

THE VAN NUYS COLLECTION

*Two Adjacent Pacific Beach Properties. One Coastal
Ownership Opportunity.*

Income • Scarcity • Flexibility • Long-Term Wealth Preservation

1243-1245 + 1251-1253 Van Nuys Street Pacific Beach •
San Diego, California

OFFERING MEMORANDUM

CalDRE # 01355272





THE VAN NUYS COLLECTION

INCOME • SCARCITY • FLEXIBILITY • LONG-TERM WEALTH PRESERVATION

Two adjacent Pacific Beach properties. One exceptional coastal ownership opportunity. At 1251–1253 Van Nuys, arrive through an attached six-car garage plus three additional driveway spaces, step directly into the elevator from the garage level, and rise into contemporary coastal living surrounded by sweeping views and ocean air. Live in it, lease it, or combine both — the property offers flexibility for income, personal use and long-term ownership.

Next door, 1243–1245 Van Nuys is already producing income through four occupied residential rentals, adding an immediate cash-flow component to the Collection.

LIVE IT. LEASE IT. HOLD IT. OWN THE COAST.



COLLECTION AT A GLANCE

1251-1253 VAN NUYS ST.

COASTAL LIFESTYLE • INCOME FLEXIBILITY • EXCEPTIONAL PARKING

- **Attached six-car garage** with exceptional collector and multi-vehicle utility
- Three additional on-site parking spaces outside the residential driveways
- Elevator access from the lower garage level to the residential floors - arrive home, step out of the weather and rise into your residence
- Expansive glass, decks and indoor/outdoor living oriented toward the coastal setting
- Contemporary construction, elevated finishes and multiple residential experience
- ADU income / multigenerational flexibility in addition to the primary residential experience
- A compelling option for an investor who may choose to occupy, lease, combine uses or hold long term

1243-1245 VAN NUYS ST.

EXISTING INCOME • COASTAL HOLD • LONG-TERM VALUE

- Four occupied residential rentals
- %100 occupied as of July 23, 2026
- \$16,940 in scheduled monthly rent
- 4 Car Garage and on-site parking utility
- Contemporary coastal architecture
- Long-term Pacific Beach ownership potential

*Two adjacent Pacific Beach properties. Existing income. Extraordinary parking. Sweeping coastal views. Residential flexibility.
One long-term coastal ownership opportunity.*

1251–1253 VAN NUYS ST.

