

EXCLUSIVE LISTING | MULTIFAMILY OPPORTUNITY

207-209 Baltimore Ave
Huntington Beach

10 UNITS | LISTED AT \$3,999,988



SHELLY HILLIARD

(714) 580-4500

CalRE#: 01968101

Shelly.Hilliard@camoves.com

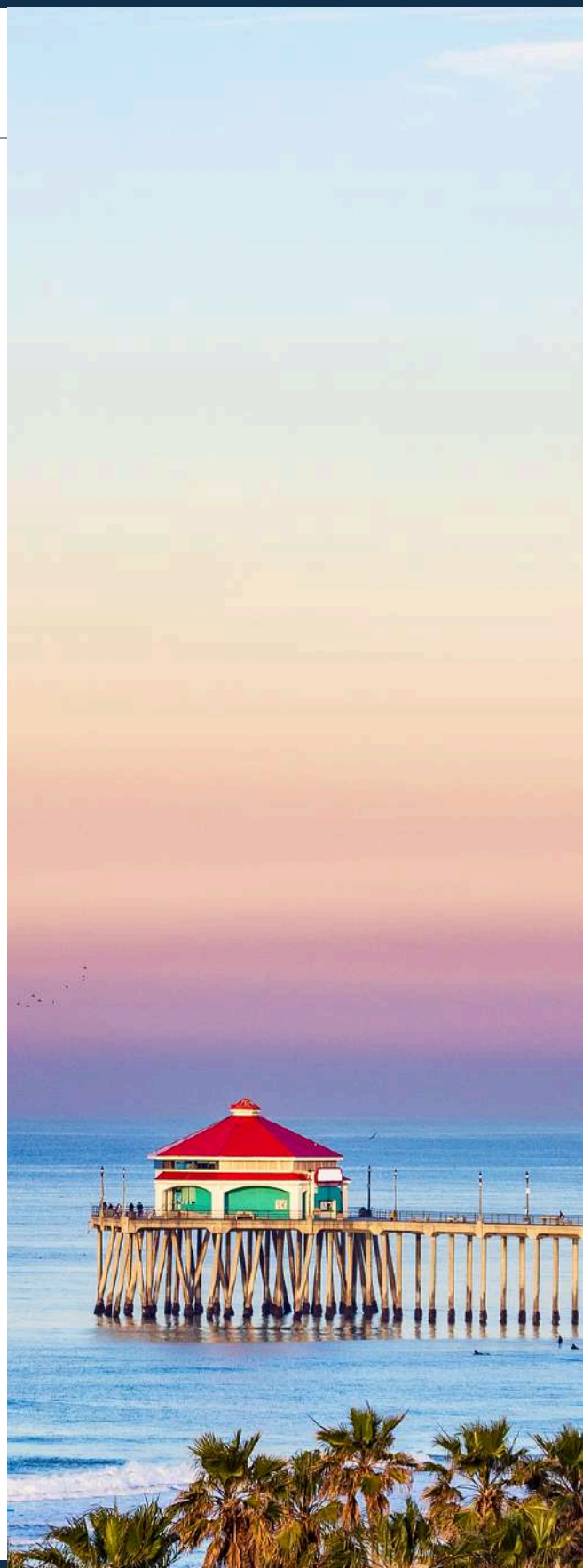
ShellyHilliard.com

 **COLDWELL BANKER** REALTY

207-209 BALTIMORE AVE

Huntington Beach, CA 92648

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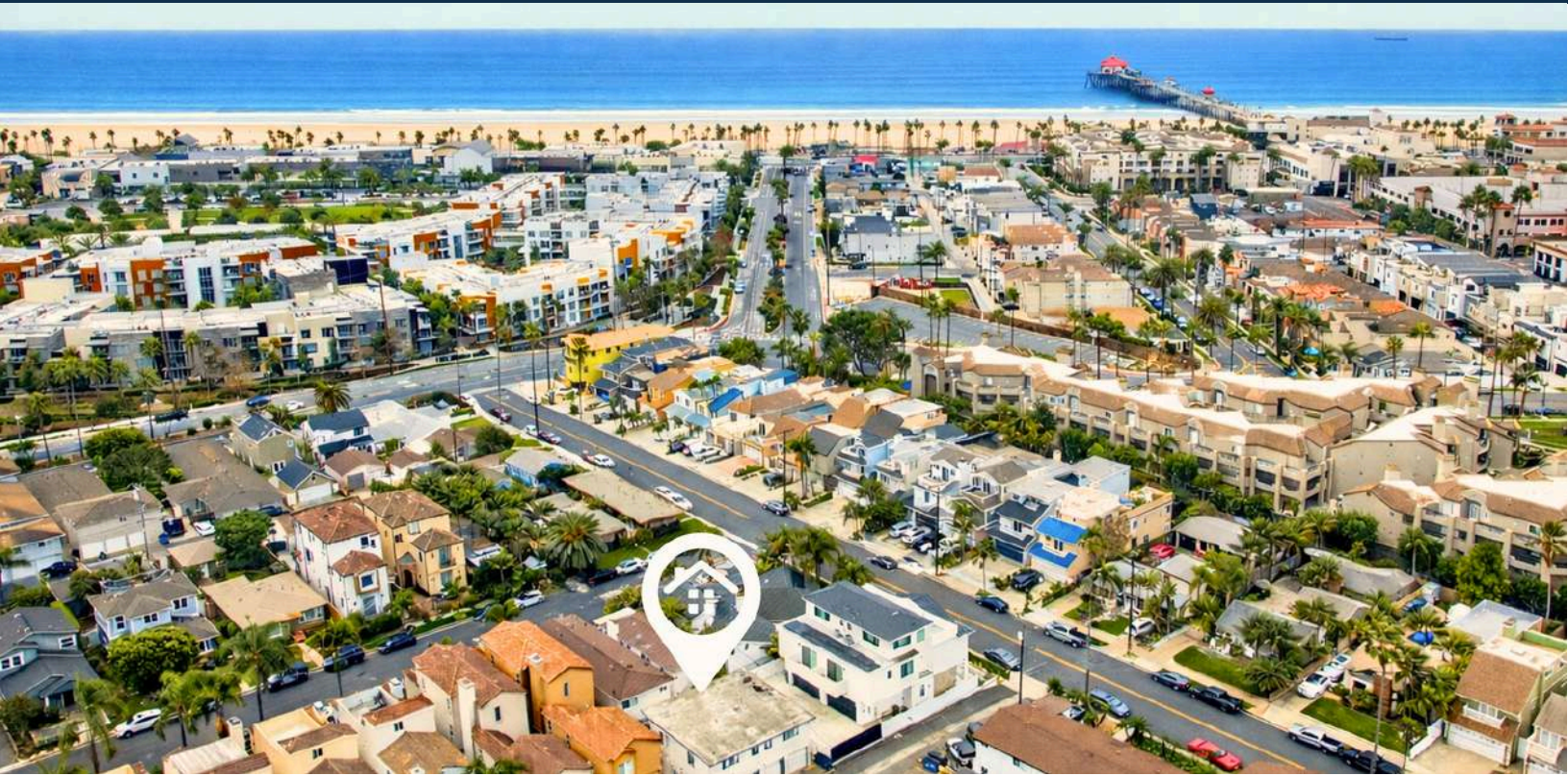
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207-209 Baltimore Ave Huntington Beach, CA 92648



Executive Summary

207-209 Baltimore Avenue offers a rare 1031-exchange and private-capital opportunity in one of Huntington Beach's most desirable coastal neighborhoods. Available for the first time since its 1963 construction, the property consists of three low-density two-story apartment buildings featuring a highly functional mix of one 2-bed unit, six 1-bed units, and three studios.

Just five blocks from the beach and minutes from Pacific City and Downtown Main Street, the community benefits from strong lifestyle-driven renter demand, excellent walkability, and enduring coastal appreciation. Parking (six garages plus one assigned space) provides a significant competitive advantage in a market where availability is limited. Well maintained and consistently leased, the asset offers stable in-place income with the ability to enhance long-term returns through strategic rent growth, operational efficiencies, and selective improvements. This is a compelling core-plus coastal multifamily investment in one of Orange County's most supply-constrained and resilient beach markets.

