



3657-61 1/2 7th Avenue

San Diego, CA 92103

FIVE-UNIT HILLCREST APARTMENT INVESTMENT IN SAN DIEGO'S UPTOWN DISTRICT

CONTACT

Cody Evans, SENIOR VICE PRESIDENT

858.729.3094 DRE# 01399935 evans@scc1031.com

www.scc1031.com



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INTERNATIONAL

3657-61 1/2 7TH AVENUE

Executive Summary

THE OFFERING

 **3657-61 1/2 7TH AVENUE**
STREET ADDRESS

 **\$2,349,000**
LISTING PRICE

South Coast Commercial is pleased to present 3657-3661 1/2 7th Avenue, a well-maintained five-unit multifamily investment in the highly desirable Hillcrest neighborhood of San Diego. Situated on a 6,996 SF urban infill lot, the property comprises three residential buildings featuring a diverse unit mix, including an approximately 1,950 SF free-standing front home, two two-bedroom residences, and two one-bedroom residences. Ownership has consistently invested in the asset through interior renovations and property improvements, creating an attractive living environment complemented by a gated entry, ample on-site parking, storage lockers, private balconies on the one-bedroom units, and on-site laundry.

Positioned in the heart of San Diego's Uptown district, 3657-3661 1/2 7th Avenue offers residents exceptional walkability to Hillcrest's renowned restaurants, cafés, boutiques, and the recreational and cultural amenities of Balboa Park. Combined with convenient access to Downtown San Diego, Mission Valley, San Diego International Airport, and major freeways including I-5 and SR-163, the property presents investors with an income-producing asset in one of Southern California's supply-constrained multifamily submarkets.

OFFERING SUMMARY



4.9%
CAP RATE



\$115,017
NOI



5
UNITS



6,996 SF
LOT SIZE



4,600 SF
BUILDING SIZE

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INVESTMENT HIGHLIGHTS



Highly Walkable Hillcrest Location

Situated in one of San Diego's most walkable urban neighborhoods, with a Walk Score of 81



Renovated Interiors

Select units upgraded with new flooring, appliances, cabinetry, countertops, electrical, and plumbing



Excellent Regional Accessibility

Convenient access to I-5, SR-163, Downtown San Diego, Mission Valley, and the airport



6,996 SF Urban Infill Site

Well-maintained three-building property in the heart of Hillcrest



Ample On-Site Parking

Two-car garage, three carports, and four open parking spaces



Free-Standing Front Home

Approximately 1,950 SF residence offering flexible layout and conversion optionality*



Diverse Unit Mix

One free-standing home, two 2-bedroom residences, and two 1-bedroom residences



Adjacent to Balboa Park

Close to Balboa Park's recreational and cultural attractions, plus Hillcrest's dining and shopping



Strong Amenity Package

Gated entry, storage lockers, private balconies on the one-bedroom units, and on-site laundry

**The front home is currently operated as a 3-bedroom, 2.5-bath unit with a separate studio and can be converted back into a single 4-bedroom, 3.5-bath home.*

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Property Information

THE PROPERTY AT A GLANCE



6,996 SF

LOT SIZE



4,600 SF

BUILDING SIZE



1974 & 1994

YEAR BUILT / RENOVATED



5

UNITS



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PROPERTY DESCRIPTION

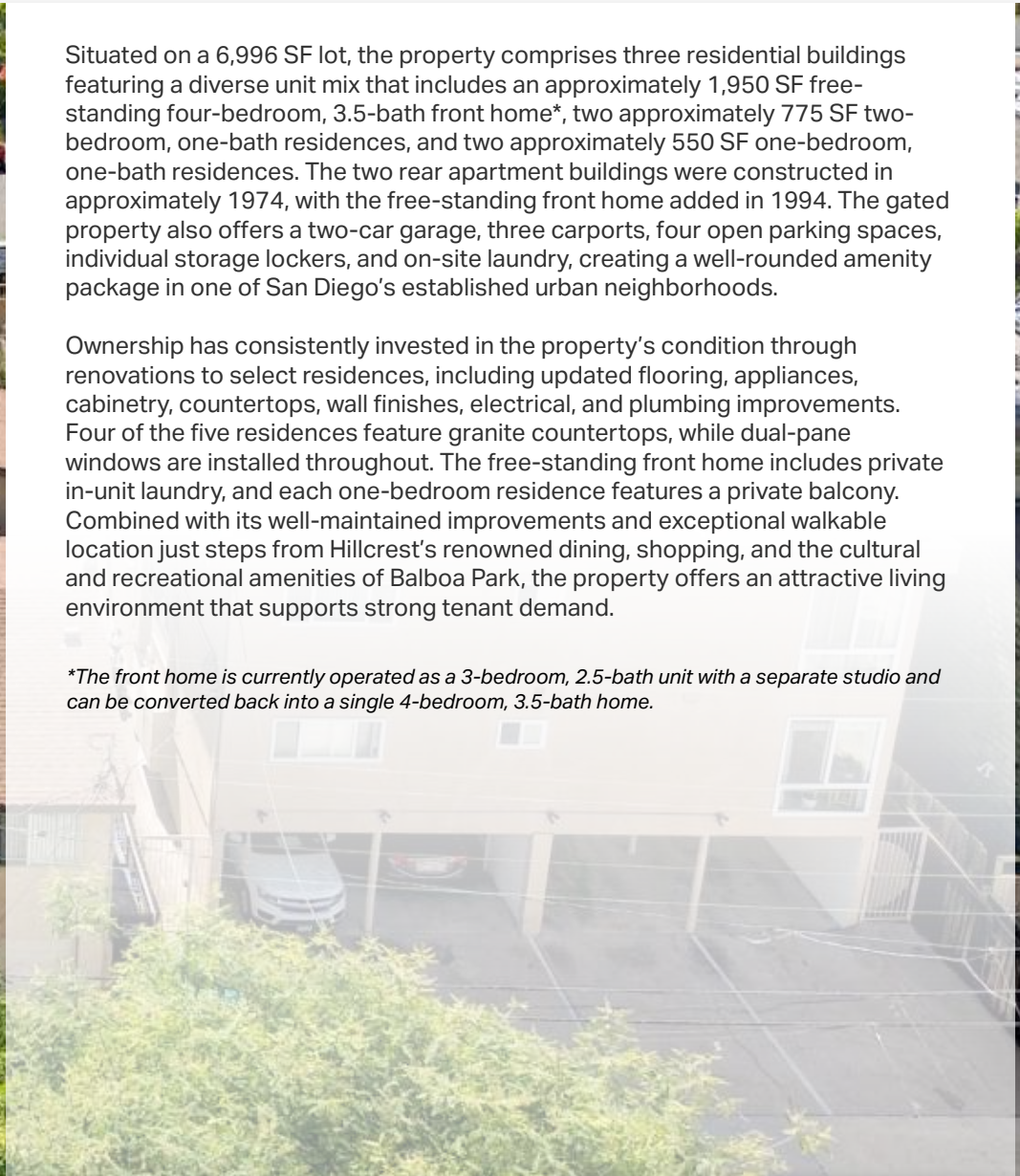
3657-3661 1/2 7th Avenue is a five-unit multifamily property located in the highly desirable and walkable Hillcrest neighborhood of San Diego.



Situated on a 6,996 SF lot, the property comprises three residential buildings featuring a diverse unit mix that includes an approximately 1,950 SF free-standing four-bedroom, 3.5-bath front home*, two approximately 775 SF two-bedroom, one-bath residences, and two approximately 550 SF one-bedroom, one-bath residences. The two rear apartment buildings were constructed in approximately 1974, with the free-standing front home added in 1994. The gated property also offers a two-car garage, three carports, four open parking spaces, individual storage lockers, and on-site laundry, creating a well-rounded amenity package in one of San Diego's established urban neighborhoods.

Ownership has consistently invested in the property's condition through renovations to select residences, including updated flooring, appliances, cabinetry, countertops, wall finishes, electrical, and plumbing improvements. Four of the five residences feature granite countertops, while dual-pane windows are installed throughout. The free-standing front home includes private in-unit laundry, and each one-bedroom residence features a private balcony. Combined with its well-maintained improvements and exceptional walkable location just steps from Hillcrest's renowned dining, shopping, and the cultural and recreational amenities of Balboa Park, the property offers an attractive living environment that supports strong tenant demand.

