



4050-56 Euclid Avenue

San Diego, CA 92105

FOUR-UNIT ASSET WITH DIVERSE UNIT MIX AND OWNER-USER FLEXIBILITY IN CITY HEIGHTS

*PROPERTY LINES ARE ESTIMATES.

CONTACT

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4050-56 EUCLID AVENUE

Executive Summary

THE OFFERING



4050-56 EUCLID AVE

STREET ADDRESS

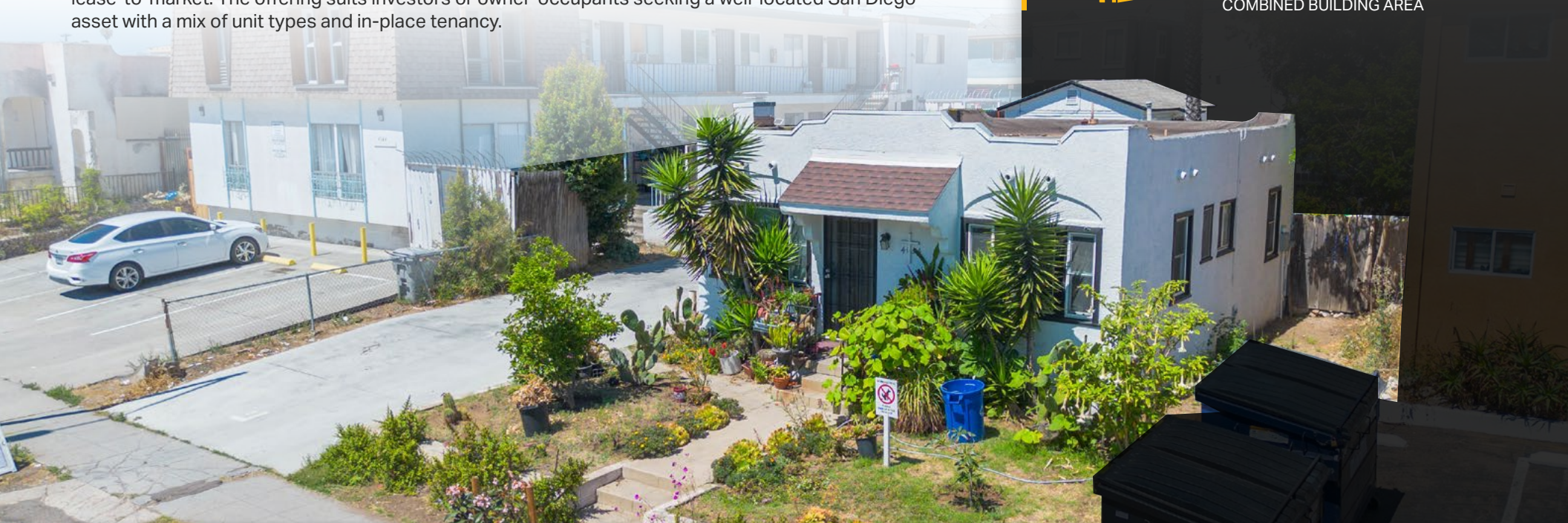


\$1,375,000

LISTING PRICE

South Coast Commercial is pleased to present 4050-56 Euclid Avenue, a four-unit multifamily investment in the centrally located City Heights neighborhood of San Diego. Situated on an approximately 6,008 square foot parcel, the property includes a spacious front house, a recently built new unit, and two additional units, offering a mix of newer and legacy construction with existing in-place rental income.

Located along Euclid Avenue, one of City Heights' established commercial corridors, the property sits near the neighborhood's shops, restaurants, and transit. With more than 55,000 residents within one mile, the area ranks among the most densely populated in the San Diego region, supporting steady rental demand. With in-place rents currently below market, the property offers value-add upside through lease-to-market. The offering suits investors or owner-occupants seeking a well-located San Diego asset with a mix of unit types and in-place tenancy.