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PROPERTY HIGHLIGHTS

207-209 BALTIMORE AVE

Huntington Beach, CA 92648

INVESTMENT SUMMARY



Address

207-209 Baltimore Ave
Huntington Beach, CA 92648



UNITS
10



LOT SIZE
6,534 SF



YEAR BUILT
1963



NUMBER OF STORIES
2



ESTIMATED RENTABLE SQFT
5,237 SF



NUMBER OF BUILDINGS
3



PARKING
6 Single-Car
Garages



NET OPERATING INCOME
\$ 154,879



LISTING PRICE
\$3,999,988

UTILITIES / METERING



WATER

Landlord's
Responsibility



TRASH

Landlord's
Responsibility



GAS

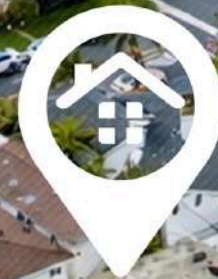
Responsibility
varies by unit*



ELECTRICITY

Tenant's
Responsibility

*The Landlord is covering Gas costs for 5 out of 10 units. Average cost monthly of approximately \$84 for all 5 select units.



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PROPERTY HIGHLIGHTS

207-209 BALTIMORE AVE

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10-Unit Apartment Community: Efficient scale with strong income diversification and manageable operations.



Prime Huntington Beach Location: Located on Baltimore Avenue within a quiet residential pocket, minutes from:

- The beach & Huntington Beach Pier
- Main Street dining, shopping & entertainment
- Pacific Coast Highway access



Attractive Unit Mix: Well-designed layouts that appeal to long-term renters and coastal professionals.