**The front home is currently operated as a 3-bedroom, 2.5-bath unit with a separate studio and can be converted back into a single 4-bedroom, 3.5-bath home.*



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PROPERTY DESCRIPTION

BALBOA PARK

CORONADO BRIDGE

DOWNTOWN SAN DIEGO

PROPERTY DETAILS

3657-61 1/2 7th Ave, San Diego, CA 92103

PROPERTY ADDRESS

452-292-06-00

APN

Lot Size	6,996 SF
Zoning	R3 (Multiple Residential)
Building Size	4,600 SF
Year Built	1974 & 1994
Units	5
Stories	2
Parking	1 - Two-Car Garage 3 - Carports 4- Surface Spaces

* PROPERTY LINES ARE ESTIMATES

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Location Overview

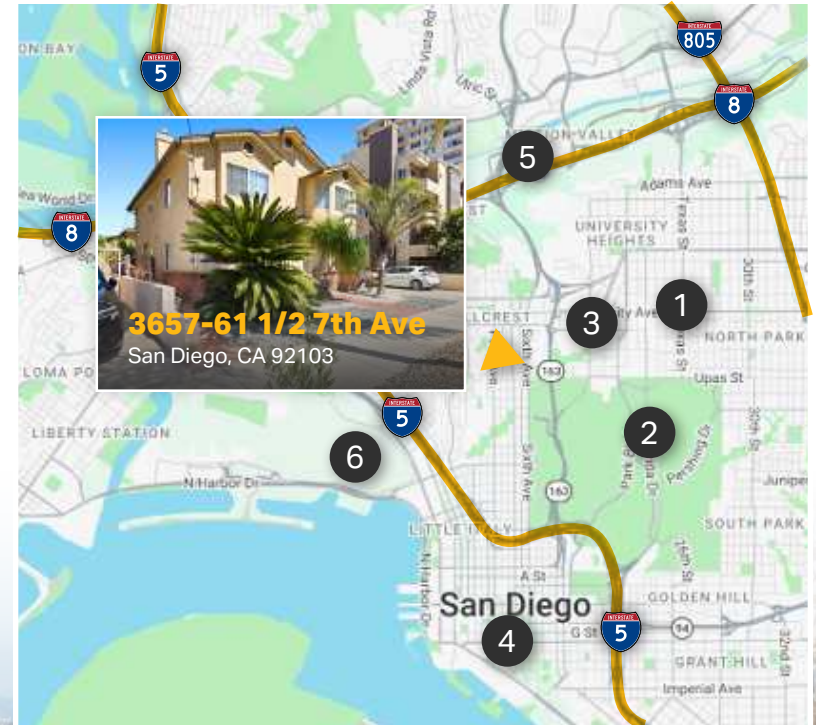
LOCATION OVERVIEW

SAN DIEGO'S PREMIER WALKABLE URBAN LIFESTYLE IN THE HEART OF HILLCREST

Hillcrest anchors San Diego's vibrant Uptown district, encompassing the 92103 ZIP code alongside Bankers Hill, Mission Hills, and University Heights. Originally developed in the early 1900s as one of the city's first streetcar-connected neighborhoods, Hillcrest evolved into a thriving commercial destination and today remains one of San Diego's most desirable urban neighborhoods, celebrated for its historic character, walkability, and lively streetscape.

Boasting a Walk Score of 81, Hillcrest ranks among San Diego's most walkable communities, offering immediate access to one of the city's highest concentrations of restaurants, cafés, bars, independent boutiques, and specialty retailers along **1 University Avenue** and the surrounding streets. Residents also enjoy the world-class attractions of **2 Balboa Park**, while the year-round **3 Sunday Farmers Market** and signature events including CityFest, Taste of Hillcrest, and the San Diego Pride Festival reinforce the neighborhood's reputation as a vibrant, amenity-rich urban destination.

The neighborhood benefits from exceptional regional connectivity via Interstate 5, State Route 163, and Interstate 8, providing convenient access to **4 Downtown San Diego**, **5 Mission Valley**, **6 San Diego International Airport**, and major employment centers throughout the region. This combination of premier amenities, outstanding accessibility, and enduring neighborhood appeal continues to support strong multifamily demand in one of San Diego's most sought-after rental markets.



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IMMEDIATE MAP



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Financial Analysis

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

\$510.65

PRICE PER SF

\$2,349,000

PRICE

\$469,800

PRICE PER UNIT

CURRENT

PROFORMA

12.96

GRM

12.06

4.9%

CAP RATE

5.5%

2.5%

CASH-ON-CASH
RETURN (YR 1)

3.6%

\$43,486

TOTAL RETURN (YR 1)

\$56,569

1.33

DEBT COVERAGE RATIO

1.48

CURRENT

PROFORMA

OPERATING DATA

Gross Scheduled Income	\$181,272	\$194,760
Total Scheduled Income	\$181,272	\$194,760
Vacancy Cost	\$5,438	\$5,843
Gross Income	\$175,834	\$188,917
Operating Expenses	\$60,817	\$60,817
Net Operating Income	\$115,017	\$128,101
Pre-Tax Cash Flow	\$28,500	\$41,584

FINANCING DATA

Down Payment	\$1,140,000	\$1,140,000
Loan Amount	\$1,209,000	\$1,209,000
Debt Service	\$86,517	\$86,517
Debt Service Monthly	\$7,210	\$7,210
Principal Reduction (yr 1)	\$14,986	\$14,986

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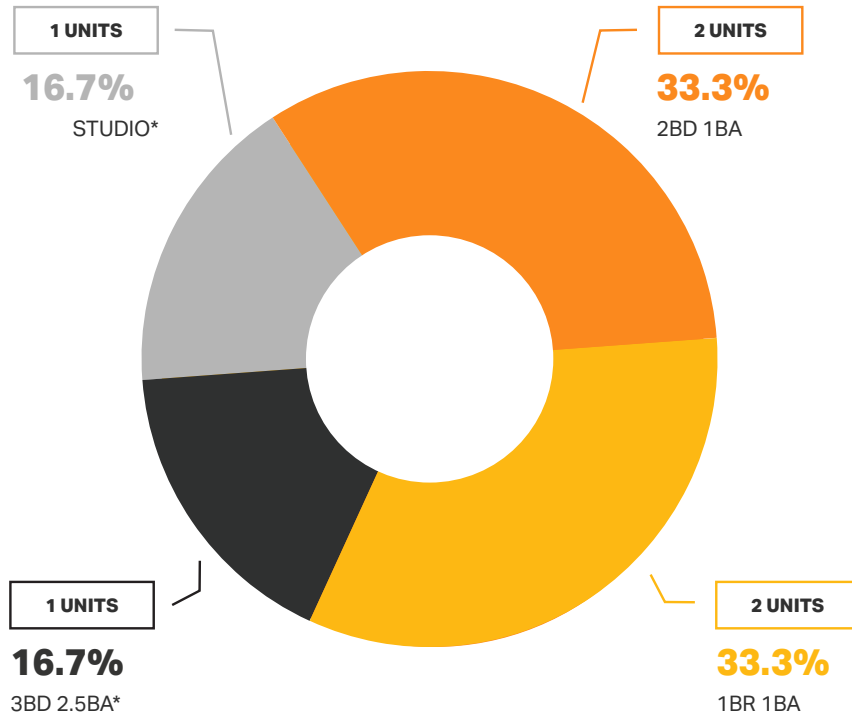
DEMOGRAPHICS

INCOME & EXPENSES SUMMARY

	CURRENT	PROFORMA
INCOME SUMMARY		
Gross Scheduled Income	\$181,272	\$194,760
Vacancy Cost	(\$5,438)	(\$5,843)
GROSS INCOME	\$175,834	\$188,917
EXPENSES SUMMARY		
Gas & Electric	\$2,615	\$2,615
Water & Sewer	\$3,552	\$3,552
Landscaping	\$1,320	\$1,320
Trash Removal	\$3,432	\$3,432
Pest Control	\$528	\$528
Maintenance	\$4,870	\$4,870
Management (Off Site)	\$10,550	\$10,550
Licenses & Fees	\$150	\$150
Insurance	\$4,361	\$4,361
Tax	\$29,438	\$29,438
OPERATING EXPENSES	\$60,817	\$60,817
NET OPERATING INCOME	\$115,017	\$128,101



UNIT MIX SUMMARY



UNIT TYPE	COUNT	SF	% OF TOTAL	RENT	RENT/SF	MARKET RENT	MARKET RENT
Studio*	1	450	16.7%	\$1,710	\$3.80	\$1,800	\$4.00
1Bd 1Ba	2	600	33.3%	\$1,995	\$3.33	\$2,150	\$3.58
2Bd 1Ba	2	800	33.3%	\$2,718	\$3.40	\$2,795	\$3.49
3Bd 2.5Ba*	1	1,500	16.7%	\$3,925	\$2.62	\$4,495	\$3.00
TOTAL / WTD AVG	6	792	100.0%	\$2,510	\$3.31	\$2,698	\$3.53

*The front home is currently operated as a 3-bedroom, 2.5-bath unit with a separate studio and can be converted back into a single 4-bedroom, 3.5-bath home.

