



8050 Lemon Grove Way

Lemon Grove, CA 91945

Four-Unit Multifamily with Value-Add and Expansion Potential in Lemon Grove

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8050 LEMON GROVE WAY

Executive Summary

THE OFFERING

 **8050 Lemon Grove Way**
STREET ADDRESS

 **\$1,375,000**
LISTING PRICE

South Coast Commercial is pleased to present 8050 Lemon Grove Way, a four-unit multifamily property situated on an oversized parcel in the suburban community of Lemon Grove, California. The asset is comprised of four spacious two-bedroom, one-bathroom residences, each single-story with private backyards, washer/dryer hookups, and dedicated garages. With no shared living walls aside from the garages, the property delivers a rare low-density configuration that enhances privacy and long-term tenant appeal.

Positioned on more than half an acre, the property combines stable in-place income with meaningful development potential under R-3 zoning. Its location offers convenient access to major freeways, public transit, and regional employment centers, while the large lot provides a clear path for future expansion. 8050 Lemon Grove Way represents a compelling opportunity to acquire a well-located multifamily investment with both durable cash flow and long-term growth potential in a supply-constrained submarket.

OFFERING SUMMARY



R3 (Multiple-Family Residential)

ZONING



23,958 SF

LOT SIZE



3,036 SF

BUILDING SIZE



4

UNITS



\$64,587

NOI



4.7%

CAP RATE

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INVESTMENT HIGHLIGHTS



Strong Submarket

East County location with consistent rental demand and affordability



Attractive Unit Mix

Spacious two-bedroom layouts appeal to families and long-term renters



Expansion Potential

R-3 zoning allows for additional unit development



Low-Density Layout

Four large 2BD/1BA units, all single-story with no shared living walls



Oversized Parcel

Rare 23,958 SF lot offering scale uncommon in the submarket



Tenant Amenities

Private backyards, washer/dryer hookups, and single-car garages



Regional Access

Quick connections to SR-94, Hwy 125, and the Lemon Grove Depot Trolley

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Property Information

THE PROPERTY AT A GLANCE



23,958 SF
LOT SIZE



3,036 SF
BUILDING SIZE



1
STORIES



4
UNITS



1954
YEAR BUILT



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PROPERTY DESCRIPTION

8050 Lemon Grove Way is a four-unit multifamily property situated on an expansive half-acre lot in the growing community of Lemon Grove, California.

Comprised of four large two-bedroom/one-bathroom units, the property is situated on an expansive 23,958 SF parcel with a total building area of approximately 3,036 SF. Originally constructed in 1954, the residences have been well maintained and benefit from durable improvements such as dual-pane windows, private backyards, and single-car garages with direct access. The single-story design and absence of shared living walls further enhance tenant privacy and long-term appeal.

Each unit is equipped with washer/dryer hookups and generous floor plans that cater to family households and long-term renters. The oversized lot provides a rare sense of space within the submarket and positions the property for future expansion under R-3 zoning. With the ability to add additional units, investors are offered both stable in-place income and meaningful development upside.