Desirable Tenant Amenities:

- Private garages, assigned parking, street parking
- On-site laundry facilities
- Outdoor common areas
- Individual unit features that enhance livability and retention



Strong Rental Demand: Coastal proximity, walkability, and limited competing inventory support long-term occupancy.



Value-Add Upside

Opportunity to:

- Increase rents through unit upgrades
- Improve common areas
- Enhance curb appeal and operational efficiency



Neighborhood-Oriented Setting: Unlike larger corridor properties, Baltimore Avenue offers a quieter, residential environment that attracts stable tenants.

Prime coastal multifamily investments are underwritten differently than yield-driven secondary or tertiary market assets. Buyers in supply-constrained beach communities prioritize **durability, appreciation, and tax efficiency** over short-term cash flow.

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PROPERTY DESCRIPTION

207-209 BALTIMORE AVE

Huntington Beach, CA 92648

207–209 Baltimore Avenue represents a rare 1031-exchange and private-capital investment opportunity in one of Huntington Beach’s most desirable coastal residential neighborhoods. **Offered for sale for the first time since its construction in 1963**, this irreplaceable beachside asset is comprised of **three separate two-story apartment buildings**, creating a charming, low density community that reflects classic Southern California coastal living—an increasingly scarce product in today’s highly regulated development environment.

The property features a well-balanced and highly functional unit mix consisting of **one 2-bedroom/1-bath unit, six 1-bedroom/1-bath units, and three studio units**, catering to strong and consistent renter demand driven by the coastal lifestyle and proximity to major beach amenities. Residents benefit from **six garage parking spaces and one assigned open parking space**, a valuable and increasingly rare amenity in this beach-adjacent location where parking scarcity directly supports tenant retention and rental premiums.

Ideally situated on a quiet residential street approximately **five blocks from the sand** and just minutes from **Pacific City, downtown Main Street, and the iconic Huntington Beach Pier**, the property offers a compelling blend of durable in-place cash flow, lifestyle-driven rental demand, and long-term coastal appreciation. The surrounding neighborhood provides a rare balance of privacy and charm while remaining highly walkable to the area’s most vibrant retail, dining, and entertainment destinations.

Well maintained and thoughtfully positioned within a residential setting, the community continues to attract quality tenants drawn to Huntington Beach’s relaxed yet energetic coastal atmosphere. Favorable demographics, a strong employment base, and the city’s enduring beach culture further support sustained rent growth and long-term asset performance.

This offering is ideally suited for **1031-exchange buyers and private-capital investors seeking a core-plus coastal multifamily asset**—one that delivers reliable income today with the ability to enhance returns over time through strategic rent growth, operational efficiencies, and selective capital improvements—within one of Orange County’s most resilient, supply-constrained, and highly sought-after beach markets.

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LOCATION OVERVIEW & DEMOGRAPHICS



LOCATION OVERVIEW

207–209 Baltimore Avenue benefits from its central position within Huntington Beach, offering residents an ideal balance of **coastal living and everyday convenience**. The property is close to major employment centers, retail corridors, recreational amenities, and some of Orange County’s most desirable beaches—making it consistently appealing to renters.

COASTAL SUBMARKET DEMOGRAPHICS

(ZIP 92648 – DOWNTOWN / PIER / PACIFIC CITY)

Strong renter concentration supporting durable coastal rental demand.

- **20,357 households within ZIP 92648**, the core Downtown Huntington Beach coastal submarket.
- **53.24% renter-occupied housing**, indicating a renter-heavy coastal tenant base.
- **45.81% multifamily housing stock**, reinforcing long-term apartment demand in the immediate area.
- **Median gross rent: \$2,324/month**, with approximately **69% of renters paying \$2,000+ per month**.
- **Median household income: \$130,164**, supporting premium coastal rent levels.
- **Average household size: 2.27 persons**, well-suited for studios and one-bedroom units.
- **Median age: 44.3**, reflecting a stable mix of professionals, couples, and long-term renters.
- **Walk-to-beach, Pier, Main Street & Pacific City lifestyle** drives consistent, lifestyle based rental demand and low vacancy.

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ORANGE COUNTY MULTIFAMILY MARKET OVERVIEW

FINANCIAL MARKET OVERVIEW

Market Fundamentals (Q2-Q3 2025)

- Orange County multifamily continues to show **strong fundamentals with limited new supply relative to demand**.
- Market pricing reflects robust investor competition and stabilization trends in coastal submarkets.

Cap Rate & Pricing Benchmarks

- Average Orange County multifamily cap rates have compressed to approximately **4.4%** for typical investment properties.
- Local Huntington Beach multifamily assets often trade within **~3.5% to ~5.0% cap rate bands**, influenced by condition, location, and unit mix.

Vacancy & Rent Trends

- Orange County multifamily vacancies are tight (~4.0%), indicating strong occupancy and renter demand.
- Local submarket demand (including Huntington Beach) shows steady absorption and rent growth opportunities tied to limited inventory and lifestyle inflows.