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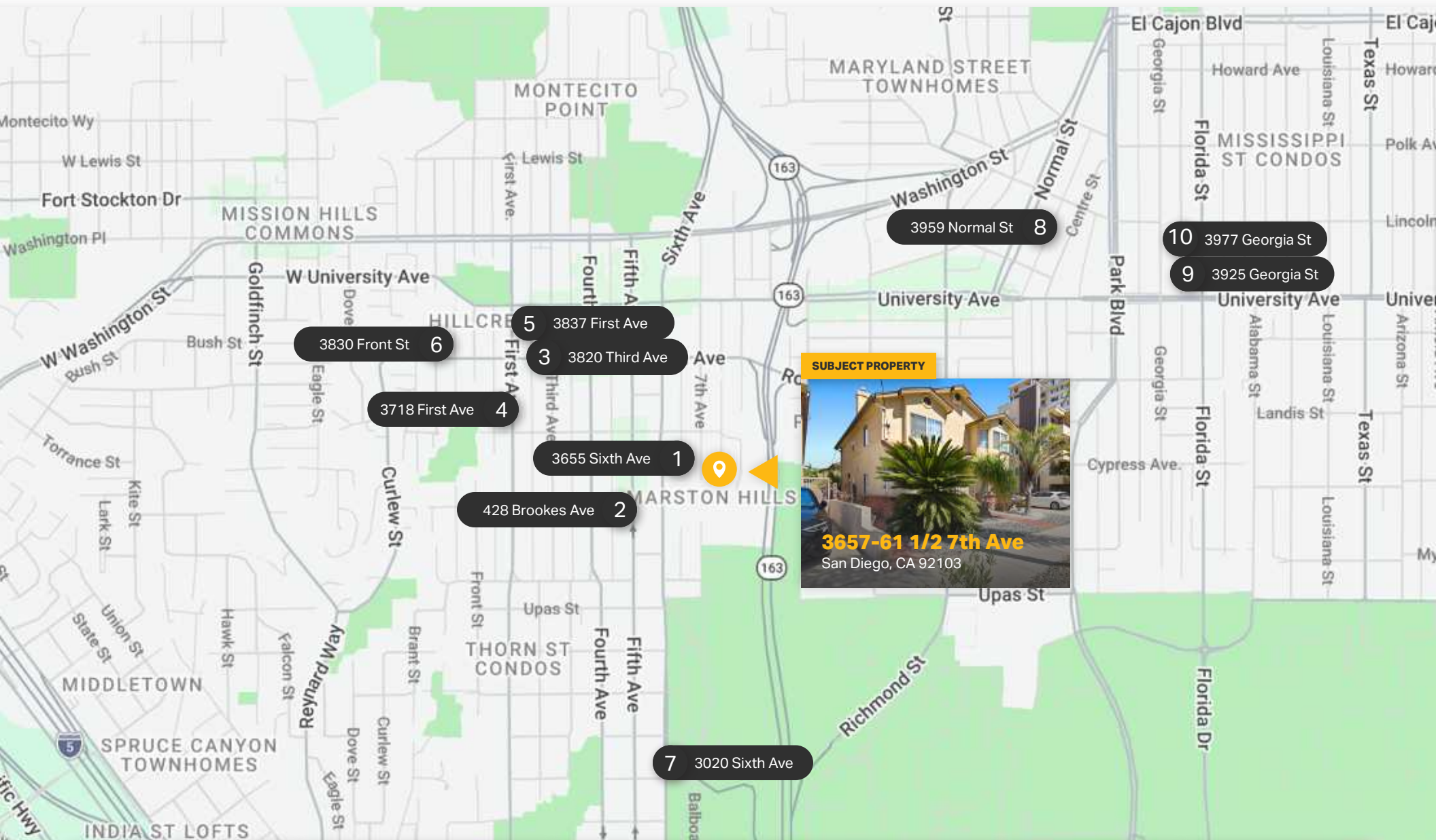
SOUTH COAST
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| **Comparables**

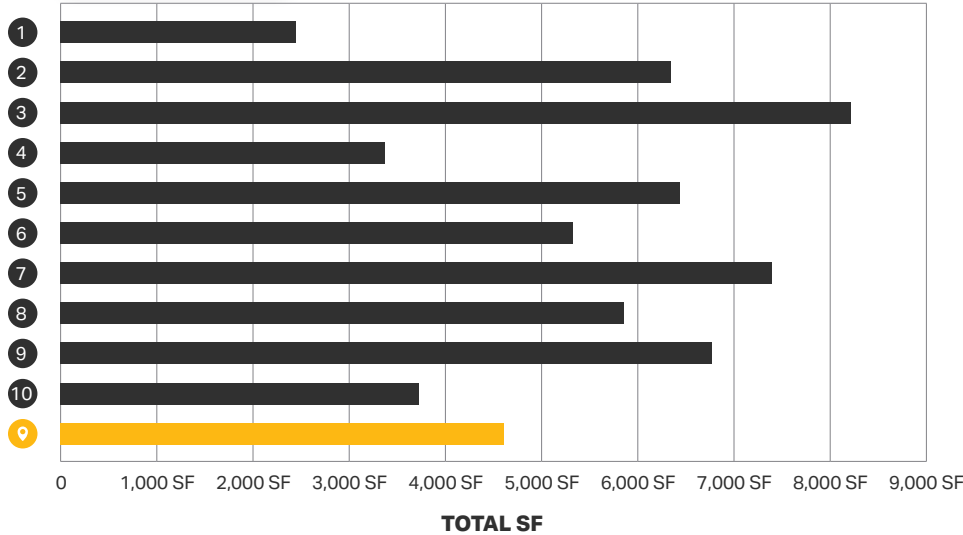
SALE COMPARABLES MAP



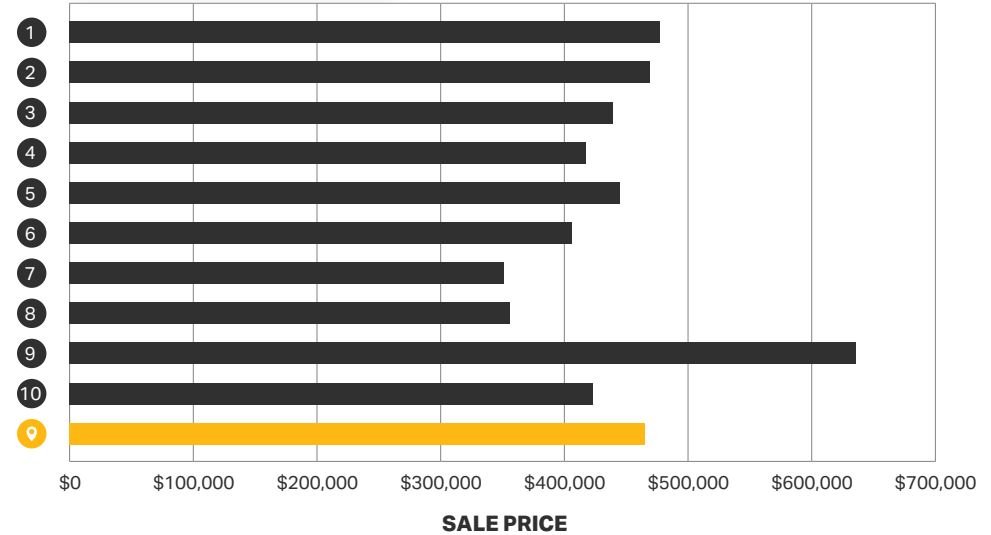
EXECUTIVE SUMMARY	PROPERTY INFORMATION	LOCATION OVERVIEW	FINANCIAL ANALYSIS	COMPARABLES	DEMOGRAPHICS
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SALE COMPARABLES SUMMARY

SF OVERVIEW



SALE PRICE OVERVIEW



	PROPERTY ADDRESS		DISTANCE	UNITS	YEAR BUILT	TOTAL SF	COE DATE	SALE PRICE	PRICE PER UNIT	PRICE PSF
1	3655-3663 6th Ave, San Diego, CA 92103	SOLD	0.1 mi	1927	2,428 SF	03/25/2026	\$2,400,000	\$480,000	\$988.47	\$988.47
2	428 Brookes Ave, San Diego, CA 92103	SOLD	0.2 mi	2003	6,350 SF	04/17/2026	\$2,334,000	\$466,800	\$367.56	\$367.56
3	3820 3rd Ave, San Diego, CA 92103	SOLD	0.4 mi	1972	8,238 SF	08/22/2025	\$2,632,500	\$438,750	\$319.56	\$319.56
4	3718-3724 1st Ave, San Diego, CA 92103	SOLD	0.4 mi	1891	3,402 SF	04/15/2026	\$2,500,000	\$416,667	\$734.86	\$734.86
5	3837 1st Ave, San Diego, CA 92103	SOLD	0.4 mi	1969	6,400 SF	08/21/2025	\$3,550,000	\$443,750	\$554.69	\$554.69
6	3830 Front St, San Diego, CA 92103	SOLD	0.5 mi	1988	5,301 SF	03/19/2026	\$2,442,000	\$407,000	\$460.67	\$460.67
7	3020 6th Ave, San Diego, CA 92103	SOLD	0.5 mi	1956	7,298 SF	03/13/2026	\$4,200,000	\$350,000	\$575.50	\$575.50
8	3959 Normal St, San Diego, CA 92103	SOLD	0.7 mi	1965	5,952 SF	04/28/2026	\$3,194,325	\$354,925	\$536.68	\$536.68
9	3925 Georgia St, San Diego, CA 92103	SOLD	0.8 mi	1972	6,756 SF	09/16/2025	\$4,425,000	\$632,143	\$654.97	\$654.97
10	3977-3983 Georgia St, San Diego, CA 92103	SOLD	0.9 mi	1924	3,710 SF	10/07/2025	\$2,510,000	\$418,333	\$676.55	\$676.55
	Average of Comps		0.5 mi	1957	5,584 SF	01/11/2026	\$3,018,783	\$431,255	\$540.66	\$540.66
📍	3657-61 1/2 7th Ave, San Diego, CA 92103		0.0 mi	1974 & 1994	4,600 SF	TBD	\$2,349,000	\$469,800	\$510.65	\$510.65