OFFERING SUMMARY



4.0%

CAP RATE



\$54,320

NOI



4

UNITS



6,008 SF

LOT SIZE



1,818 SF

COMBINED BUILDING AREA

EXECUTIVE SUMMARY

PROPERTY INFORMATION

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DEMOGRAPHICS

INVESTMENT HIGHLIGHTS



Varied Unit Mix

A studio, two 1BR/1BA units, and one 2BR/1BA unit across the property



Mark-to-Market Upside

In-place rents sit roughly 17% below market, with the largest upside in the one-bedroom units



High-Demand Rental Submarket

Renters occupy roughly 79% of households within one mile of the property



Owner-User Flexibility

An owner-occupant can reside in one unit while leasing the remaining three



1920s Character with Modern Addition

Original 1925 construction paired with a newly built 2024 unit on-site



Prime Corridor Location

Positioned along Euclid Avenue, one of City Heights' established commercial corridors

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SOUTH COAST
COMMERCIAL

CORFAC
INTERNATIONAL

4050-56 EUCLID AVENUE

Property Information

THE PROPERTY AT A GLANCE



6,008 SF

LOT SIZE



1,818 SF

COMBINED BUILDING AREA



1925 & 2024

YEAR BUILT



4

UNITS



*PROPERTY LINES ARE ESTIMATES

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PROPERTY DESCRIPTION

4050-56 Euclid Avenue is a four-unit investment offering with strong owner-user and value-add appeal, located in San Diego's City Heights neighborhood.

The property comprises approximately 1,818 square feet on a 6,008 SF parcel, configured as four separate buildings with a unit mix of one studio, two 1-bedroom/1-bathroom units, and one 2-bedroom/1-bathroom unit. Combining original 1925 construction with a recently built 2024 unit, the property features a spacious front house alongside newer product.

On-site amenities include a long private driveway for convenient parking and a gated, enclosed rear that provides added privacy and security for the back units. The four-building configuration offers true unit separation and flexibility for an owner-occupant to reside in one unit while leasing the remaining three.