These metrics underscore a **competitive lending and investor environment**, where well located, 10-unit assets with upgrade potential can outperform broader averages.



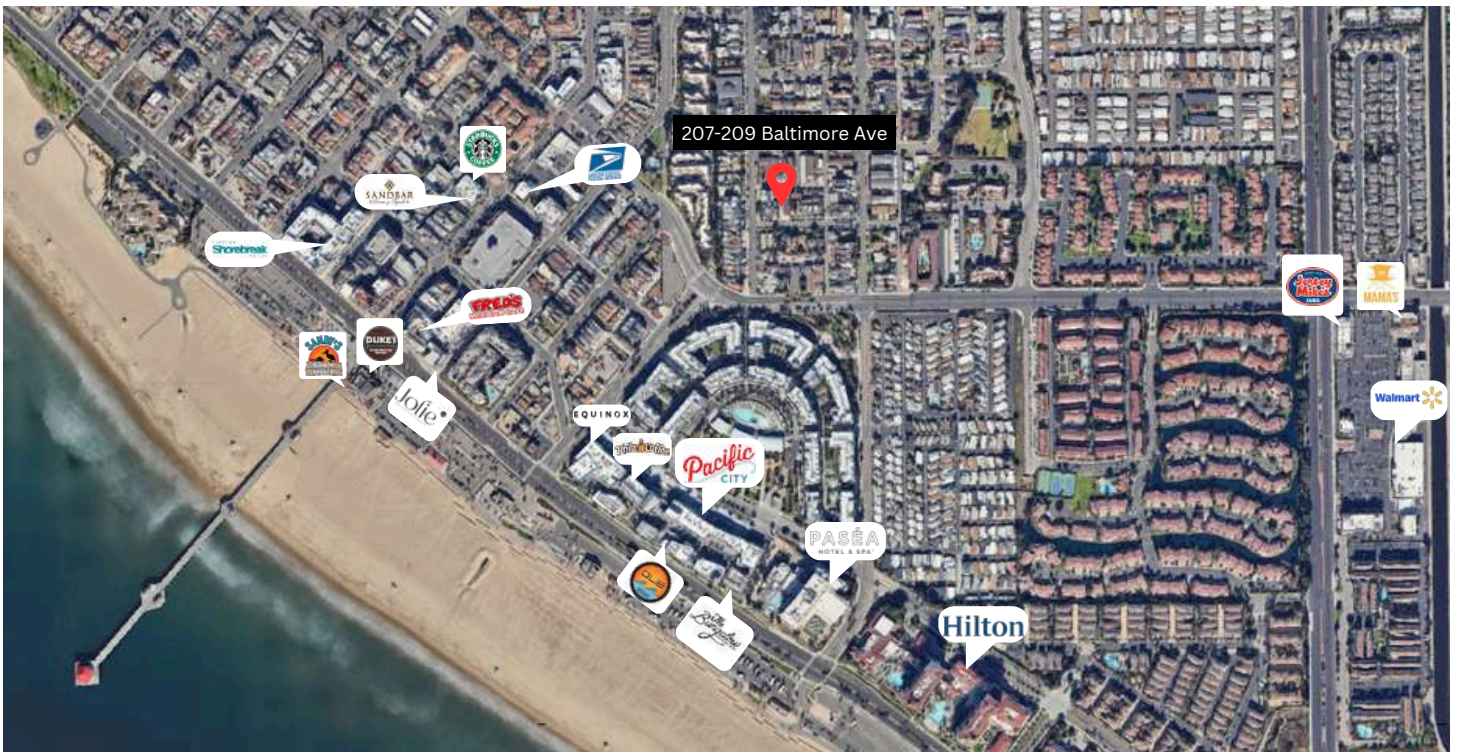
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AERIAL MAP & POINTS OF INTEREST

