <b>4.74%</b>       | <b>2024</b>     |
| CAP RATE           | YEAR BUILT      |

**SOLD 12/31/2025**



**2**

## Liberty Row Apartments

3046 Nimitz Blvd, San Diego, CA 92106

|                    |                 |
|--------------------|-----------------|
| <b>\$4,225,000</b> | <b>5,344 SF</b> |
| PRICE              | TOTAL SF        |
| <b>\$469,444</b>   | <b>4,792 SF</b> |
| PRICE/UNIT         | LOT SIZE        |
| <b>4.61%</b>       | <b>2024</b>     |
| CAP RATE           | YEAR BUILT      |

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# SALE COMPARABLES

SOLD

**SOLD 06/11/2024**




**3**

**Jewell Apartments**  
1704 Hornblend St, San Diego, CA 92109

|                     |                  |
|---------------------|------------------|
| <b>\$12,400,000</b> | <b>15,000 SF</b> |
| PRICE               | TOTAL SF         |
| <b>\$590,476</b>    | <b>12,537 SF</b> |
| PRICE/UNIT          | LOT SIZE         |
| <b>4.28%</b>        | <b>2023</b>      |
| CAP RATE            | YEAR BUILT       |

**SOLD 11/14/2025**




**4**

**Alante**  
10211 Rancho Carmel Dr, San Diego, CA 92128

|                     |                  |
|---------------------|------------------|
| <b>\$24,460,000</b> | <b>70,595 SF</b> |
| PRICE               | TOTAL SF         |
| <b>\$489,200</b>    | <b>19,896 SF</b> |
| PRICE/UNIT          | LOT SIZE         |
| <b>4.49%</b>        | <b>2025</b>      |
| CAP RATE            | YEAR BUILT       |

**SOLD 05/22/2024**



**5**

**Peter Rios Estates**  
14261-14277 Rios Canyon Rd, El Cajon, CA 92021

|                     |                   |
|---------------------|-------------------|
| <b>\$14,822,500</b> | <b>32,000 SF</b>  |
| PRICE               | TOTAL SF          |
| <b>\$463,203</b>    | <b>137,214 SF</b> |
| PRICE/UNIT          | LOT SIZE          |
| <b>4.52%</b>        | <b>2019</b>       |
| CAP RATE            | YEAR BUILT        |

