

➤ For Sale

351-363 Gavin Street, San Diego, CA 92102



ami

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NICOLE ASTORGA

PRESIDENT

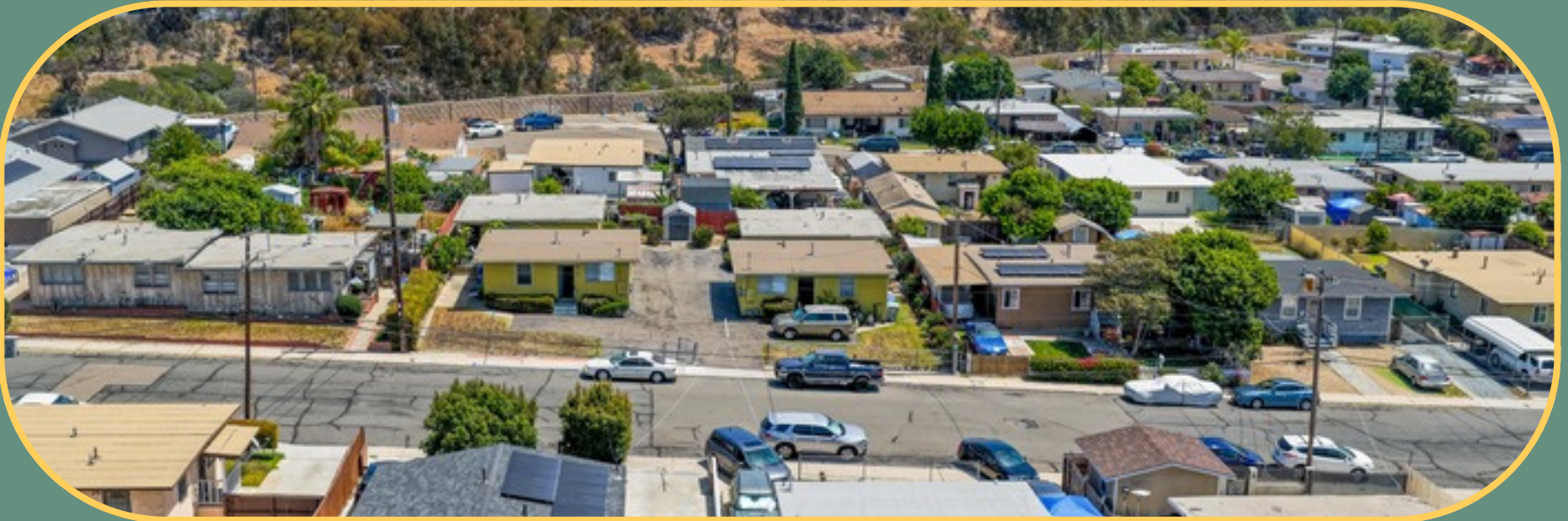
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CA DRE# 01970401

Offer Summary

ASKING PRICE	\$1,385,000	BUILDING SIZE	3,000 SF
PRICE PER SF	\$461.67	NOI	\$44,115.51
NUMBER OF UNITS	4	APN	547-143-04-00 & 05-00
LOT SIZE	±10,681 SF	ZONING	RM-1-1



Property Overview

PROPERTY TYPE	Multifamily	LOCATION	San Diego, CA
YEAR BUILT	1973 / 2000	WALK SCORE	55
TENANCY	Multiple	PARKING	1 Spot Per Unit

PROPERTY SUMMARY

351–363 Gavin Street presents a well-located infill San Diego investment opportunity in the 92102 submarket, just minutes from Downtown and major employment corridors. Positioned in a supply-constrained urban market, the property benefits from strong long-term demand drivers, walkable neighborhood amenities, and efficient access throughout the greater San Diego region. This offering is well-suited for investors seeking a centrally located asset with durable fundamentals and potential upside through improved operations, repositioning, or future redevelopment (buyer to verify).

Property Images



Site Map



351-363 Gavin Street, San Diego, CA 92102

Aerial Map

DOWNTOWN, SAN DIEGO

Greenwood Memorial Park

351- 363 GAVIN ST

Gavin Street

J Street

44th Street

351-363 Gavin Street, San Diego, CA 92102

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Parcel Map

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547 - 14



01/09/2015 JLL

CHANGES			
BLK	OLD	NEW	CUT
143	11	76	9920
144	12	80	12102
144	PICKUP	12	75 18377
144	PICKUP	13	75 12837
144	PICKUP	14	76 2069
144	PICKUP	15	76 1435
143	PICKUP	27	76 1482
144	PICKUP	16	77 1211
146	BLK	10	80 10901
141	13	1095	13 4632