AERIAL MAP & POINTS OF INTEREST



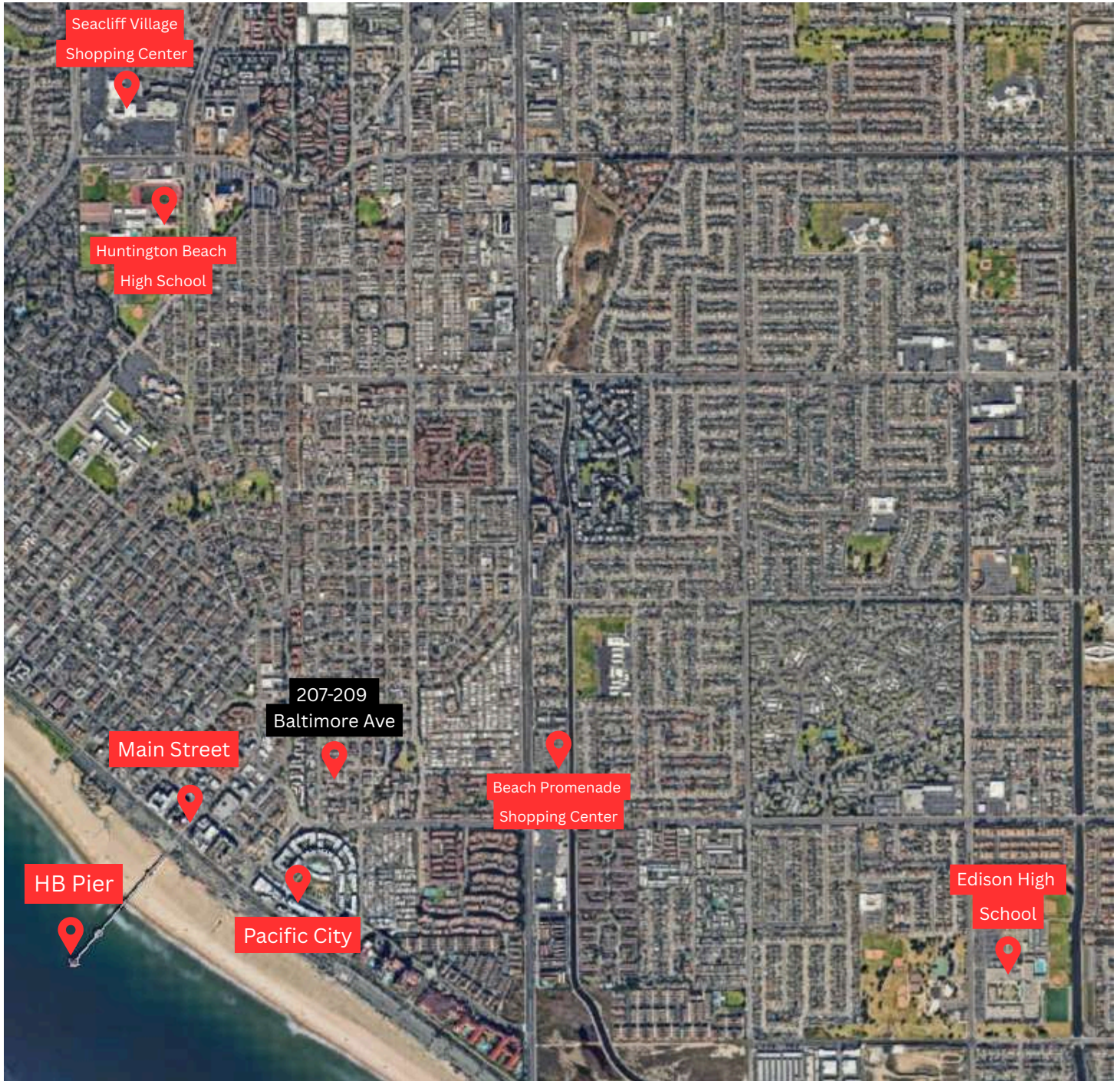
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AERIAL MAP & POINTS OF INTEREST

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AERIAL MAP & POINTS OF INTEREST

POINTS OF INTEREST

Points of Interest within 1 mile

Main Street Downtown Huntington Beach ~0.5 mi
Huntington Beach Pier & City Beach ~ 0.7 mi
Pacific City Shopping Center ~ 0.4 mi
Beach Promenade Shopping Center ~ 0.7 mi

Schools

Huntington Beach High School ~ 1.5 mi
Edison High School ~ 2.1 mi
Marina High School ~ 7 mi
Goldenwest Community College ~ 6 mi
Orange Coast Community College ~ 6 mi

Shopping Centers

Pacific City Shopping Center ~ 0.4 mi
Beach Promenade Shopping Center ~ 0.7 mi
Seacliff Village ~ 2.1 mi
5 Points Plaza ~ 2.6 mi
Bella Terra Mall ~ 5.5 mi

Parks & Recreational Sport Complexes

Lake Park & Farquhar Park ~ 1.1 mi
Worthy Park Pickleball Courts ~ 1.7 mi
Edison Park & Basketball / Tennis Courts ~ 1.9 mi
Urban Forest ~ 3.1 mi
Huntington Beach Sports Complex ~ 3.3 mi
Bolsa Chica Ecological Reserve & State Beach ~ 4.3 mi

Libraries

Main Street Branch Library ~ 0.5 mi
Huntington Beach Central Library ~ 3.3 mi

Airports & Transportation Centers

John Wayne Airport (SNA) ~ 10.1 mi
Long Beach Airport (LGB) ~ 15.1 mi
Los Angeles International Airport (LAX) ~ 37 mi

Grocery Stores

Vons ~ 1.5 mi
Albertsons (Seacliff Village) ~ 2.1 mi
Walmart ~ 0.8 mi
Mother's Market ~ 1.6 mi
Ralphs ~ 2.8 mi
Target ~ 2.4 mi
Smart & Final ~ 2.5 mi