EXECUTIVE SUMMARY

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DEMOGRAPHICS

# SALE COMPARABLES

SOLD

SOLD 04/28/2025



6

## Grandview Apartments

1316 East Grand Ave, Escondido, CA 92027

**\$7,225,000**      **19,363 SF**  
PRICE              TOTAL SF

**\$481,667**      **22,216 SF**  
PRICE/UNIT      LOT SIZE

**4.50%**      **2023**  
CAP RATE      YEAR BUILT

SOLD 02/03/2026



7

## The Flats

1931 S Coast Hwy, Oceanside, CA 92054

**\$14,425,000**      **16,311 SF**  
PRICE              TOTAL SF

**\$721,250**      **12,197 SF**  
PRICE/UNIT      LOT SIZE

**4.60%**      **2024**  
CAP RATE      YEAR BUILT



EXECUTIVE SUMMARY

PROPERTY INFORMATION

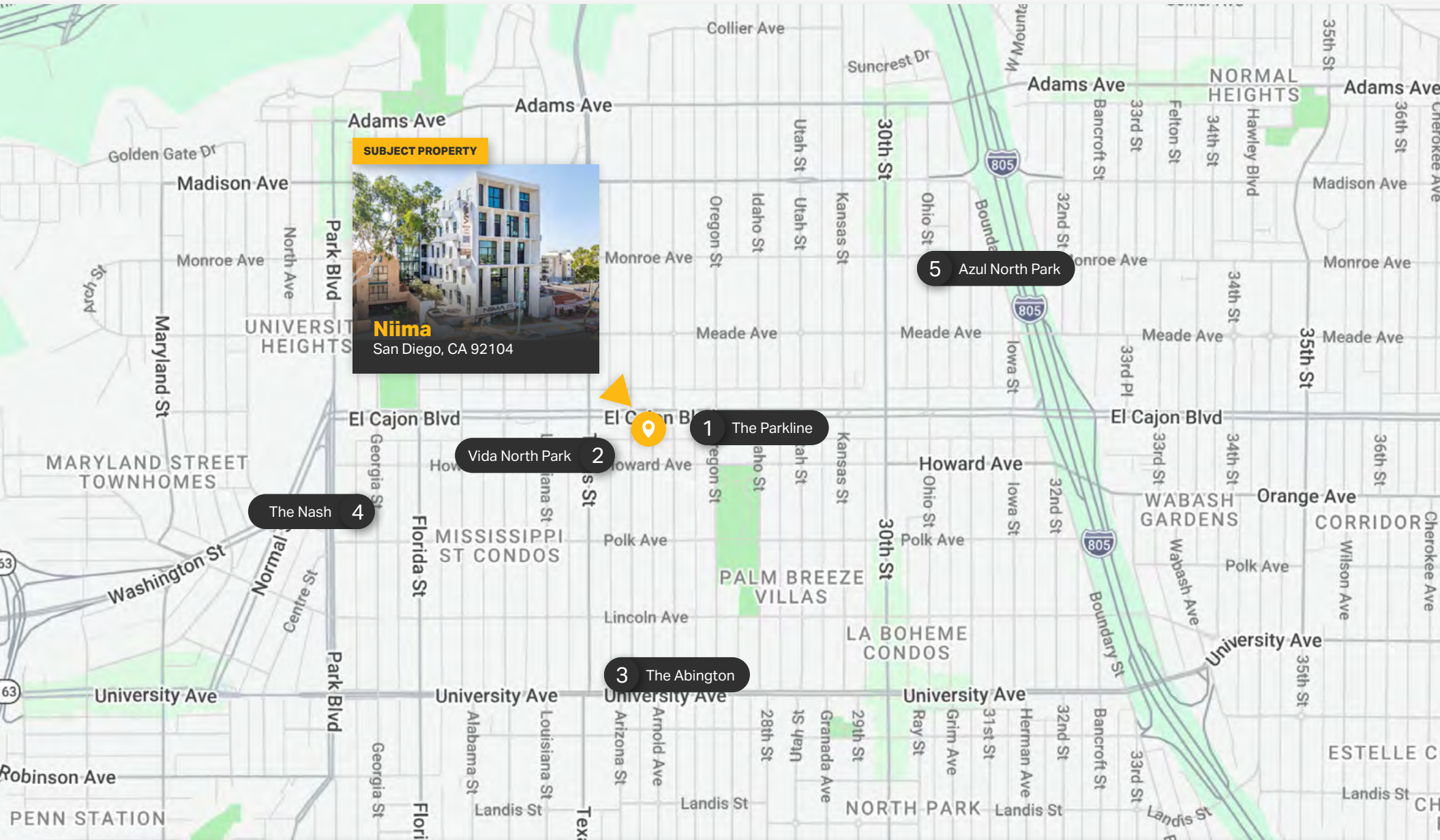
LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