EXECUTIVE SUMMARY

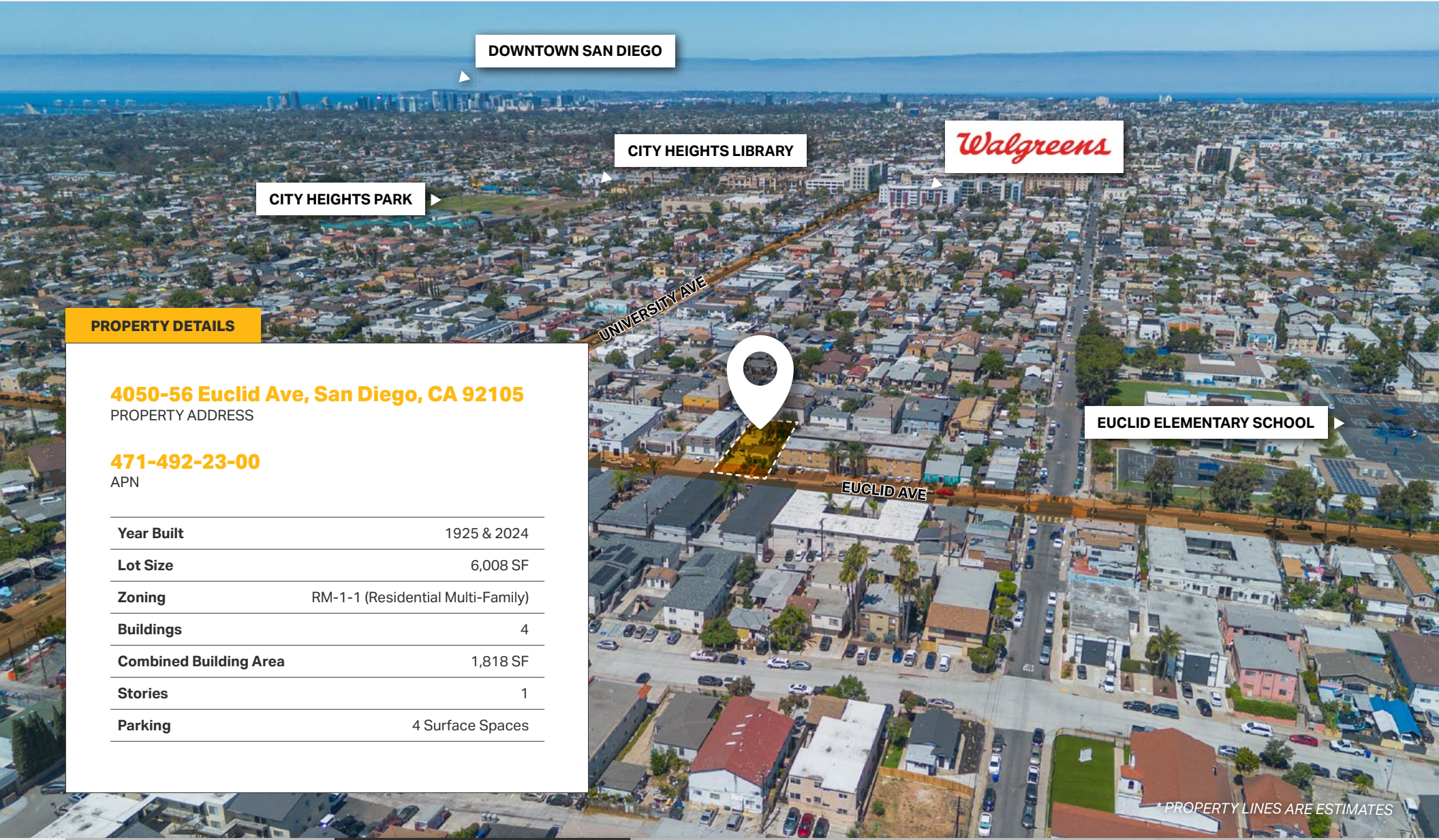
PROPERTY INFORMATION

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PROPERTY DESCRIPTION



PROPERTY DETAILS

4050-56 Euclid Ave, San Diego, CA 92105
PROPERTY ADDRESS

471-492-23-00
APN

Year Built	1925 & 2024
Lot Size	6,008 SF
Zoning	RM-1-1 (Residential Multi-Family)
Buildings	4
Combined Building Area	1,818 SF
Stories	1
Parking	4 Surface Spaces