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SALE COMPARABLES

SOLD



3657-61 1/2 7th Ave
San Diego, CA 92103

\$2,349,000 PRICE	4,600 SF BLDG SIZE
\$510.65 PRICE/SF	6,996 SF LOT SIZE
4.9% CAP RATE	1974 & 1994 YEAR BUILT

SOLD 03/25/2026



3655-3663 6th Ave
San Diego, CA 92103

\$2,400,000 PRICE	2,428 SF BLDG SIZE
\$988.47 PRICE/SF	6,313 SF LOT SIZE
3.5% CAP RATE	1927 YEAR BUILT

SOLD 04/17/2026



428 Brookes Ave
San Diego, CA 92103

\$2,334,000 PRICE	6,350 SF BLDG SIZE
\$367.56 PRICE/SF	6,747 SF LOT SIZE
- CAP RATE	2003 YEAR BUILT

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SOLD

SOLD 08/22/2025



3

3820 3rd Ave

San Diego, CA 92103

\$2,632,500

PRICE

8,238 SF

BLDG SIZE

\$319.56

PRICE/SF

6,412 SF

LOT SIZE

-

CAP RATE

1972

YEAR BUILT

SOLD 04/15/2026



4

3718-3724 1st Ave

San Diego, CA 92103

\$2,500,000

PRICE

3,402 SF

BLDG SIZE

\$734.86

PRICE/SF

6,534 SF

LOT SIZE

-

CAP RATE

1891

YEAR BUILT

SOLD 08/21/2025



5

Uptown Collection

3837 1st Ave, San Diego, CA 92103

\$3,550,000

PRICE

6,400 SF

BLDG SIZE

\$554.69

PRICE/SF

6,970 SF

LOT SIZE

4.7%

CAP RATE

1969

YEAR BUILT

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SOLD

SOLD 03/19/2026



6

3830 Front St

San Diego, CA 92103

\$2,442,000

PRICE

5,301 SF

BLDG SIZE

\$460.67

PRICE/SF

6,534 SF

LOT SIZE

3.2%

CAP RATE

1988

YEAR BUILT

SOLD 03/13/2026



7

Monticello Apartments

3020 6th Ave, San Diego, CA 92103

\$4,200,000

PRICE

7,298 SF

BLDG SIZE

\$575.50

PRICE/SF

7,221 SF

LOT SIZE

4.5%

CAP RATE

1956

YEAR BUILT

SOLD 04/28/2026



8

3959 Normal St

San Diego, CA 92103

\$3,194,325

PRICE

5,952 SF

BLDG SIZE

\$536.68

PRICE/SF

6,970 SF

LOT SIZE

3.5%

CAP RATE

1965

YEAR BUILT

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SOLD

SOLD 09/16/2025



9

3925 Georgia St

San Diego, CA 92103

\$4,425,000	6,756 SF
PRICE	BLDG SIZE
\$654.97	6,999 SF
PRICE/SF	LOT SIZE
5.0%	1972
CAP RATE	YEAR BUILT

SOLD 10/07/2025



10

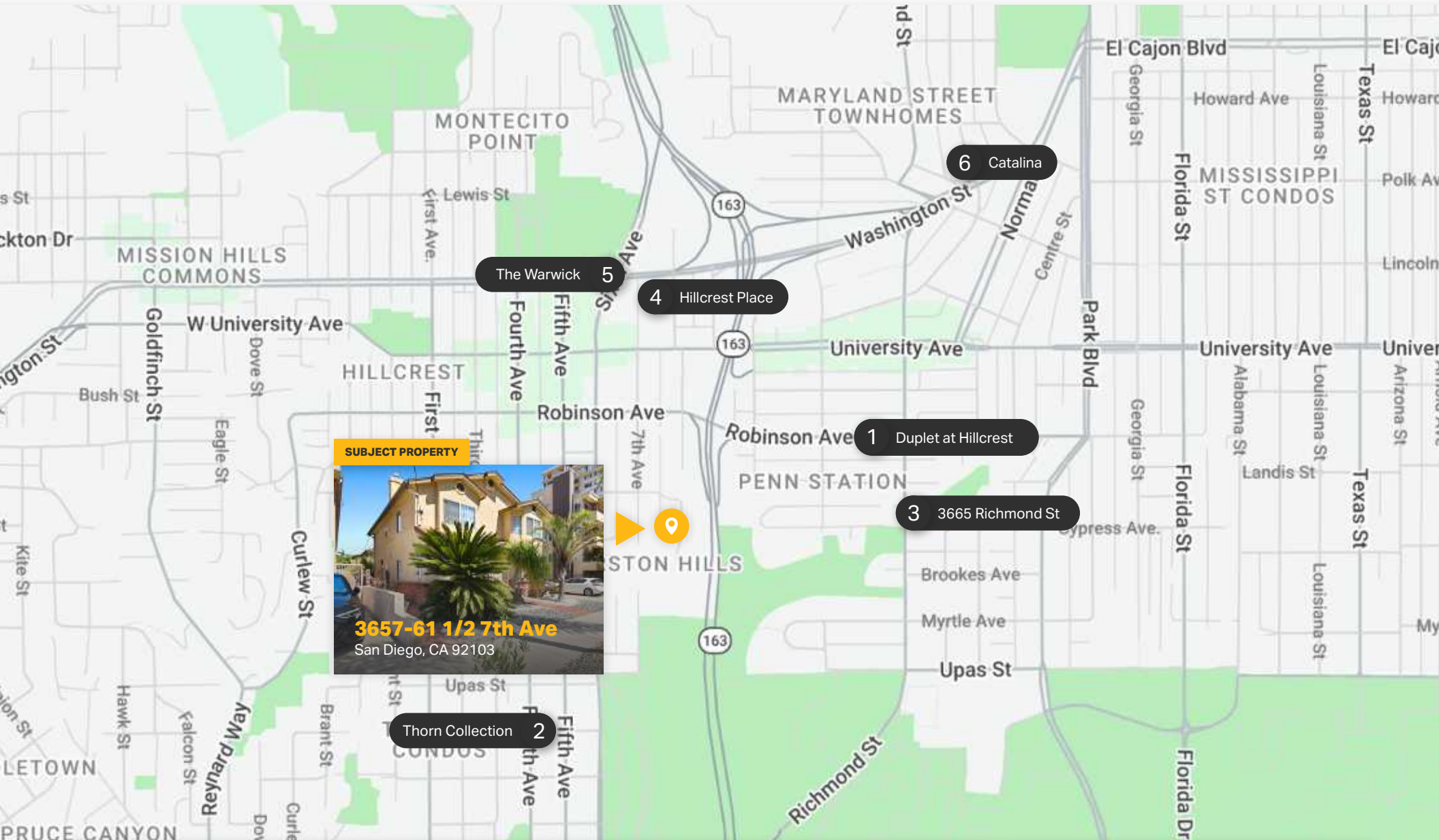
3977-3983 Georgia St

San Diego, CA 92103

\$2,510,000	3,710 SF
PRICE	BLDG SIZE
\$676.55	7,000 SF
PRICE/SF	LOT SIZE
5.4%	1924
CAP RATE	YEAR BUILT



STUDIO RENT COMPARABLES MAP



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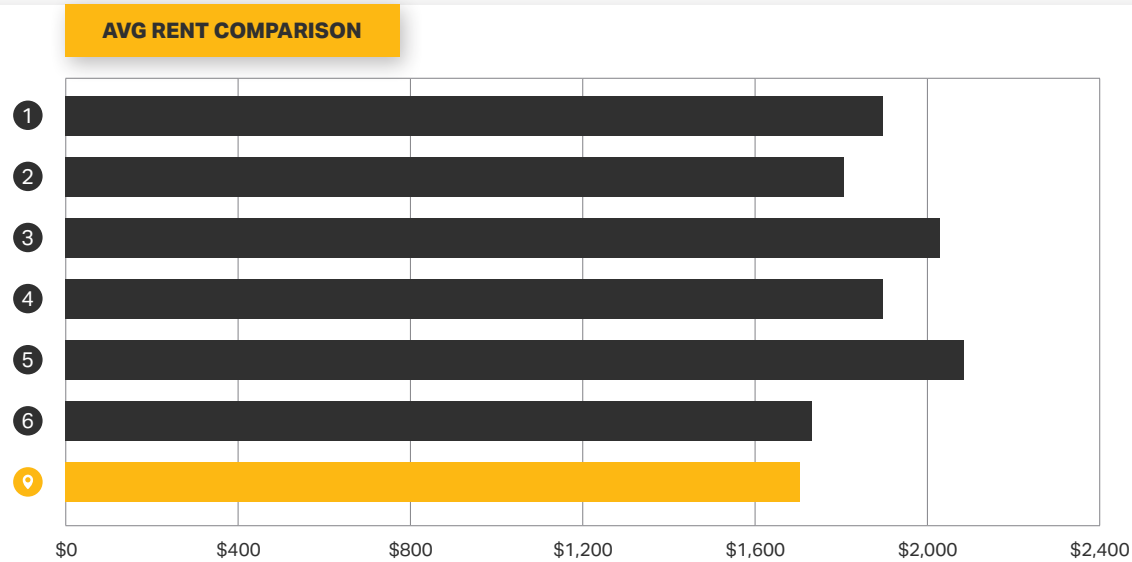
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STUDIO RENT COMPARABLES SUMMARY