# RENT COMPARABLES MAP



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

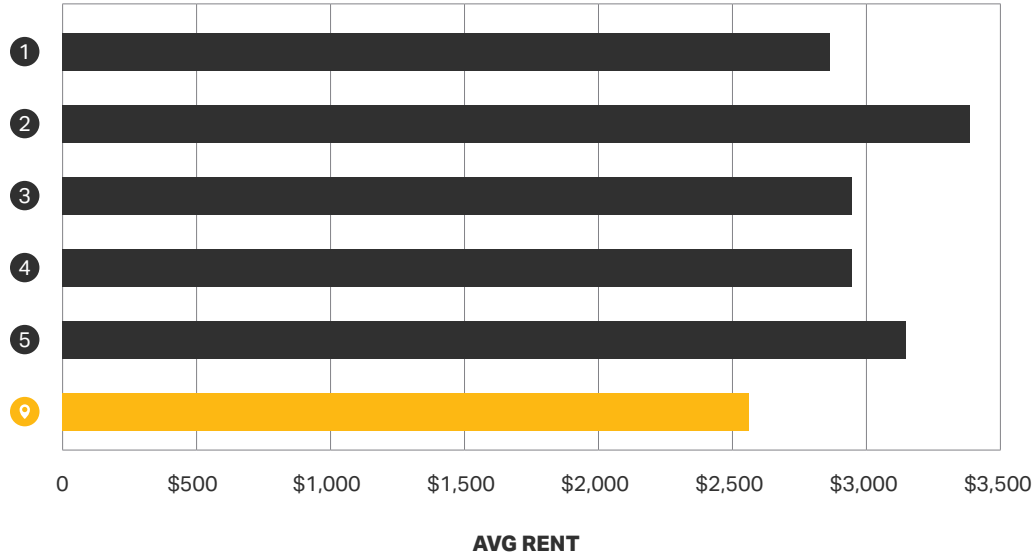
FINANCIAL ANALYSIS

**COMPARABLES**

DEMOGRAPHICS

# RENT COMPARABLES SUMMARY

## AVG RENT OVERVIEW



| PROPERTY NAME           | PROPERTY ADDRESS                               | DISTANCE      | YEAR BUILT  | AVG SF        | AVG RENT       | AVG RENT PSF  |
|-------------------------|--|---------------|-------------|---------------|----------------|---------------|
| 1 The Parkline          | 4250 Oregon St, San Diego, CA 92110            | 0.1 mi        | 2023        | 599 SF        | \$2,811        | \$4.85        |
| 2 Vida North Park       | 4223 Texas St, San Diego, CA 92101             | 0.2 mi        | 2018        | 870 SF        | \$3,474        | \$4.17        |
| 3 The Abington          | 3918 Arizona St, San Diego, CA 92104           | 0.5 mi        | 2023        | 616 SF        | \$2,981        | \$4.83        |
| 4 The Nash              | 4135 Park Blvd, San Diego, CA 92103            | 0.7 mi        | 2024        | 536 SF        | \$2,980        | \$5.58        |
| 5 Azul North Park       | 4499 Ohio St, San Diego, CA 92116              | 1.0 mi        | 2022        | 777 SF        | \$3,394        | \$4.43        |
| <b>Average of Comps</b> |  | <b>0.5 mi</b> | <b>2022</b> | <b>680 SF</b> | <b>\$3,128</b> | <b>\$4.60</b> |
| 📍 <b>Niima</b>          | <b>2519 El Cajon Blvd, San Diego, CA 92104</b> | <b>0.0 mi</b> | <b>2024</b> | <b>579 SF</b> | <b>\$2,578</b> | <b>\$4.45</b> |