EXECUTIVE SUMMARY

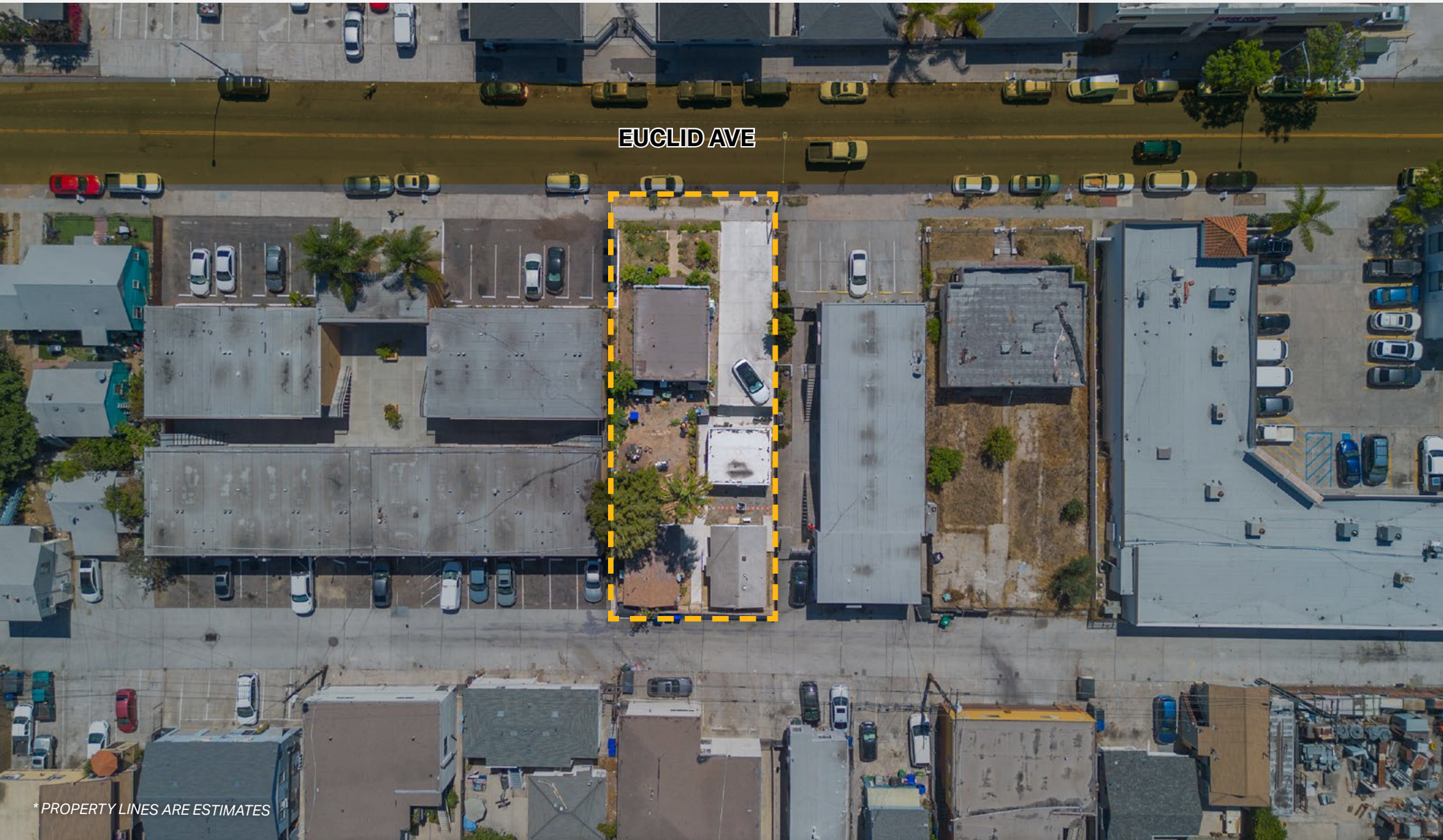
PROPERTY INFORMATION

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AERIAL VIEW



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EXTERIOR