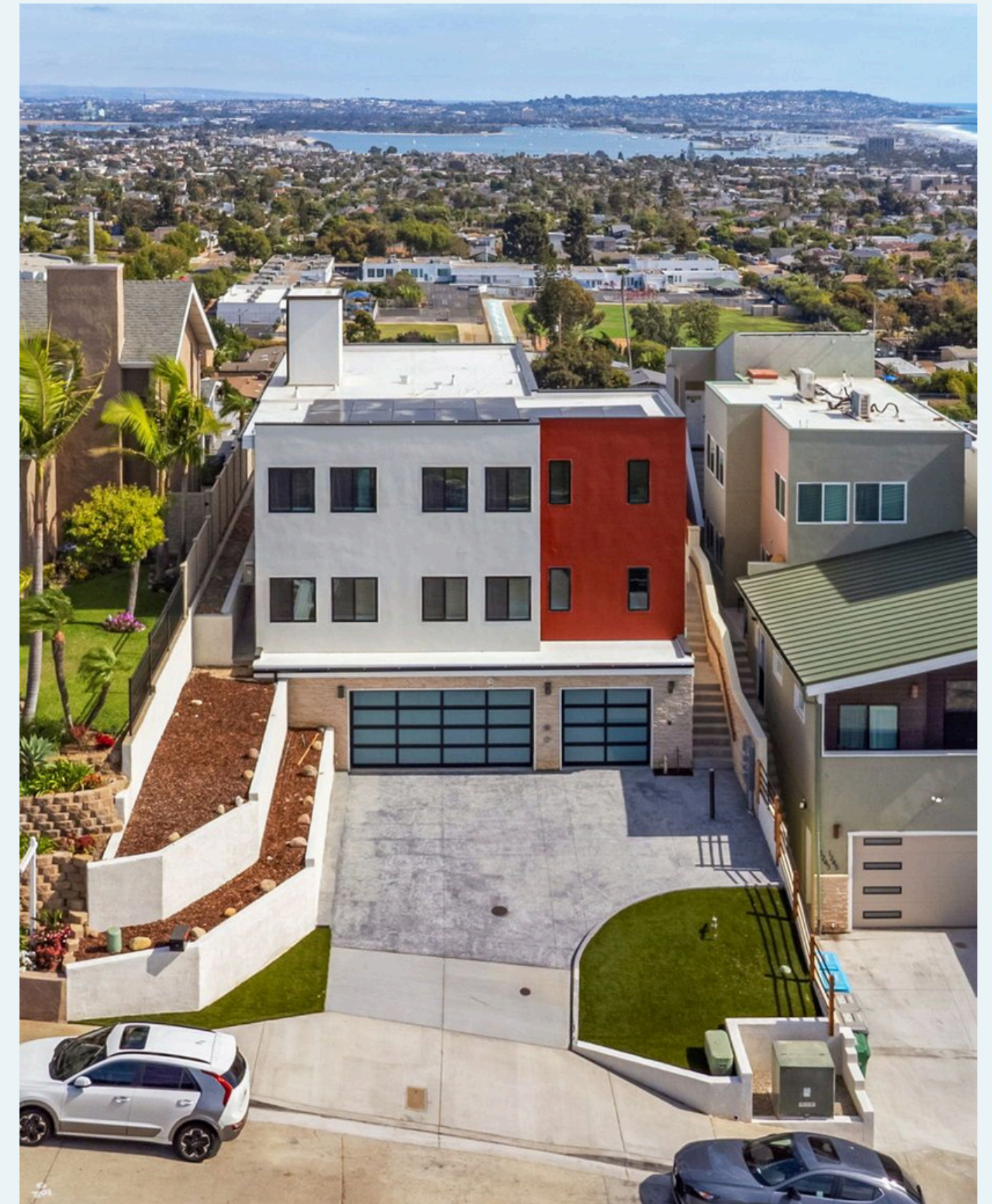
SIX-CAR GARAGE · ELEVATOR ARRIVAL · COASTAL FLEXIBILITY

DRIVE into the attached six-car garage, step directly into the elevator and rise into bright contemporary living spaces opening toward sweeping coastal views and ocean air.

With **THREE** additional driveway spaces, an additional residential/ADU component and flexible living areas, 1251–1253 gives **VERSATILE** options: lease it, live in it, combine uses or hold it as a long-term Pacific Beach asset.

KEY FEATURES

- Attached six-car garage + 3 driveway spaces
- Elevator access from the garage level
- Additional residential / ADU flexibility
- Expansive glass + indoor/outdoor living
- Bosch kitchen + induction cooking
- Heated bathroom floors
- Sweeping coastal views