Mailing & Shipping Services

USPS ~ 0.3 mi
UPS ~ 0.4 mi

Fitness

Equinox ~ 0.3 mi
HB Strength Co. ~ 0.3 mi
24 Hour Fitness ~ 1.6 mi
LA Fitness ~ 2 mi

Coffee Shops

Philz Coffee ~ 0.3 mi
Milk & Honey ~ 0.4 mi
Starbucks Main Street ~ 0.4 mi
Sessions ~ 0.6 mi

Restaurants

Dukes & Sandy's ~ 0.5 mi
Jolie & The Belle ~ 0.5 mi
Ola Mexican Kitchen ~ 0.6 mi
Mama's on 39 ~ 0.6 mi
Sandbar ~ 0.6 mi
Fred's ~ 0.7 mi

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INVESTMENT HIGHLIGHTS & SUMMARY

207-209 BALTIMORE AVE

Huntington Beach, CA 92648

INVESTMENT HIGHLIGHTS

Coastal Infill Asset

Irreplaceable location in a supply-constrained submarket.

Stable Cash Flow with Upside

In-place income with opportunity for rent growth aligned with market trends.

Favorable Long-Term Fundamentals

Huntington Beach remains one of the strongest coastal rental markets in Orange County.

Low Turnover Profile

Lifestyle-driven tenant base supports longer average tenancy.

Attractive to 1031 Exchange & Long-Term Hold Investors

Ideal for investors seeking inflation-hedged income and appreciation.

INVESTMENT SUMMARY

207–209 Baltimore Avenue presents a rare acquisition of a **10-unit multifamily asset** in one of Southern California’s most coveted coastal markets. Within a short distance to the Pacific Ocean, local retail, dining, and lifestyle amenities, this property offers **stable income, long-term demand, and value-add potential through rental optimization and upgrades.**

The asset benefits from Huntington Beach’s enduring rental demand, limited for-sale inventory, and demographic tailwinds that support both occupancy and rental growth. Strategic investors will appreciate the opportunity to apply professional asset management, unit repositioning, and operational efficiencies to maximize returns in a tight market.

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FINANCIAL SNAPSHOT - LISTING PRICE \$3,999,988

207-209 BALTIMORE AVE

Huntington Beach, CA 92648

MULTI-RESIDENTIAL INFORMATION

Address	City	State	ZipCode
207-209 Baltimore Ave	Huntington Beach	CA	92648

Proposed Price	Cost Per Unit	No of Units	GRM
\$3,999,988	\$ 399,998	10	17.31

Cap Rate	Approx. SF	Lot Size	Built In
4.05%	5,237 SF	6,375 SF	1963

PROPOSED FINANCING

Down Payment	Rate	Loan Payment	Monthly Payment
\$ 2.0 M	6.2 %	\$2,000,000	\$14,560.34

Terms

5 Year Fixed | 30 Year Loan over 30 Year Amortization. Prepay 5,4,3,2,1

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INCOME & EXPENSES SUMMARY - LISTING PRICE \$4.4M

207-209 BALTIMORE AVE

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ANNUALIZED OPERATING DATA

Annualized Operating Data	2025 Rent	2026 Rent	Pro Forma Taxes Est. \$44k
Scheduled Gross income	\$ 169,917	\$ 237,900	\$ 282,000
Less Vacancy Reserve	\$ 5,098	\$ 6,831	\$ 8,460
Gross Operating Income	\$ 164,867	\$ 231,069	\$ 273,540
Less Expense	\$ 64,990	\$65,990	\$ 73,073
Net Operating Income	\$ 104,972	\$ 165,079	\$200,467
Cap Rate	2.38 %	4.05 %	5 %

ANNUAL EXPENSES AT A GLANCE

Estimated Expenses	Amount
Property Taxes	\$ 40,000
Insurance	\$ 13,341
Utilities	\$ 7,347.82
Maintenance & Repairs	\$ 7,463
Landscaping	\$ 720
Administrative / Miscellaneous	\$ 202.12
Total Expenses	\$ 69,073
Total Expenses as of % of SGI	41%
Expenses per Unit Per Year	\$ 6,599
Expenses per SF per Year	\$ 12.60

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FINANCIAL OVERVIEW - RENT ROLL

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HUNTINGTON BEACH

RENT ROLL OVERVIEW

Unit Number	Unit Type	2025 Rent	2026 Rent	Pro Forma
207 - 201	Studio	\$ 870 / mo	\$ 870 / mo	\$ 1,650 / mo
207 - 102	1 BR / 1 BA	\$ 1,360 / mo	\$ 1,360 / mo	\$ 2,550 / mo
207 - 201	1 BR / 1 BA w/ Balcony	\$ 2,800 / mo	\$ 2,800 / mo	\$ 2,800 / mo
209 - 101	Microstudio	\$ 1,300 / mo	\$ 1,300 / mo	\$ 1,350 / mo
209 - 102	Studio	\$ 1,468 / mo	\$ 1,468 / mo	\$ 1,650 / mo
209 - 201	1 BR / 1 BA	\$ 1,577 / mo	\$ 1,577 / mo	\$ 2,650 / mo
209 - 202	1 BR / 1 BA	\$ 2,650 / mo	\$ 2,650 / mo	\$ 2,650 / mo
209 - 103	2 BR / 1 BA	*	\$ 2,900 / mo	\$ 2,900 / mo
209 - 203	1 BR / 1 BA	*	\$ 2,450 / mo	\$ 2,650 / mo
209 - 204	1 BR / 1 BA	\$ 2,450 / mo	\$ 2,450 / mo	\$ 2,650 / mo
Totals		\$ 14,475 / mo	\$ 19,825 / mo	\$ 23,500 / mo