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PROPERTY DESCRIPTION

PROPERTY DETAILS

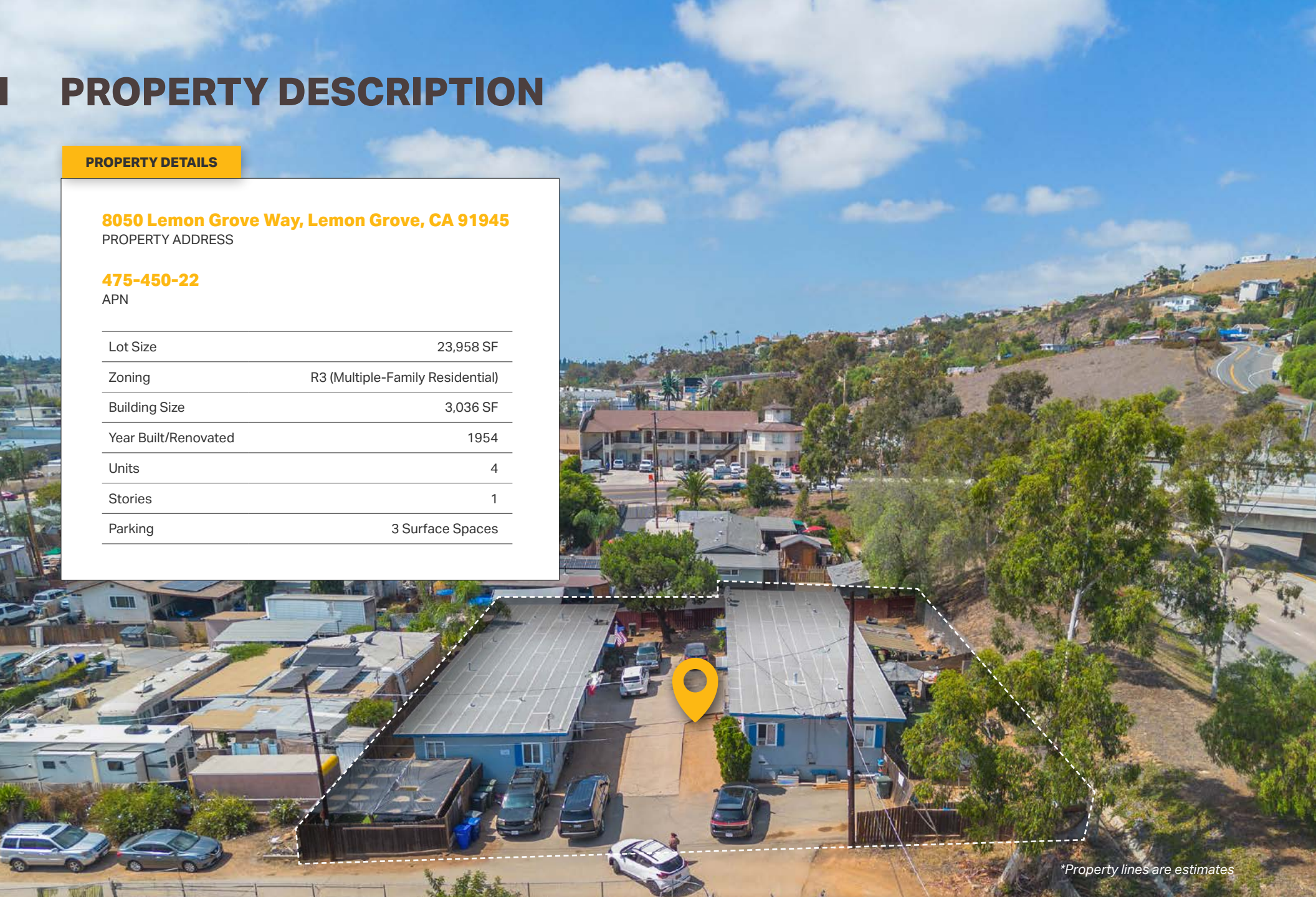
8050 Lemon Grove Way, Lemon Grove, CA 91945

PROPERTY ADDRESS

475-450-22

APN

Lot Size	23,958 SF
Zoning	R3 (Multiple-Family Residential)
Building Size	3,036 SF
Year Built/Renovated	1954
Units	4
Stories	1
Parking	3 Surface Spaces