PHOTOS



EXECUTIVE SUMMARY

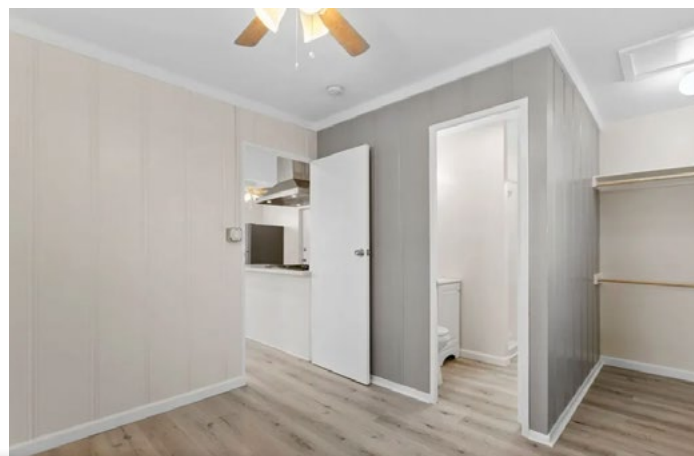
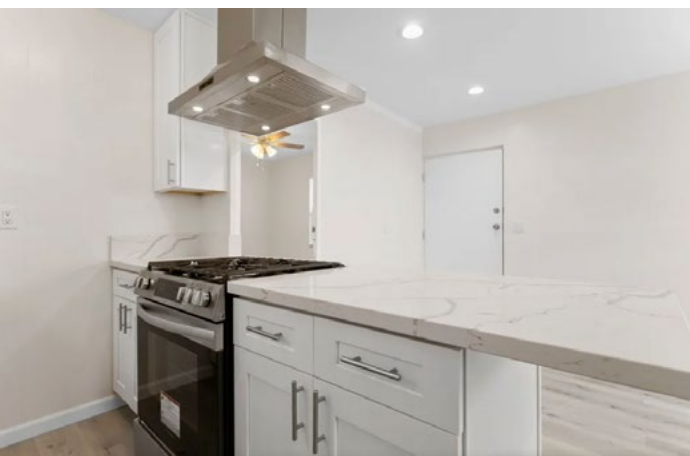
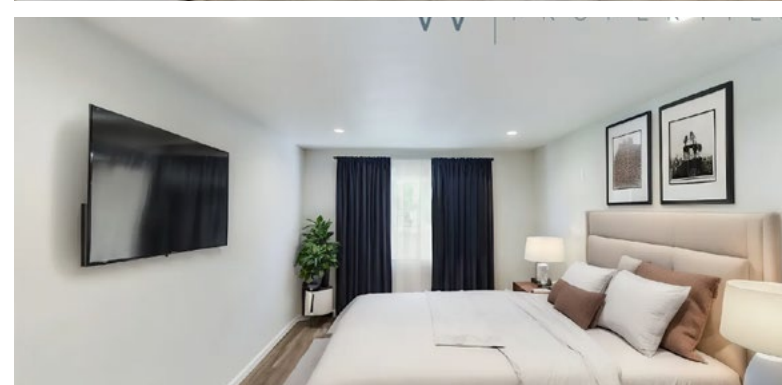
PROPERTY INFORMATION