	PROPERTY	DISTANCE	YEAR BUILT	SF	RENT	RENT PSF
1	Duplet at Hillcrest	0.3 mi	1964	350	\$1,895	\$5.41
2	Thorn Collection	0.3 mi	2010	300	\$1,806	\$6.02
3	3665 Richmond St	0.4 mi	1951	425	\$2,050	\$4.82
4	Hillcrest Place	0.4 mi	1961	400	\$1,898	\$4.75
5	The Warwick	0.4 mi	1986	432	\$2,100	\$4.86
6	Catalina	0.7 mi	1973	400	\$1,750	\$4.38
	Average of Comps	-	1974	385	\$1,917	\$5.04
📍	3657-61 1/2 7th Avenue	0.0 mi	1974 & 1994	450	\$1,710	\$3.80

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STUDIO RENT COMPARABLES



3657-61 1/2 7th Ave

San Diego, CA 92103

RENT SUMMARY

UNIT TYPE	% OF TOTAL	SIZE SF	RENT	RENT/SF
Studio*	16.7%	450	\$1,710	\$3.80
1Bd 1Ba	33.3%	600	\$1,995	\$3.33
2Bd 1Ba	33.3%	800	\$2,718	\$3.40
3Bd 2.5Ba*	16.7%	1,500	\$3,925	\$2.62
Total/Wtd Avg	100.0%	792	\$2,510	\$3.31

*Front home currently configured as a 3BR/2.5BA plus studio; convertible to a 4BR/3.5BA home.



1

Duplet at Hillcrest

1239 Robinson Ave, San Diego, CA 92103

0.3 mi
DISTANCE

0
BEDROOM

1
BATHROOM

RENT SUMMARY

UNIT TYPE	SIZE SF	RENT	RENT/SF
Studio	350	\$1,895	\$5.41



2

Thorn Collection

504 Thorn St, San Diego, CA 92103

0.3 mi
DISTANCE

0
BEDROOM

1
BATHROOM

RENT SUMMARY

UNIT TYPE	SIZE SF	RENT	RENT/SF
Studio	300 SF	\$1,806	\$6.02

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3

3665 Richmond St

San Diego, CA 92103

0.4 mi **0** **1**
DISTANCE BEDROOM BATHROOM

RENT SUMMARY

UNIT TYPE	SIZE SF	RENT	RENT/SF
Studio	425	\$2,050	\$4.82



4

Hillcrest Place

3955 7th Ave, San Diego, CA 92103

0.4 mi **0** **1**
DISTANCE BEDROOM BATHROOM

RENT SUMMARY

UNIT TYPE	SIZE SF	RENT	RENT/SF
Studio	400	\$1,898	\$4.75



5

The Warwick

606 Washington St, San Diego, CA 92103

0.4 mi **0** **1**
DISTANCE BEDROOM BATHROOM

RENT SUMMARY

UNIT TYPE	SIZE SF	RENT	RENT/SF
Studio	432	\$2,100	\$4.86



6

Catalina

4150 Cleveland Ave, San Diego, CA 92103

0.7 mi **0** **1**
DISTANCE BEDROOM BATHROOM

RENT SUMMARY

UNIT TYPE	SIZE SF	RENT	RENT/SF
Studio	400	\$1,750	\$4.38

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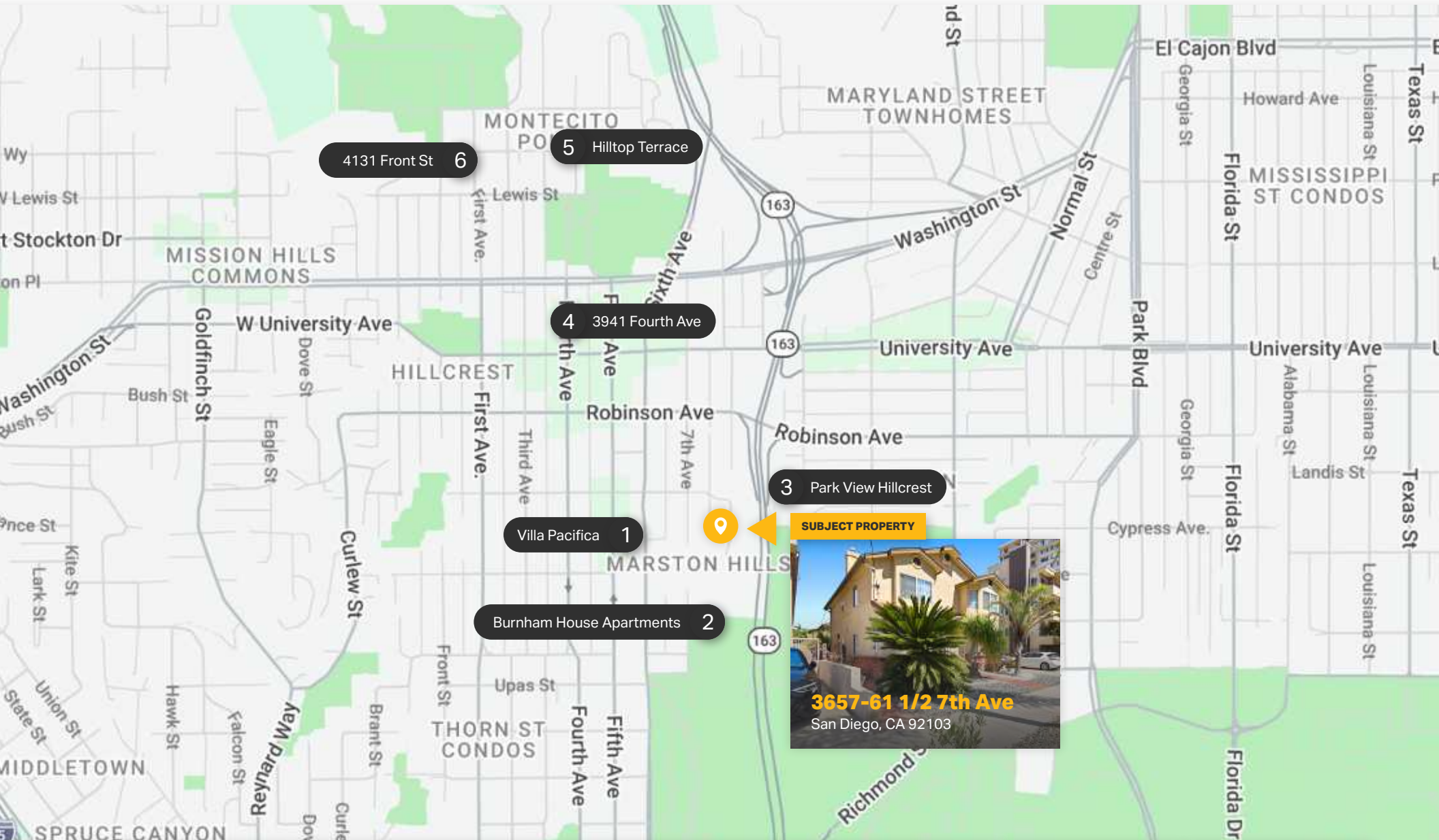
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1BD / 1BA RENT COMPARABLES MAP



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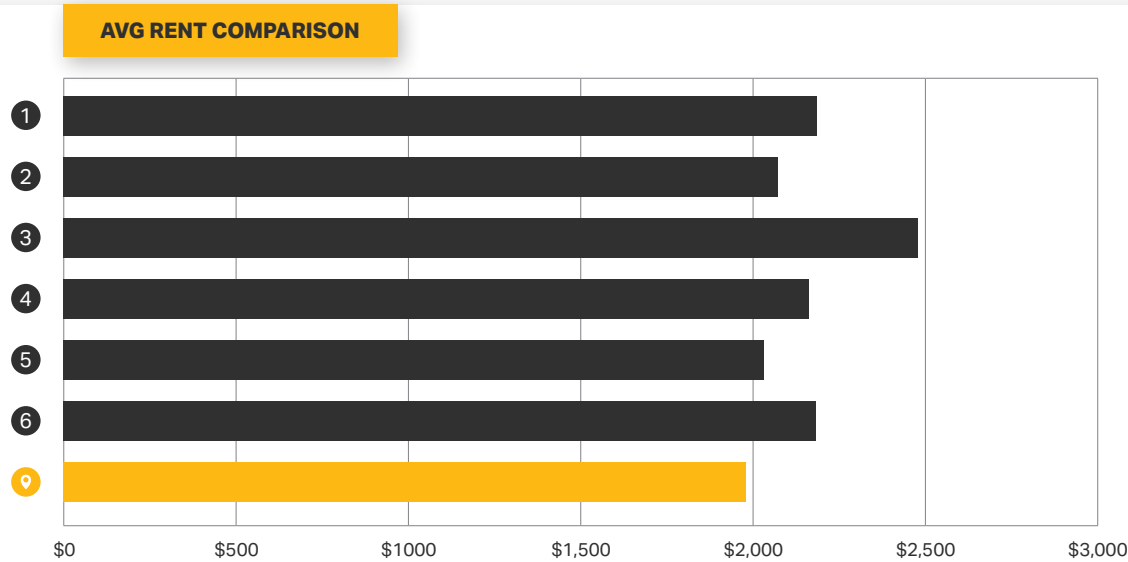
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1BD / 1BA RENT COMPARABLES SUMMARY