Rent Roll

SUITE	BED	BATH	SIZE (SF)	RENT	MARKET RENT	COMMENTS
351	2	1	750 SF	\$1,975	\$2,200	*Sec 8 - \$886
355	2	1	750 SF	\$1,510	\$2,200	*Sec 8 - \$1,284
359	2	1	750 SF	\$1,400	\$2,200	*Sec 8 - \$550
363	2	1	750 SF	\$1,600	\$2,200	*Sec 8 - \$1,373
TOTALS			3,000 SF	\$6,485.00	\$8,800.00	



Income & Expenses

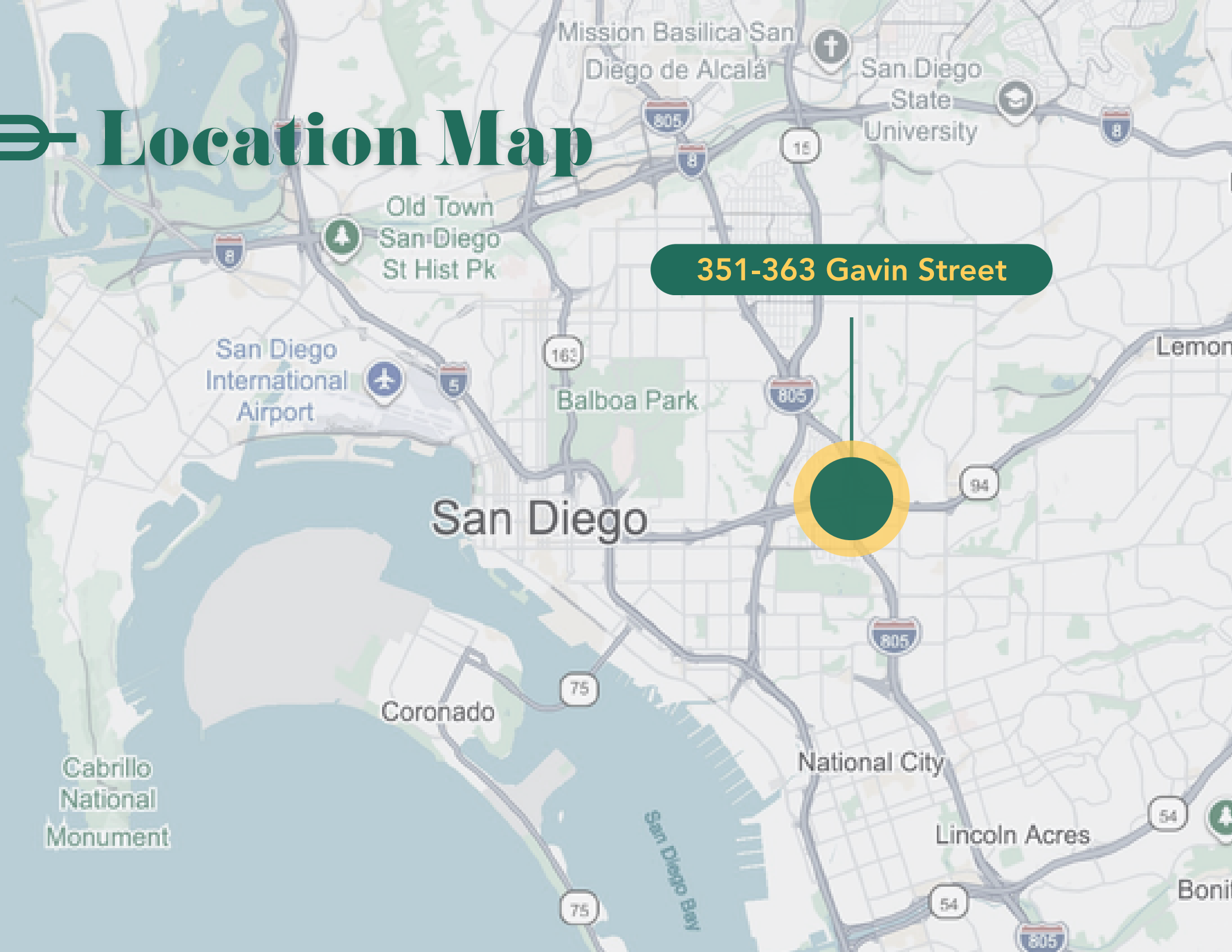
INCOME SUMMARY	CURRENT	YEAR 1
Gross Scheduled Rent	\$77,820.00	\$105,600.00
Total Vacancy	(\$2,334.60)	(\$3,168.00)
Other Income (Water Bill Back)	-	\$3,564.00
GROSS INCOME	\$75,485.40	\$105,996.00
EXPENSES SUMMARY	CURRENT	YEAR 1
Real Estate Taxes	\$18,449.89	\$18,449.89
Insurance	\$2,176.00	\$2,176.00
Water	\$3,564.00	\$3,564.00
Repairs & Maintenance	\$5,000.00	\$5,000.00
Landscaping	\$1,300.00	\$1,300.00
Reserves & Replacements	\$880.00	\$880.00
TOTAL EXPENSES	\$31,369.89	\$31,369.89
Expenses as % of EGI	41.56%	29.60%
NET OPERATING INCOME	\$44,115.51	\$74,626.11