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INTERIOR PHOTOS



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SOUTH COAST
COMMERCIAL

CORFAC
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Location Overview

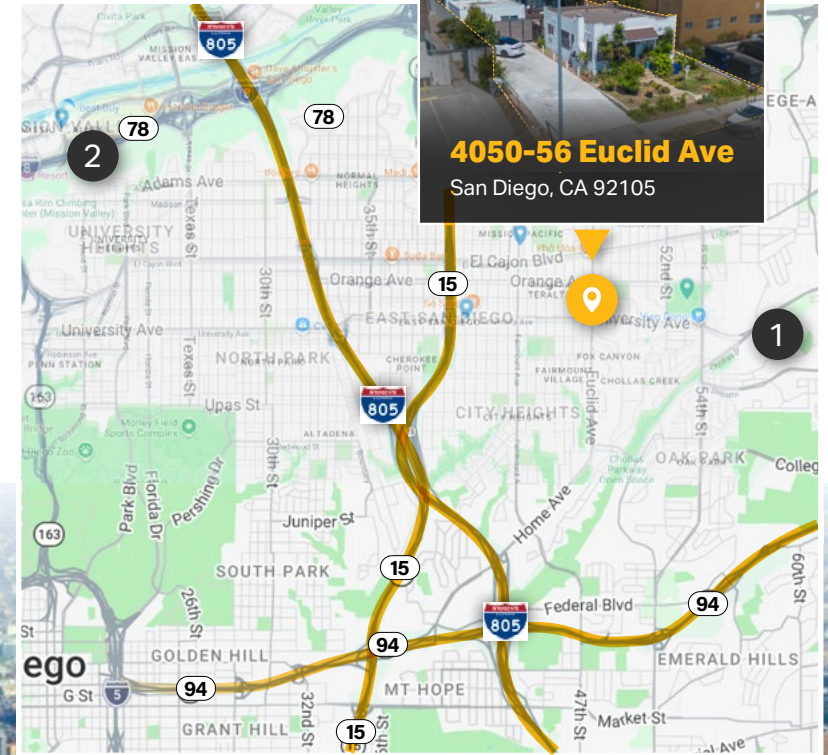
LOCATION OVERVIEW

CITY HEIGHTS LOCATION – URBAN DIVERSITY MEETS CENTRAL CONVENIENCE

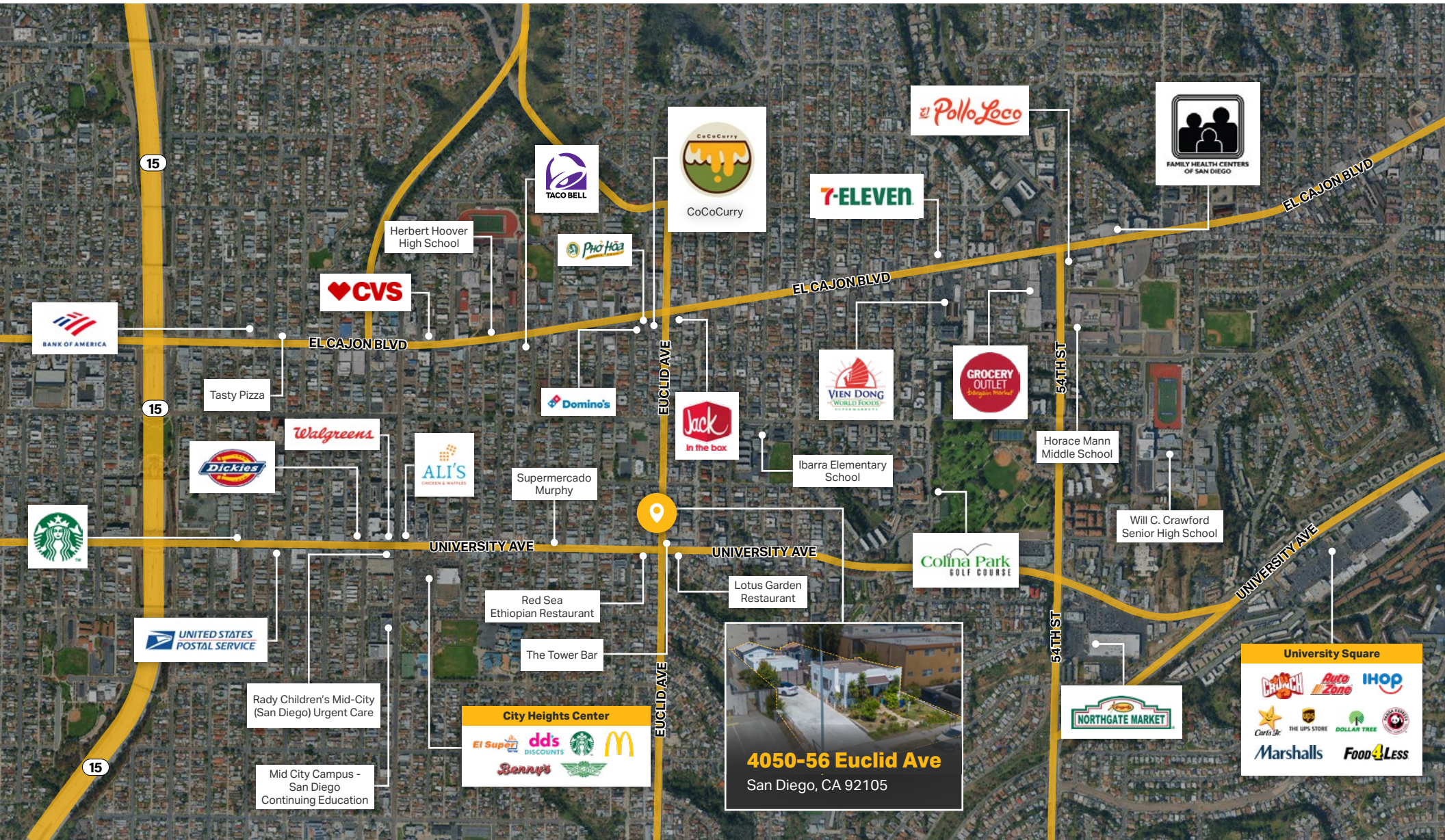
City Heights is a dense, centrally located San Diego neighborhood known for its cultural diversity, active street life, and strong sense of community. The neighborhood is home to a rich mix of immigrant and refugee communities, and residents enjoy easy access to **Fairmount Avenue, El Cajon Boulevard, and University Avenue's** eclectic mix of restaurants, markets, and small businesses, including the Little Saigon Cultural and Commercial District.

The area features a mix of early-20th-century bungalows, low-rise apartment buildings, and infill multifamily development. With a dense housing stock, strong rental demand from a largely renter-occupied population, and an active pipeline of urban infill development, City Heights continues to see steady tenant demand and rental activity.

Key local amenities include **1 Colina Del Sol Park** and City Heights' network of canyon trails, with easy access to I-805, I-15, and CA-94, connecting the neighborhood to Downtown San Diego, **2 Mission Valley**, and the broader San Diego region. This centrally located asset is well positioned to benefit from City Heights' dense population base and ongoing neighborhood investment.