* 2 Units were intentionally held vacant during the past year to complete interior renovations. Units are now complete and leased.

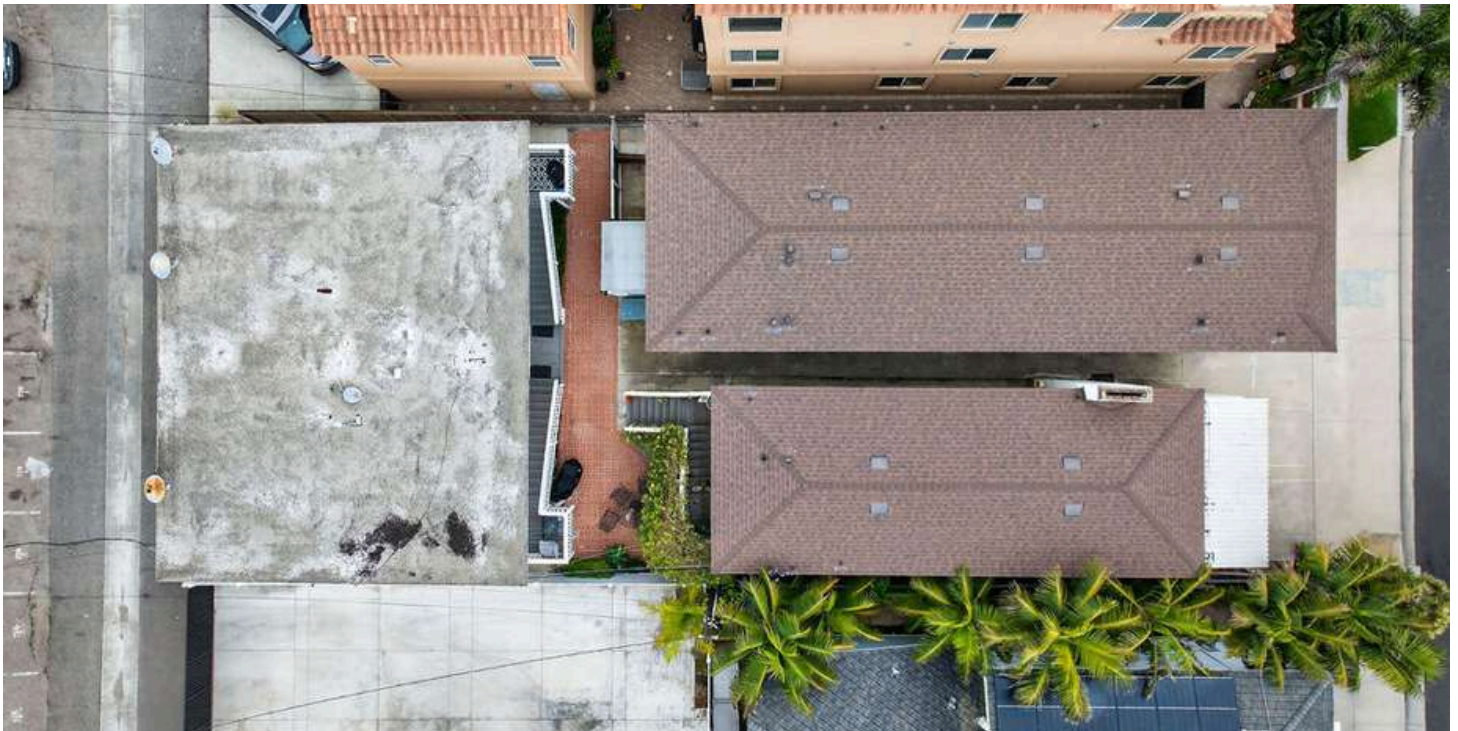
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PHOTOS & AERIAL DRONE PHOTOS

FRONT OF HOUSE & BIRDSEYE VIEW



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PHOTOS & AERIAL DRONE PHOTOS

UNIT PHOTOS



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PHOTOS & AERIAL DRONE PHOTOS

UNIT PHOTOS



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PHOTOS & AERIAL DRONE PHOTOS

EXTERIOR PHOTOS



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PHOTOS & AERIAL DRONE PHOTOS

AMENITIES & DRONE



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COMPARABLE PROPERTIES

207-209 BALTIMORE AVE

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COMPARABLE SALES & ACTIVE LISTINGS