➤ Location Summary

351–363 Gavin Street is located in San Diego's **92102 submarket**, just southeast of Downtown, where limited land supply and continued reinvestment support long-term value. The property benefits from **convenient access to major transportation routes** and **nearby employment centers**, strengthening tenant demand and overall market liquidity. For an investor, this central urban positioning offers the advantages of an established neighborhood setting with strong regional connectivity — **supporting stable occupancy** today and potential upside through future repositioning or redevelopment strategies (buyer to verify).

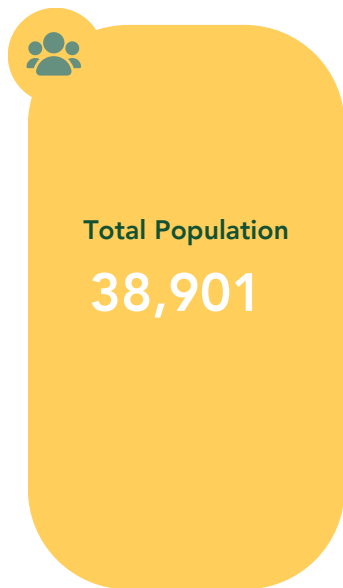
Location Map



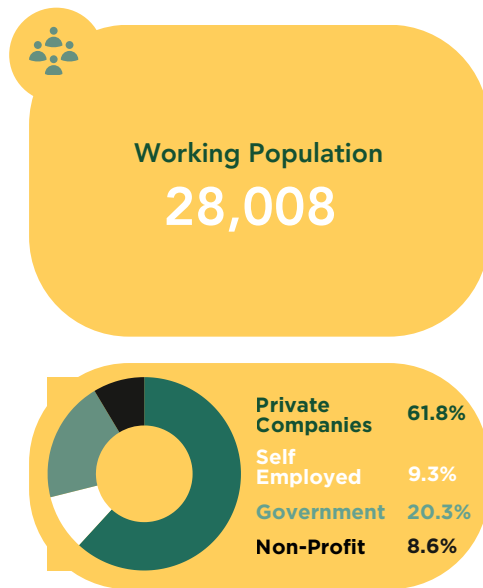
351-363 Gavin Street

Demographics

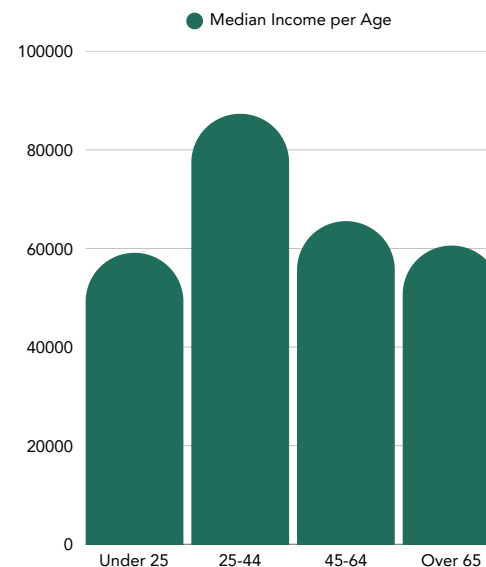
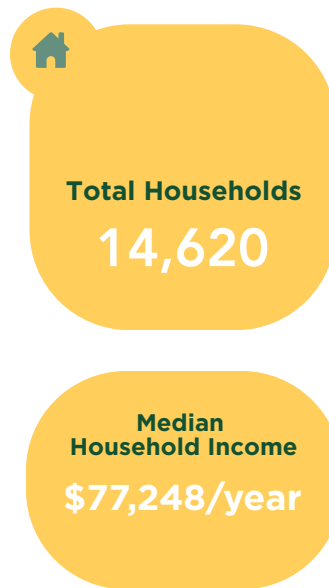
POPULATION



EMPLOYMENT



HOUSEHOLDS & INCOMES



SAN DIEGO, CA

Located in the 92102 urban area, the surrounding neighborhood supports 38,901 residents across 14,620 households, with a median age of 34.3—a young, working-age demographic that typically drives steady housing demand in centrally located submarkets. The area's median household income is \$77,248, and the local employment base is predominantly white-collar (80.8%), supporting stable tenancy fundamentals. For a buyer, these demographics reinforce the appeal of a supply-constrained, near-Downtown location with durable demand drivers and ongoing neighborhood reinvestment.

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