IMMEDIATE MAP



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Financial Analysis

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

\$756.33

PRICE PER SF

\$1,375,000

PRICE

\$343,750

PRICE PER UNIT

CURRENT

PROFORMA

15.59

GRM

13.03

4.0%

CAP RATE

5.2%

0.8%

CASH-ON-CASH
RETURN (YR 1)

4.2%

\$15,264

TOTAL RETURN (YR 1)

\$32,198

1.08

DEBT COVERAGE RATIO

1.42

CURRENT

PROFORMA

OPERATING DATA

Gross Scheduled Income	\$88,224	\$105,504
Total Scheduled Income	\$88,224	\$105,504
Vacancy Cost	\$1,764	\$2,110
Gross Income	\$86,460	\$103,394
Operating Expenses	\$32,140	\$32,140
Net Operating Income	\$54,320	\$71,254
Pre-Tax Cash Flow	\$4,008	\$20,942

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

EXECUTIVE SUMMARY

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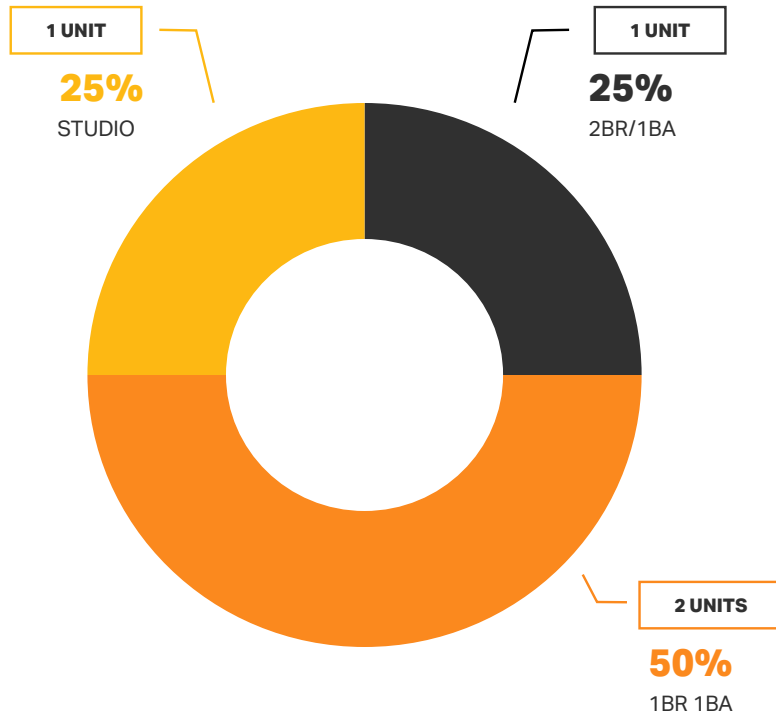
DEMOGRAPHICS

INCOME & EXPENSES SUMMARY

	CURRENT	PROFORMA
INCOME SUMMARY		
Gross Scheduled Income	\$88,224	\$105,504
Vacancy Cost	(\$1,764)	(\$2,110)
GROSS INCOME	\$86,460	\$103,394
EXPENSES SUMMARY		
Utilities	\$7,427	\$7,427
Maintenance	\$2,500	\$2,500
Turnover	\$648	\$648
Insurance	\$4,652	\$4,652
Taxes	\$16,913	\$16,913
OPERATING EXPENSES	\$32,140	\$32,140
NET OPERATING INCOME	\$54,320	\$71,254



UNIT MIX SUMMARY



UNIT TYPE	COUNT	% OF TOTAL	AVG SF	RENT	RENT/SF	MARKET RENT	MARKET RENT/SF
Studio	1	25.00%	360	\$1,795	\$4.99	\$1,895	\$5.26
1Br / 1Ba	2	50.00%	384	\$1,515	\$4.21	\$2,050	\$5.69
2Br / 1Ba	1	25.00%	720	\$2,130	\$5.92	\$2,400	\$6.67
TOTAL / WTD AVG	4	100.00%	462	\$1,739	\$4.83	\$2,099	\$5.83