Property / Location	Units	Price / Unit	Cap Rate	Notes
1401 Olive Ave. Huntington Beach Under Contract Listed at \$4,195,000	6	\$699,167 per unit	4.3 %	Renovated with market rents coastal Huntington Beach
508 Huntington St. Huntington Beach Sold at \$4,200,000	9	\$466,667 per unit	4.1 %	Newer roof and decks as well as open courtyard
311 Alabama St. Huntington Beach Sold at \$5,800,000	12	\$483,333 per unit	4 %	8 garages and 12 carport spaces. Market rent & upside increase

Note: Many Huntington Beach multifamily sales show tight spreads between ask and achieved prices, **reflecting strong investor interest and limited new supply.**

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CONCLUSION

207-209 BALTIMORE AVE

Huntington Beach, CA 92648



CONCLUSION

207-209 Baltimore Avenue offers investors a **well-positioned coastal multifamily asset** supported by Huntington Beach's demographic strength, limited rental housing supply, and ongoing investor demand in a compressed cap rate environment. With solid comparable and a proven operating backdrop, this investment holds both **stable current cash flow and long-term appreciation potential** in one of Orange County's most attractive submarkets.

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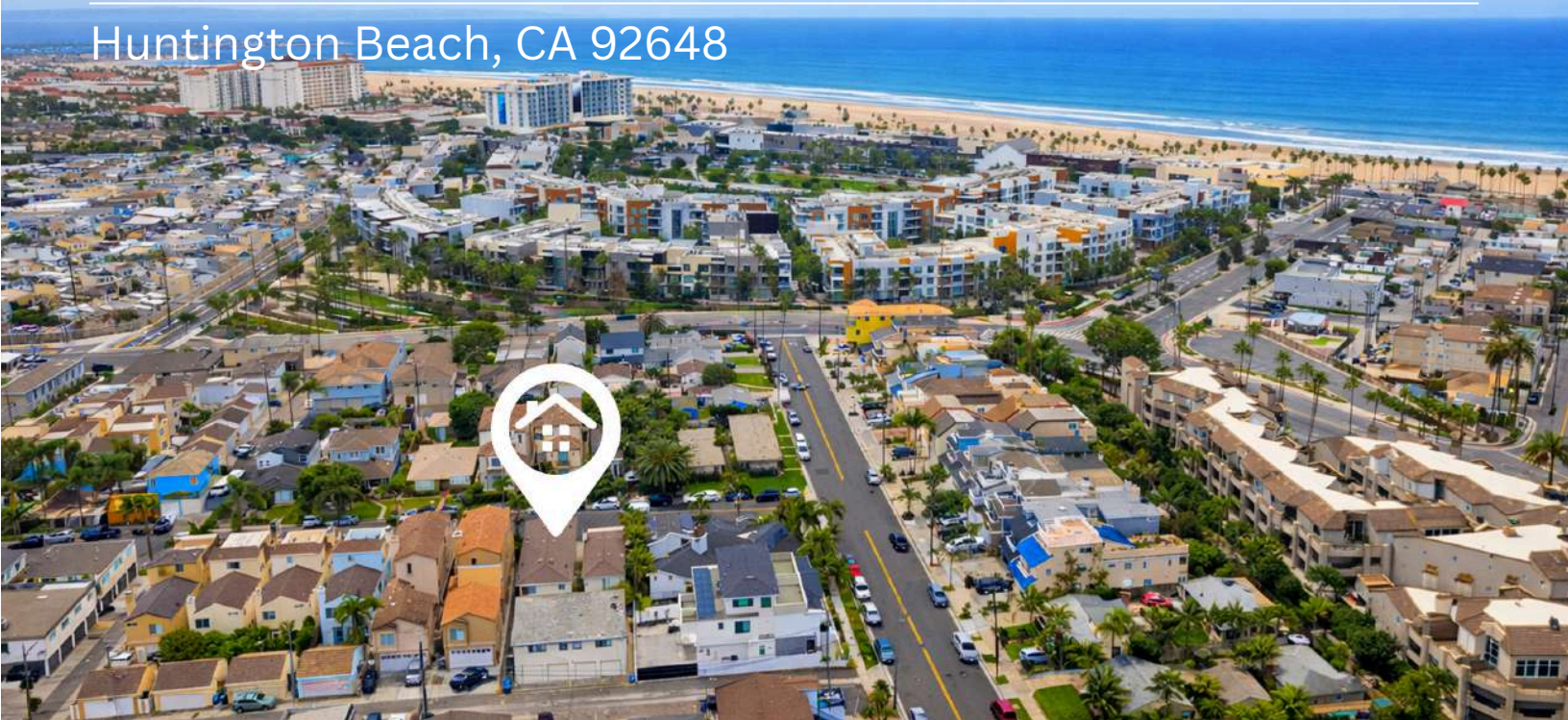
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DISCLAIMER

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