# RENT COMPARABLES



## Niima

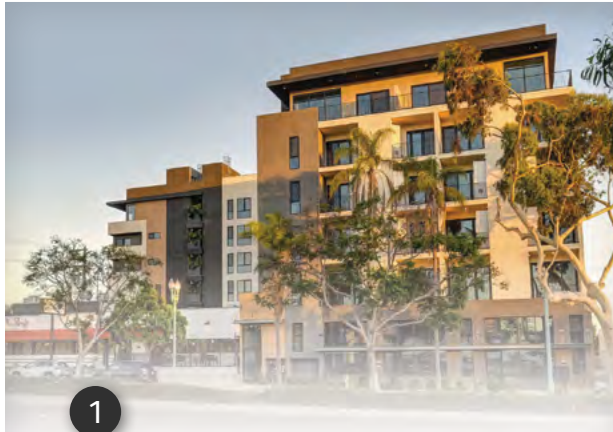
2519 El Cajon Blvd, San Diego, CA 92104

**2024**  
YEAR BUILT

### RENT SUMMARY

| UNIT TYPE            | COUNT     | RENT           | SIZE SF       | RENT/SF       |
|----------------------|-----------|----------------|---------------|---------------|
| Studio Affordable    | 1         | \$1,448        | 321 SF        | \$4.51        |
| Studio               | 3         | \$2,150        | 429 SF        | \$5.01        |
| 1Bd/1Ba Affordable   | 4         | \$1,443        | 477 SF        | \$3.03        |
| 1Bd/1Ba              | 45        | \$2,657        | 591 SF        | \$4.50        |
| 1Bd/1Ba Penthouse    | 1         | \$6,000        | 1,160 SF      | \$5.17        |
| Commerical           | 1         | \$15,641       | 3,315 SF      | \$4.72        |
| <b>Total/Wtd Avg</b> | <b>55</b> | <b>\$2,578</b> | <b>579 SF</b> | <b>\$4.45</b> |

*\*Wtd Avg metrics excludes Commercial unit*



1

## The Parkline

4250 Oregon St, San Diego, CA 92110

**0.1 mi**      **2023**  
DISTANCE      YEAR BUILT

### RENT SUMMARY

| UNIT TYPE            | COUNT     | RENT           | SIZE SF       | RENT/SF       |
|----------------------|-----------|----------------|---------------|---------------|
| Studio               | 32        | \$2,255        | 406 SF        | \$5.55        |
| 1Bd/1Ba              | 43        | \$2,770        | 602 SF        | \$4.60        |
| 1Bd/1.5Ba            | 7         | \$3,436        | 1,019 SF      | \$3.37        |
| 2Bd/1Ba              | 3         | \$3,796        | 764 SF        | \$4.97        |
| 2Bd/2Ba              | 9         | \$4,171        | 894 SF        | \$4.67        |
| <b>Total/Wtd Avg</b> | <b>94</b> | <b>\$2,811</b> | <b>599 SF</b> | <b>\$4.85</b> |



2

## Vida North Park

4223 Texas St, San Diego, CA 92101

**0.2 mi**      **2018**  
DISTANCE      YEAR BUILT

### RENT SUMMARY

| UNIT TYPE            | COUNT      | RENT           | SIZE SF       | RENT/SF       |
|----------------------|------------|----------------|---------------|---------------|
| 0Bd/1Ba              | 19         | \$2,908        | 573 SF        | \$5.08        |
| 1Bd/1Ba              | 59         | \$3,402        | 758 SF        | \$4.49        |
| 2Bd/1.5Ba            | 6          | \$3,976        | 1,169 SF      | \$3.40        |
| 2Bd/2Ba              | 34         | \$3,826        | 1,177 SF      | \$3.25        |
| <b>Total/Wtd Avg</b> | <b>118</b> | <b>\$3,474</b> | <b>870 SF</b> | <b>\$4.17</b> |