	PROPERTY	DISTANCE	YEAR BUILT	SF	RENT	RENT PSF
1	Villa Pacifica	0.1 mi	1989	604	\$2,200	\$3.64
2	Burnham House Apartments	0.1 mi	1966	650	\$2,100	\$3.23
3	Park View Hillcrest	0.1 mi	1963	600	\$2,495	\$4.16
4	3941 Fourth Ave	0.4 mi	1922	625	\$2,195	\$3.51
5	Hilltop Terrace	0.6 mi	1961	500	\$2,029	\$4.06
6	4131 Front St	0.7 mi	1987	530	\$2,195	\$4.14
	Average of Comps	-	1965	585	\$2,202	\$3.79
📍	3657-61 1/2 7th Avenue	0.0 mi	1974 & 1994	600	\$1,995	\$3.33

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1BD / 1BA RENT COMPARABLES



3657-61 1/2 7th Ave

San Diego, CA 92103

RENT SUMMARY

UNIT TYPE	% OF TOTAL	SIZE SF	RENT	RENT/SF
Studio*	16.7%	450	\$1,710	\$3.80
1Bd 1Ba	33.3%	600	\$1,995	\$3.33
2Bd 1Ba	33.3%	800	\$2,718	\$3.40
3Bd 2.5Ba*	16.7%	1,500	\$3,925	\$2.62
Total/Wtd Avg	100.0%	792	\$2,510	\$3.31

*Front home currently configured as a 3BR/2.5BA plus studio; convertible to a 4BR/3.5BA home.



1

Villa Pacifica

3630 6th Ave, San Diego, CA 92103

0.1 mi **1** **1**
DISTANCE BEDROOM BATHROOM

RENT SUMMARY

UNIT TYPE	SIZE SF	RENT	RENT/SF
1Bd 1Ba	604	\$2,200	\$3.64



2

Burnham House Apartments

3563 7th Ave, San Diego, CA 92103

0.1 mi **1** **1**
DISTANCE BEDROOM BATHROOM

RENT SUMMARY

UNIT TYPE	SIZE SF	RENT	RENT/SF
1Bd 1Ba	650	\$2,100	\$3.23

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3

Park View Hillcrest

3700 10th Ave, San Diego, CA 92103

0.1 mi **1** **1**
DISTANCE BEDROOM BATHROOM

RENT SUMMARY

UNIT TYPE	SIZE SF	RENT	RENT/SF
1Bd 1Ba	600	\$2,495	\$4.16



4

3941 Fourth Ave

San Diego, CA 92103

0.4 mi **1** **1**
DISTANCE BEDROOM BATHROOM

RENT SUMMARY

UNIT TYPE	SIZE SF	RENT	RENT/SF
1Bd 1Ba	625	\$2,195	\$3.51



5

Hilltop Terrace

4166 4th Ave, San Diego, CA 92103

0.6 mi **1** **1**
DISTANCE BEDROOM BATHROOM

RENT SUMMARY

UNIT TYPE	SIZE SF	RENT	RENT/SF
1Bd 1Ba	500	\$2,029	\$4.06



6

4131 Front St

San Diego, CA 92103

0.7 mi **1** **1**
DISTANCE BEDROOM BATHROOM

RENT SUMMARY

UNIT TYPE	SIZE SF	RENT	RENT/SF
1Bd 1Ba	530	\$2,195	\$4.14

EXECUTIVE SUMMARY

PROPERTY INFORMATION

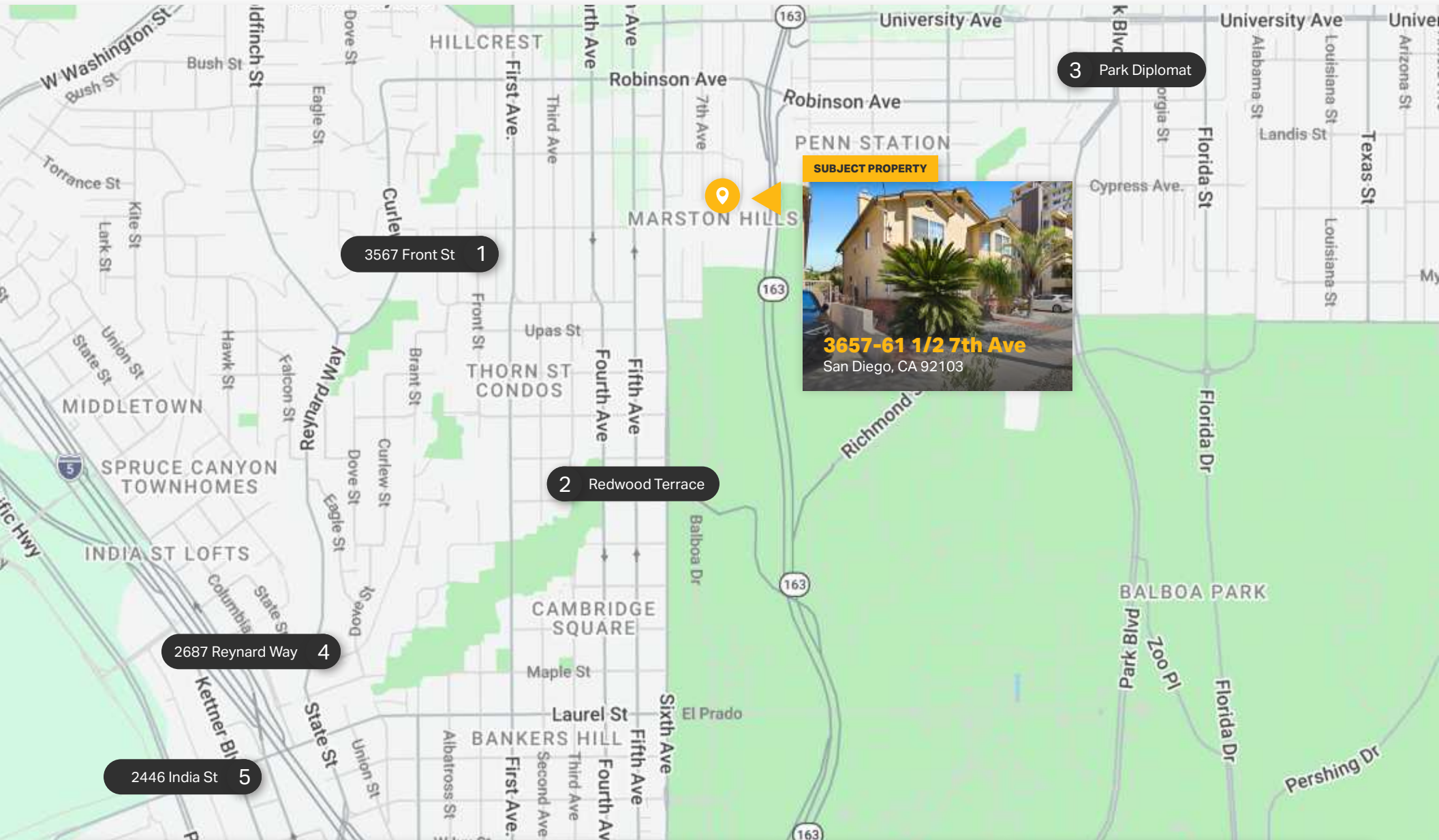
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2BD / 1BA RENT COMPARABLES MAP



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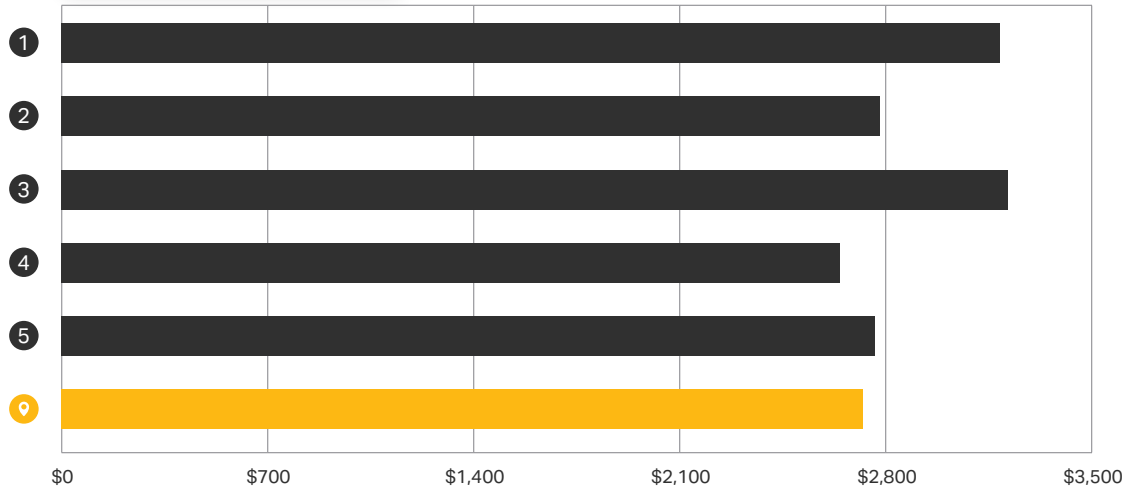
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AVG RENT COMPARISON