**Property lines are estimates*

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PROPERTY PHOTOS



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8050 LEMON GROVE WAY

Location Overview

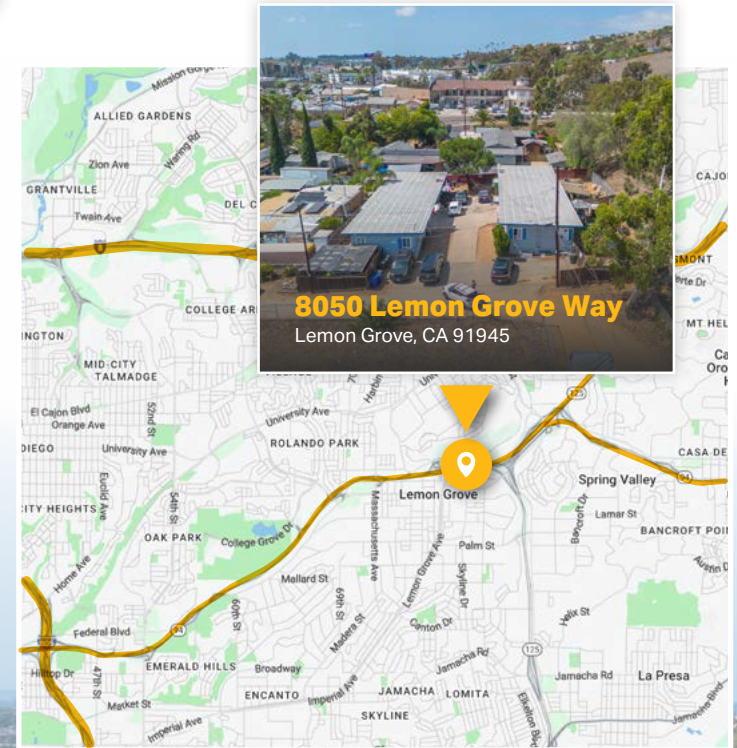
LOCATION OVERVIEW

SUBURBAN COMFORT WITH URBAN CONNECTIVITY – LEMON GROVE'S EXPANSIVE RESIDENTIAL CORE

Lemon Grove is a well-established community located just nine miles east of Downtown San Diego. Known for its suburban character, larger residential parcels, and family-friendly environment, the city offers a balance of space and convenience that distinguishes it from denser urban neighborhoods. Its tree-lined streets, local parks, and community-oriented atmosphere create a welcoming setting for long-term residents.

The area provides easy access to a variety of retail centers, dining options, and neighborhood services, while also benefiting from proximity to regional attractions throughout San Diego County. Residents enjoy nearby amenities such as the Lemon Grove Depot Trolley Station, which connects directly to Downtown San Diego, as well as recreational opportunities in surrounding East County communities. This combination of local charm and regional accessibility appeals to a wide demographic of renters seeking both affordability and quality of life.

Positioned near State Route 94 and Highway 125, Lemon Grove offers seamless connectivity to major employment hubs across the county. With its relative affordability, commuter access, and limited multifamily supply, the submarket continues to demonstrate stable rental demand and long-term growth potential.



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IMMEDIATE MAP



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Financial Analysis

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

\$452.90

PRICE PER SF

\$1,375,000

PRICE

\$343,750

PRICE PER UNIT

CURRENT

PROFORMA

14.08

GRM

12.27

4.7%

CAP RATE

5.7%

2.9%

CASH-ON-CASH
RETURN (YR 1)

5.7%

\$25,531

TOTAL RETURN (YR 1)

\$39,643

1.28

DEBT COVERAGE RATIO

1.56

CURRENT

PROFORMA

OPERATING DATA

Gross Scheduled Income	\$97,656	\$112,056
Total Scheduled Income	\$97,656	\$112,056
Vacancy Cost	\$1,953	\$2,241
Gross Income	\$95,703	\$109,815
Operating Expenses	\$31,116	\$31,116
Net Operating Income	\$64,587	\$78,699
Pre-Tax Cash Flow	\$14,275	\$28,387

FINANCING DATA

Down Payment	\$500,000	\$500,000
Loan Amount	\$875,000	\$875,000
Debt Service	\$61,275	\$61,275
Debt Service Monthly	\$5,106	\$5,106
Principal Reduction (yr 1)	\$11,256	\$11,256

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INCOME & EXPENSES SUMMARY

	CURRENT	PROFOMA
INCOME SUMMARY		
Vacancy Cost	(\$1,953)	(\$2,241)
GROSS INCOME	\$95,703	\$109,815
EXPENSES SUMMARY		
Utilities	\$2,503	\$2,503
CAM Charges	\$1,650	\$1,650
Maintenance	\$5,000	\$5,000
Insurance	\$4,500	\$4,500
Tax	\$17,463	\$17,463
OPERATING EXPENSES	\$31,116	\$31,116
NET OPERATING INCOME	\$64,587	\$78,699



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UNIT MIX SUMMARY



4 UNITS
100%
2BD/1BA



**Property lines are estimates*

UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	RENT	MARKET RENT
2bd/1ba	2	1	4	100.00%	\$2,000	\$2,300
TOTALS/AVERAGES			4	100.00%	\$2,000	\$2,300