# RENT COMPARABLES



3

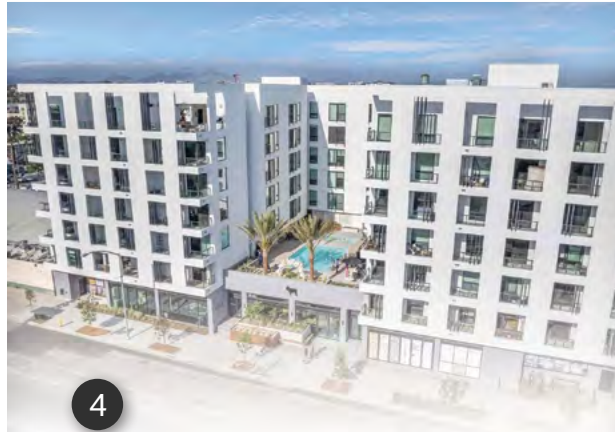
## The Abington

3918 Arizona St, San Diego, CA 92104

**0.5 mi**      **2023**  
DISTANCE      YEAR BUILT

### RENT SUMMARY

| UNIT TYPE            | COUNT     | RENT           | SIZE SF       | RENT/SF       |
|----------------------|-----------|----------------|---------------|---------------|
| 0Bd/1Ba              | 1         | \$2,495        | 448 SF        | \$5.57        |
| 1Bd/1Ba              | 30        | \$2,665        | 570 SF        | \$4.68        |
| 2Bd/1Ba              | 13        | \$3,545        | 684 SF        | \$5.18        |
| 2Bd/2Ba              | 4         | \$3,645        | 783 SF        | \$4.66        |
| <b>Total/Wtd Avg</b> | <b>48</b> | <b>\$2,981</b> | <b>616 SF</b> | <b>\$4.83</b> |



4

## The Nash

4135 Park Blvd, San Diego, CA 92103

**0.7 mi**      **2024**  
DISTANCE      YEAR BUILT

### RENT SUMMARY

| UNIT TYPE            | COUNT      | RENT           | SIZE SF       | RENT/SF       |
|----------------------|------------|----------------|---------------|---------------|
| 0Bd/1Ba              | 82         | \$2,499        | 438 SF        | \$5.71        |
| 1Bd/1Ba              | 96         | \$3,284        | 592 SF        | \$5.55        |
| 2Bd/2Ba              | 12         | \$3,827        | 763 SF        | \$5.02        |
| <b>Total/Wtd Avg</b> | <b>190</b> | <b>\$2,980</b> | <b>536 SF</b> | <b>\$5.58</b> |



5

## Azul North Park

4499 Ohio St, San Diego, CA 92116

**1.0 mi**      **2022**  
DISTANCE      YEAR BUILT

### RENT SUMMARY

| UNIT TYPE            | COUNT      | RENT           | SIZE SF       | RENT/SF       |
|----------------------|------------|----------------|---------------|---------------|
| 0Bd/1Ba              | 47         | \$2,685        | 579 SF        | \$4.64        |
| 1Bd/1Ba              | 56         | \$3,289        | 715 SF        | \$4.60        |
| 2Bd/2Ba              | 47         | \$4,227        | 1,048 SF      | \$4.03        |
| <b>Total/Wtd Avg</b> | <b>150</b> | <b>\$3,394</b> | <b>777 SF</b> | <b>\$4.43</b> |