PROPERTY	DISTANCE	YEAR BUILT	SF	RENT	RENT PSF
1 3567 Front St	0.4 mi	1986	800	\$3,200	\$4.00
2 Redwood Terrace	0.5 mi	1960	850	\$2,795	\$3.29
3 Park Diplomat	0.6 mi	1979	990	\$3,250	\$3.28
4 2687 Reynard Way	1.0 mi	1959	800	\$2,625	\$3.28
5 2446 India St	1.3 mi	1986	800	\$2,750	\$3.44
Average of Comps	-	1974	848	\$2,924	\$3.46
📍 3657-61 1/2 7th Ave, San Diego, CA 92103	0.0 mi	1974 & 1994	800	\$2,718	\$3.40

2BD / 1BA RENT COMPARABLES



3657-61 1/2 7th Ave

San Diego, CA 92103

RENT SUMMARY

UNIT TYPE	% OF TOTAL	SIZE SF	RENT	RENT/ SF
Studio*	16.7%	450	\$1,710	\$3.80
1Bd 1Ba	33.3%	600	\$1,995	\$3.33
2Bd 1Ba	33.3%	800	\$2,718	\$3.40
3Bd 2.5Ba*	16.7%	1,500	\$3,925	\$2.62
Total/Wtd Avg	100.0%	792	\$2,510	\$3.31

*Front home currently configured as a 3BR/2.5BA plus studio; convertible to a 4BR/3.5BA home.



1

3567 Front St

San Diego, CA 92103

0.4 mi **2** **1**
DISTANCE BEDROOM BATHROOM

RENT SUMMARY

UNIT TYPE	RENT	SIZE SF	RENT/SF
2Bd 1Ba	800	\$3,200	\$4.00



2

Redwood Terrace

225 Redwood St, San Diego, CA 92103

0.5 mi **2** **1**
DISTANCE BEDROOM BATHROOM

RENT SUMMARY

UNIT TYPE	RENT	SIZE SF	RENT/SF
2Bd 1Ba	850	\$2,795	\$3.29

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3

Park Diplomat

1707 Essex St, San Diego, CA 92103

0.6 mi **2** **1**
DISTANCE BEDROOM BATHROOM

RENT SUMMARY

UNIT TYPE	RENT	SIZE SF	RENT/SF
2Bd 1Ba	990	\$3,250	\$3.28



4

2687 Reynard Way

San Diego, CA 92103

1.0 mi **2** **1**
DISTANCE BEDROOM BATHROOM

RENT SUMMARY

UNIT TYPE	RENT	SIZE SF	RENT/SF
2Bd 1Ba	800	\$2,625	\$3.28



5

2446 India St

San Diego, CA 92101

1.3 mi **2** **1**
DISTANCE BEDROOM BATHROOM

RENT SUMMARY

UNIT TYPE	RENT	SIZE SF	RENT/SF
2Bd 1Ba	800	\$2,750	\$3.44

EXECUTIVE SUMMARY

PROPERTY INFORMATION

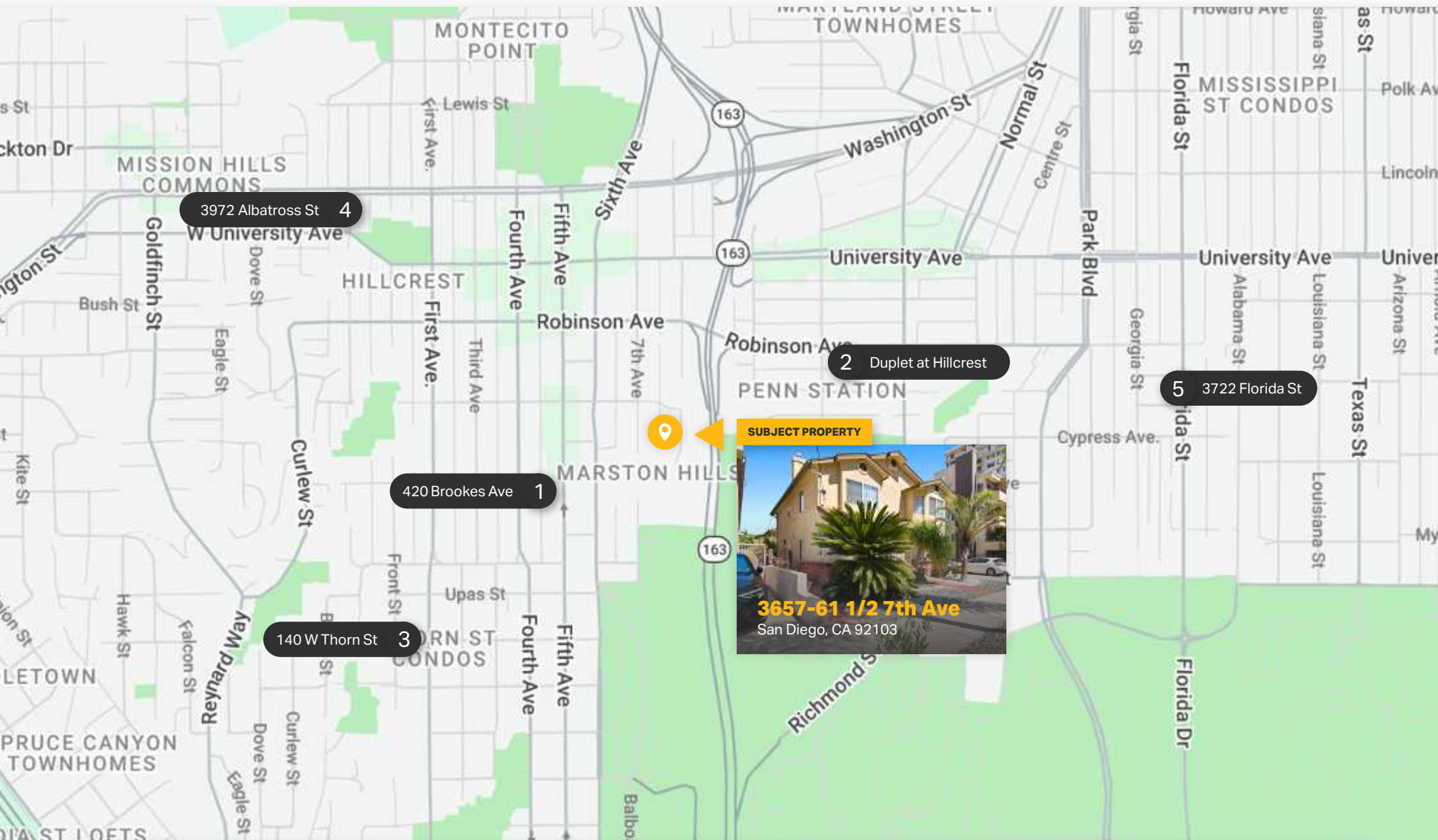
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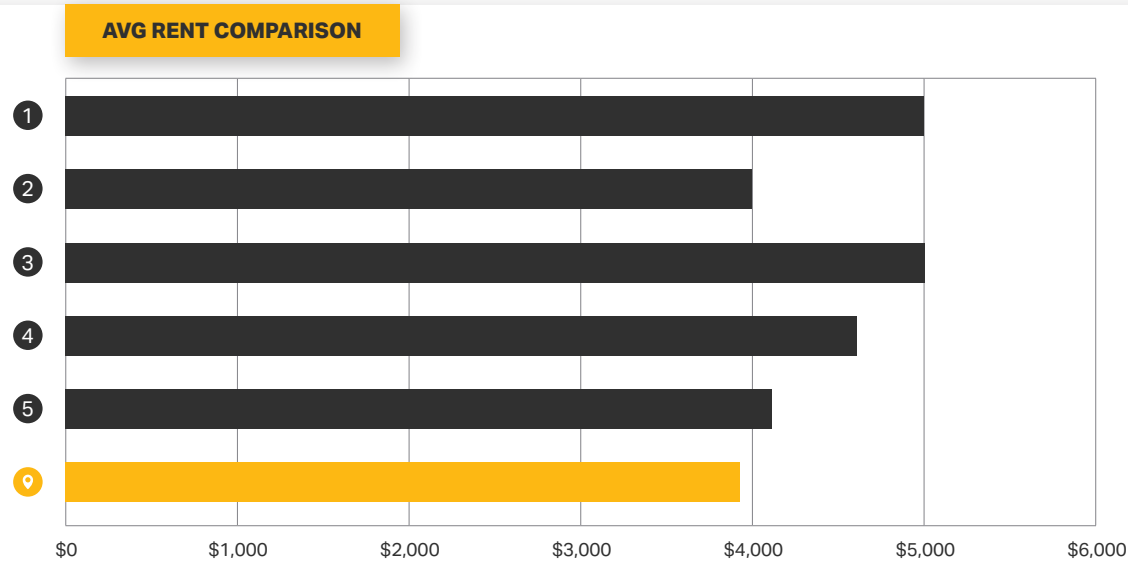
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3BD / 2+BA RENT COMPARABLES SUMMARY