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8050 LEMON GROVE WAY

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Demographics

DEMOGRAPHICS

483,800

2024 POPULATION

\$76,724

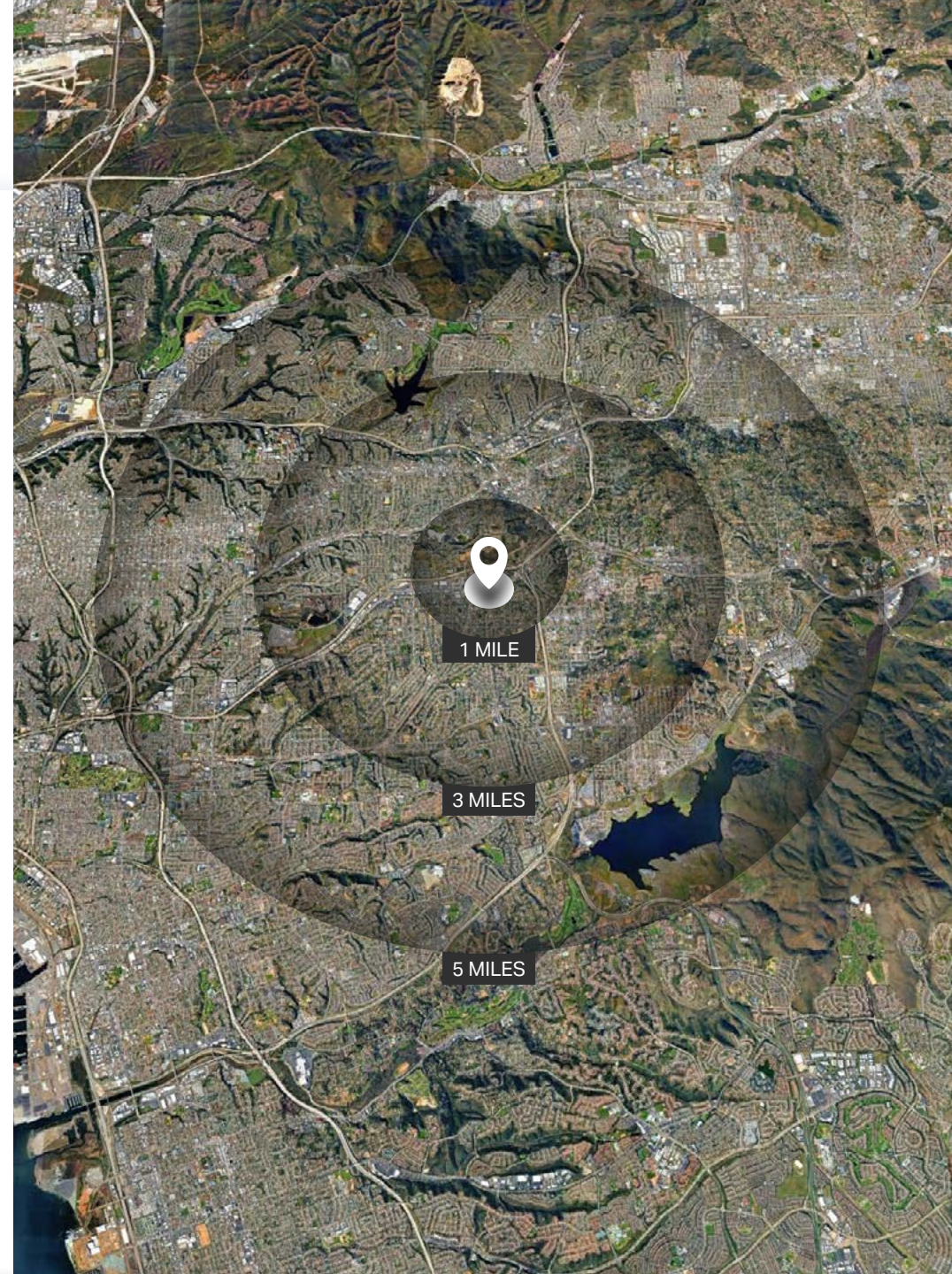
MEDIAN HH INCOME

\$679,916

MEDIAN HOME VALUE

	1-Mile	3-Mile	5-Mile
POPULATION			
2024 Population	20,562	186,193	483,800
2029 Population Projection	20,377	184,276	478,955
Median Age	37.3	36.8	37.1
HOUSEHOLDS			
2024 Households	7,290	63,884	161,297
2029 Household Projection	7,212	63,139	159,443
Owner Occupied Households	3,252	31,567	81,710
Renter Occupied Households	3,960	31,572	77,733
Avg Household Size	2.7	2.8	2.8
Avg Household Vehicles	2	2	2
INCOME			
Avg Household Income	\$94,511	\$96,413	\$100,440
Median Household Income	\$72,746	\$75,144	\$76,724
HOUSING			
Median Home Value	\$662,946	\$672,817	\$679,916
Median Year Built	1969	1968	1970

Source: CoStar



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