NIIMA

# | Demographics

# DEMOGRAPHICS

**577,636**

2024 POPULATION

**\$100,867**

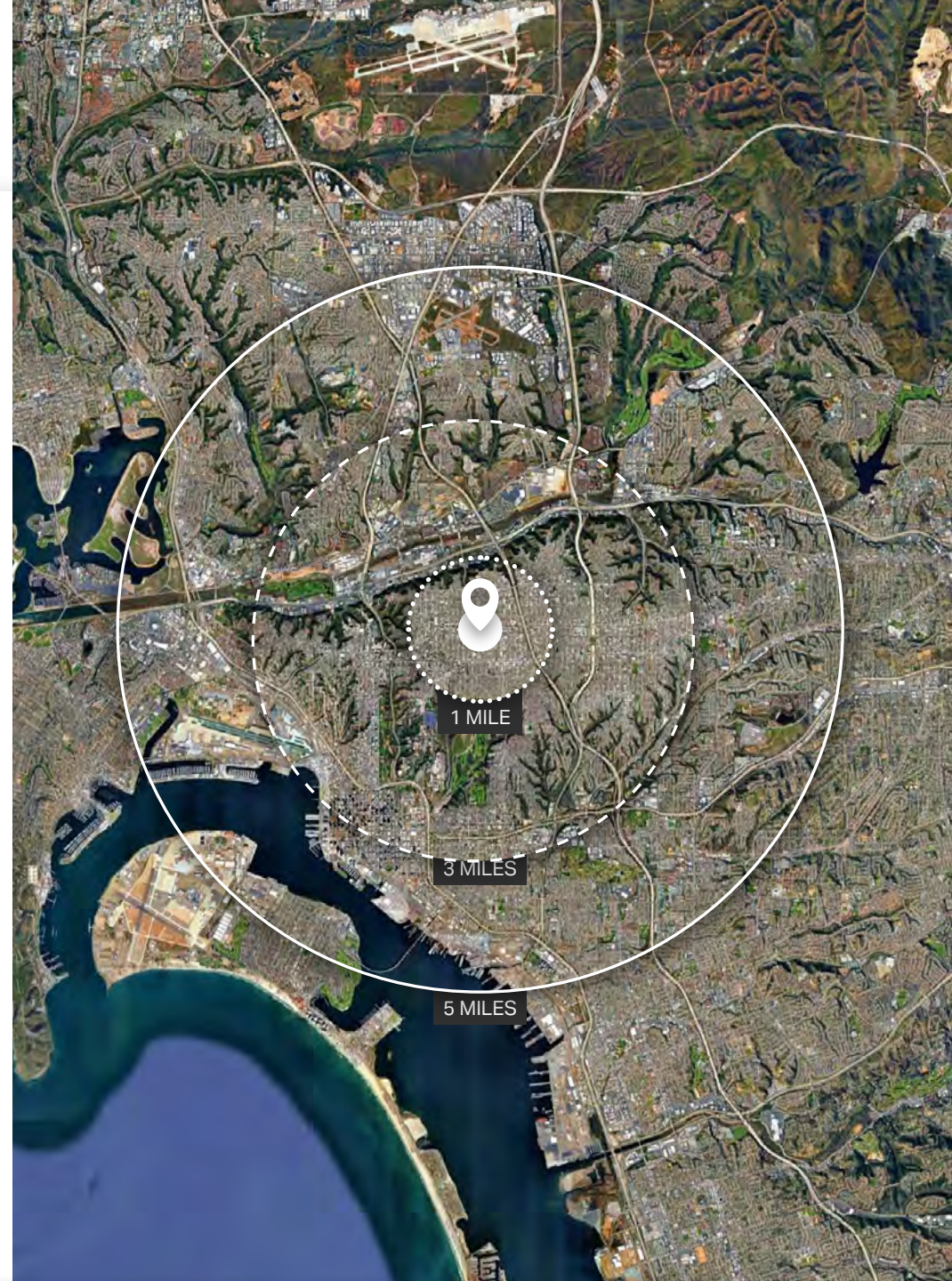
AVERAGE HH INCOME

**\$743,396**

MEDIAN HOME VALUE

|                            | 1-MILE    | 3-MILE    | 5-MILE    |
|----------------------------|-----------|-----------|-----------|
| <b>POPULATION</b>          |           |           |           |
| 2024 Population            | 49,174    | 262,157   | 577,636   |
| 2029 Population Projection | 49,168    | 261,915   | 576,444   |
| Median Age                 | 37.5      | 37.6      | 36.0      |
| <b>HOUSEHOLDS</b>          |           |           |           |
| 2024 Households            | 26,913    | 122,835   | 232,203   |
| 2029 Household Projection  | 26,862    | 122,727   | 231,892   |
| Owner Occupied Households  | 4,083     | 28,352    | 62,225    |
| Renter Occupied Households | 20,825    | 74,520    | 139,326   |
| Avg Household Size         | 1.8       | 2.1       | 2.3       |
| Avg Household Vehicles     | 1         | 2         | 2         |
| <b>INCOME</b>              |           |           |           |
| Avg Household Income       | \$98,630  | \$103,423 | \$100,867 |
| Median Household Income    | \$80,681  | \$79,774  | \$74,916  |
| <b>HOUSING</b>             |           |           |           |
| Median Home Value          | \$749,541 | \$769,705 | \$743,396 |
| Median Year Built          | 1974      | 1974      | 1974      |

Source: CoStar



# NIIMA

2519 El Cajon Blvd, San Diego, CA 92104

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