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I Demographics

DEMOGRAPHICS

660,669

2025 POPULATION

\$113,333

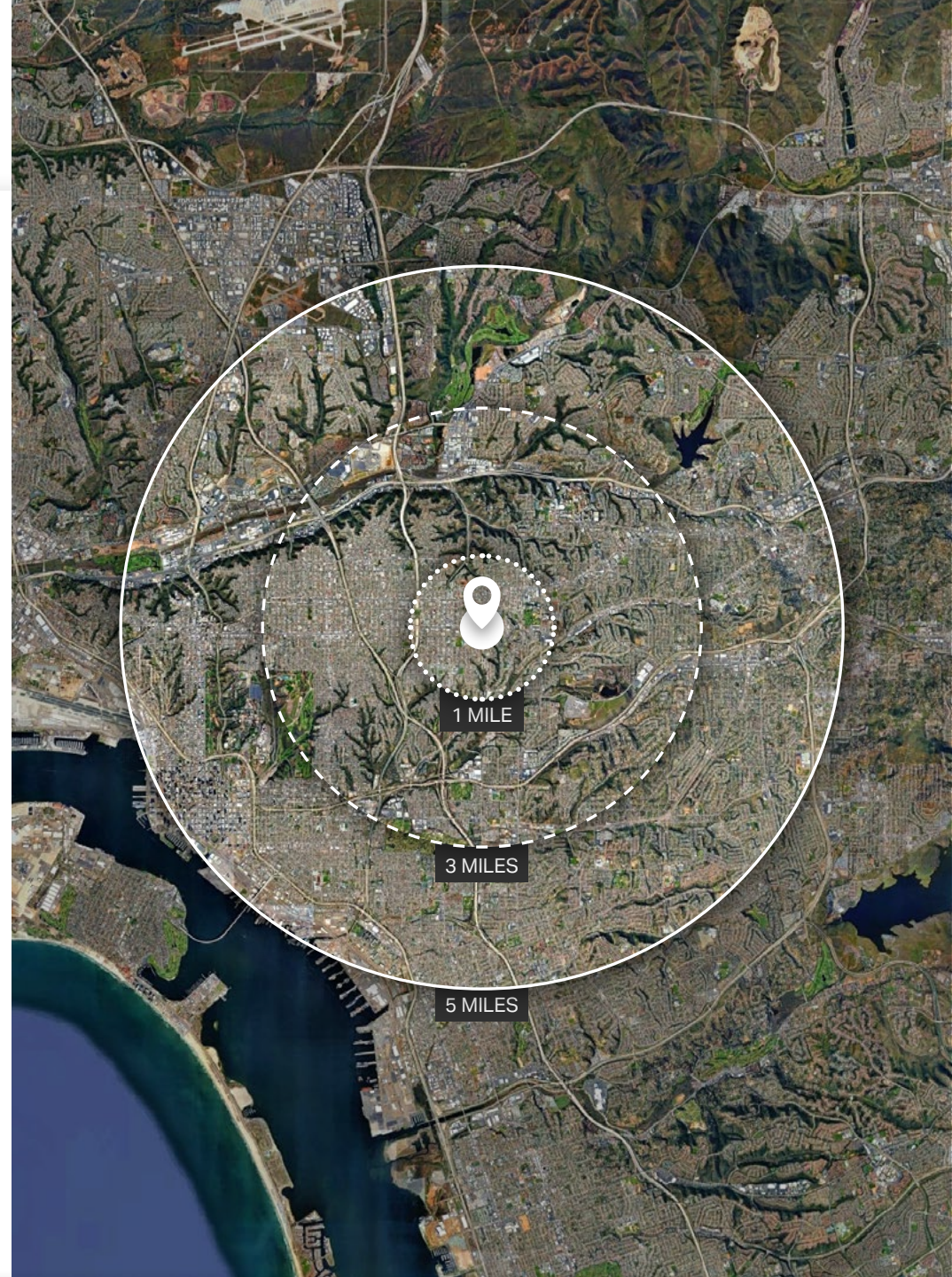
AVG HH INCOME

\$779,661

MEDIAN HOME VALUE

	1-MILE	3-MILE	5-MILE
POPULATION			
2025 Population	55,136	254,941	660,669
2030 Population Projection	55,145	255,876	664,481
Median Age	35.4	36.1	37.4
HOUSEHOLDS			
2025 Households	19,069	97,733	254,182
2030 Household Projection	19,040	98,054	255,892
Owner Occupied Households	3,946	33,524	92,395
Renter Occupied Households	15,094	64,530	163,497
Avg Household Size	2.8	2.5	2.4
Avg Household Vehicles	2	2	2
INCOME			
Avg Household Income	\$83,932	\$107,966	\$113,333
Median Household Income	\$64,500	\$85,021	\$89,478
HOUSING			
Median Home Value	\$754,096	\$786,915	\$779,661
Median Year Built	1968	1968	1973

SOURCE: COSTAR



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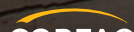
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