PROPERTY		DISTANCE	YEAR BUILT	SF	RENT	RENT PSF
1	420 Brookes Ave	0.2 mi	2003	1,320	\$5,000	\$3.79
2	Duplet at Hillcrest	0.3 mi	1964	1,070	\$3,995	\$3.73
3	140 W Thorn St	0.5 mi	2012	1,831	\$4,995	\$2.73
4	3972 Albatross St	0.6 mi	2008	1,669	\$4,650	\$2.79
5	3722 Florida St	0.8 mi	2018	1,500	\$4,125	\$2.75
Average of Comps		-	2001	1,478	\$4,553	\$3.16
📍	3657-61 1/2 7th Ave, San Diego, CA 92103	0.0 mi	1974 & 1994	1,500	\$3,925	\$2.62

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3BD / 2+BA RENT COMPARABLES



3657-61 1/2 7th Ave

San Diego, CA 92103

RENT SUMMARY

UNIT TYPE	% OF TOTAL	SIZE SF	RENT	RENT/SF
Studio*	16.7%	450	\$1,710	\$3.80
1Bd 1Ba	33.3%	600	\$1,995	\$3.33
2Bd 1Ba	33.3%	800	\$2,718	\$3.40
3Bd 2.5Ba*	16.7%	1,500	\$3,925	\$2.62
Total/Wtd Avg	100.0%	792	\$2,510	\$3.31

*Front home currently configured as a 3BR/2.5BA plus studio; convertible to a 4BR/3.5BA home.



1

420 Brookes Ave

San Diego, CA 92103

0.2 mi **3** **2**
DISTANCE BEDROOM BATHROOM

RENT SUMMARY

UNIT TYPE	RENT	SIZE SF	RENT/SF
3Bd 2+Ba	1,320	\$5,000	\$3.79



2

Duplet at Hillcrest

1239 Robinson Ave, San Diego, CA 92103

0.13 mi **3** **2**
DISTANCE BEDROOM BATHROOM

RENT SUMMARY

UNIT TYPE	RENT	SIZE SF	RENT/SF
3Bd 2+Ba	1,070	\$3,995	\$3.73

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3BD / 2+BA RENT COMPARABLES



3

140 W Thorn St

San Diego, CA 92103

0.5 mi 3 2
DISTANCE BEDROOM BATHROOM

RENT SUMMARY			
UNIT TYPE	RENT	SIZE SF	RENT/SF
3Bd 2+Ba	1,831	\$4,995	\$2.73



4

3972 Albatross St

San Diego, CA 92103

0.6 mi 3 2
DISTANCE BEDROOM BATHROOM

RENT SUMMARY			
UNIT TYPE	RENT	SIZE SF	RENT/SF
3Bd 2+Ba	1,669	\$4,650	\$2.79



5

3722 Florida St

San Diego, CA 92104

0.8 mi 3 2
DISTANCE BEDROOM BATHROOM

RENT SUMMARY			
UNIT TYPE	RENT	SIZE SF	RENT/SF
3Bd 2+Ba	1,500	\$4,125	\$2.75



SOUTH COAST
COMMERCIAL

CORFAC
INTERNATIONAL

3657-61 1/2 7TH AVENUE

| Demographics

DEMOGRAPHICS

539,828

2025 POPULATION

\$119,102

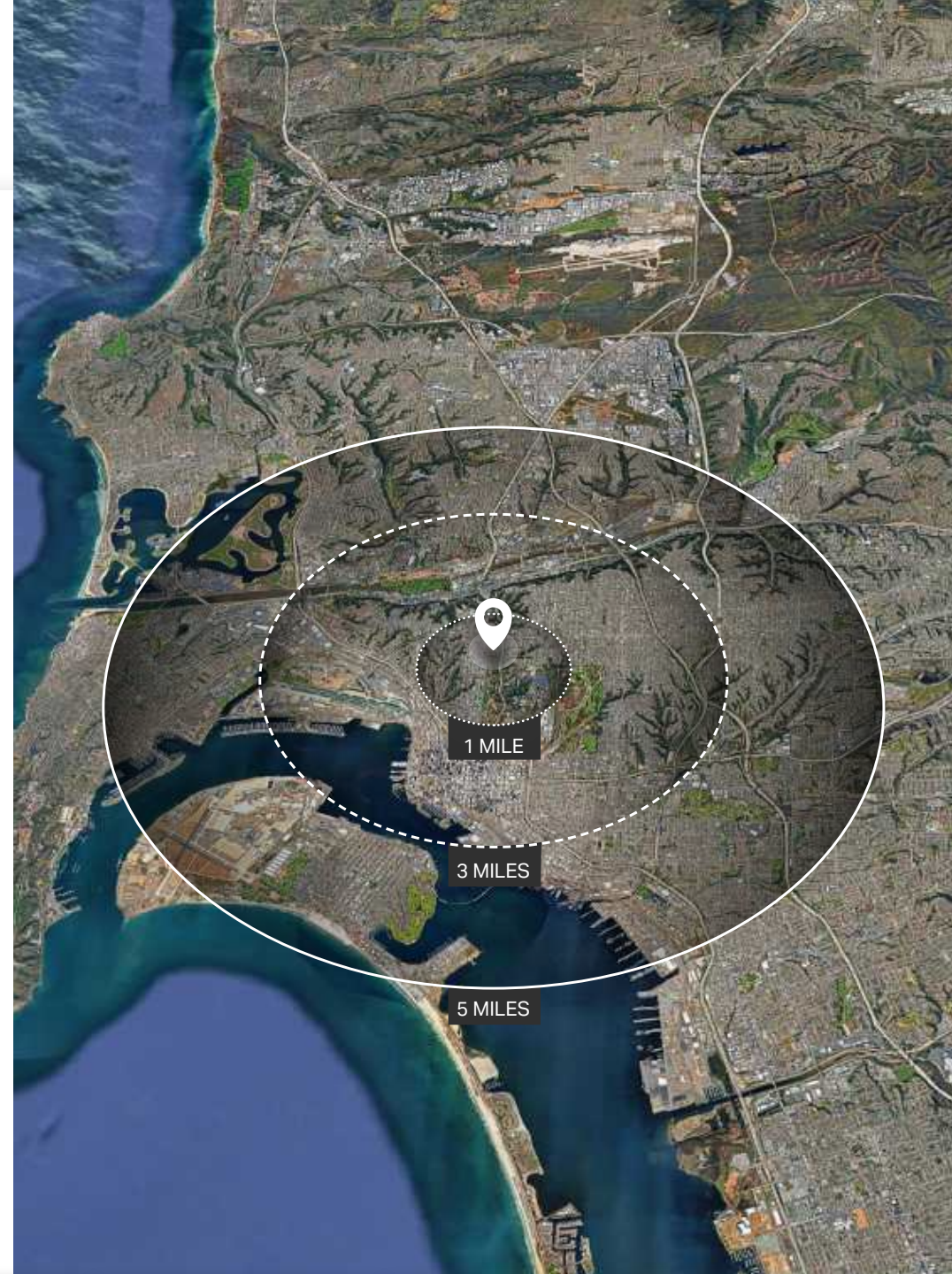
AVG HH INCOME

\$882,792

MEDIAN HOME VALUE

	1-MILE	3-MILE	5-MILE
POPULATION			
2025 Population	32,119	249,028	539,828
2030 Population Projection	32,538	252,409	544,693
Annual Growth 2025-2030	0.3%	0.3%	0.2%
Median Age	42.5	38.6	37.7
HOUSEHOLDS			
2025 Households	18,661	119,305	222,597
2030 Household Projection	18,886	121,017	224,827
Annual Growth 2025-2030	0.2%	0.3%	0.2%
Owner Occupied Households	5,281	32,623	73,251
Renter Occupied Households	13,606	88,394	151,576
Avg Household Size	1.7	1.9	2.2
Avg Household Vehicles	1	1	2
INCOME			
Avg Household Income	\$127,287	\$121,098	\$119,102
Median Household Income	\$97,556	\$96,011	\$93,332
HOUSING			
Median Home Value	\$907,290	\$874,859	\$882,792
Median Year Built	1975	1980	1975

SOURCE: COSTAR



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SOUTH COAST
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| **Advisor Bio**

ADVISOR BIO



CODY EVANS

SENIOR VICE PRESIDENT

DRE# 01399935

858.729.3094

evans@scc1031.com

Cody Evans (DRE# 01399935) is an experienced real estate broker with specialization in the acquisition of commercial and residential assets while maximizing the return on investments through proven and comprehensive disposition strategies.

"I believe in representing my client with the highest level of integrity, expertise and professionalism. My goal is to assist my clients to make informed investment decisions by providing superb client services and in-depth knowledge of current market conditions. I seek to establish long and financially beneficial relationships with every investor I service. In over two decades of real estate sales I have successfully negotiated over \$750,000,000 in transactions, with specialization in marketing, construction, and tax deferred exchanges for my national and international clients." – Cody



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3657-61 1/2 7th Avenue

San Diego, CA 92103

CONTACT

Cody Evans

858.729.3094
DRE# 01399935
evans@scc1031.com

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