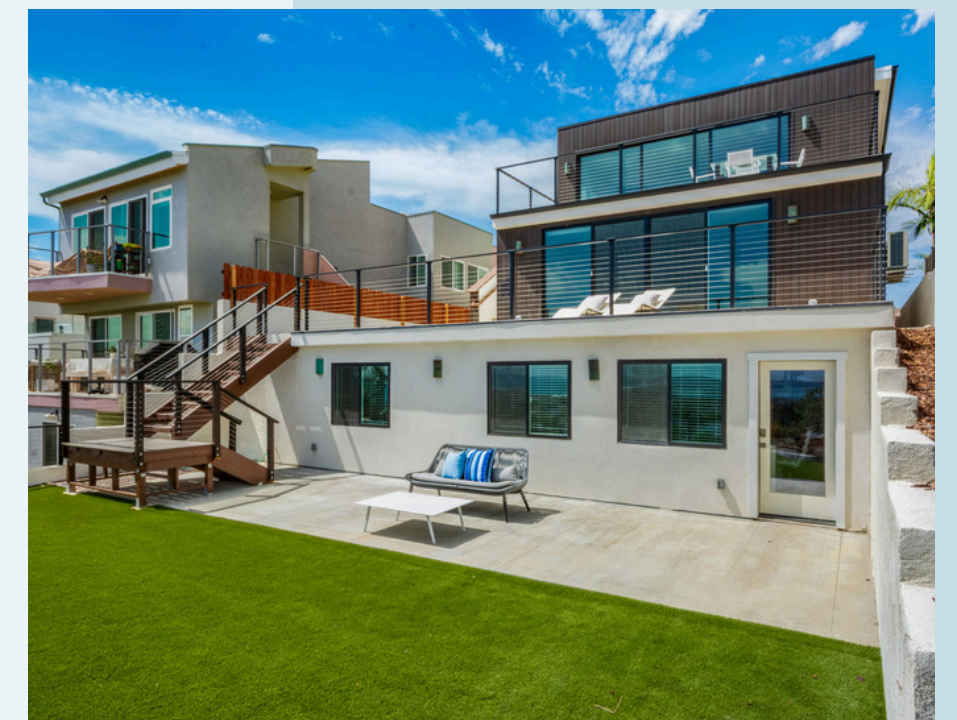
INDOOR · OUTDOOR LIVING

LIGHT · VIEWS · COASTAL CONNECTION

Expansive glass and sliding-door systems open the living areas toward decks, coastal views and Pacific Beach air, creating a natural connection between the interior and the outdoors.

Bright open spaces and view-oriented living strengthen both the lifestyle appeal and leasing versatility of 1251-1253 VAN NUYS — whether held as added income, used personally, or incorporated into a long-term coastal ownership strategy.

OPEN THE DOORS. LET THE COAST IN.





DESIGN & FINISHES

CONTEMPORARY COASTAL DETAIL

Clean contemporary design and carefully selected finishes give 1251–1253 a bright, refined character that complements its coastal setting and long-term ownership appeal.

KITCHEN

Bosch appliances · Induction cooking
Waterfall-style island · Custom cabinetry
Undermount lighting

BATHS

Heated floors · Custom tilework
Kohler polished-nickel fixtures

FLOORING

Laminate flooring over cork underlayment

REFINED DETAILS. RELAXED COASTAL LIVING.



THE SIX-CAR GARAGE ADVANTAGE

*EXCEPTIONAL PARKING · DIRECT ELEVATOR ACCESS ·
COASTAL CONVENIENCE*

ATTACHED 6-CAR GARAGE

Space for vehicles, guests, collectors and flexible use.

+3 ADDITIONAL ON-SITE SPACES

More parking beyond the garage.

ELEVATOR

DIRECT FROM GARAGE LEVEL

Drive in, step out and ride directly to the residential floors — without going back outside.

ARRIVE. PARK. RISE. LIVE ABOVE THE COAST.

1243–1245 VAN NUYS ST.

INCOME IN PLACE · COASTAL HOLD · ADJACENT OWNERSHIP

Four occupied residential rentals bring an immediate income component to the Van Nuys Collection, with \$16,940 in scheduled monthly rent and 100% occupancy as of July 23, 2026.

Directly adjacent to 1251–1253, the property gives the opportunity to collect income while controlling additional Pacific Beach coastal real estate — a compelling fit for a 1031 exchange, long-term investor or capital-preservation strategy.

**4 OCCUPIED RESIDENTIAL RENTALS
INCOME ALREADY IN PLACE.**

**\$16,940 / MONTH
CURRENT SCHEDULED RESIDENTIAL RENT.**

ADJACENT COASTAL OWNERSHIP
INCOME TODAY WITH FLEXIBILITY FOR THE LONG TERM.

COLLECT THE INCOME. CONTROL THE COAST. HOLD FOR THE LONG TERM.





1243–1245 VAN NUYS ST.

CURRENT RENT ROLL · INCOME IN PLACE

As of July 23, 2026, 1243–1245 VAN NUYS is operating with four occupied residential rentals generating \$16,940 in scheduled monthly rent.

1243 · 2 BD / 2 BA · \$5,145/mo
1243-B · 1 BD / 1 BA · \$3,500/mo
1245 · 2 BD / 2 BA · \$5,545/mo
1245-B · 1 BD / 1 BA · \$2,750/mo
\$16,940 / MONTH
SCHEDULED RENT

100% OCCUPIED AS OF 7/23/26
4 OCCUPIED RESIDENTIAL RENTALS

*Rent roll reflects the current operating configuration as of July 23, 2026.
Buyer to verify property information during due diligence.*



THE INVESTMENT THESIS

INCOME TODAY · FLEXIBILITY TOMORROW · COASTAL OWNERSHIP FOR THE LONG TERM

1031 EXCHANGE + CAPITAL PRESERVATION

Reposition equity into Pacific Beach coastal real estate with existing income, tangible property utility and the potential for long-term ownership beyond first-year yield.

HIGH-NET-WORTH + FAMILY OFFICE

A coastal asset that can serve more than one purpose: produce income, provide personal or family use, support multigenerational needs, or remain part of a long-term real estate portfolio.

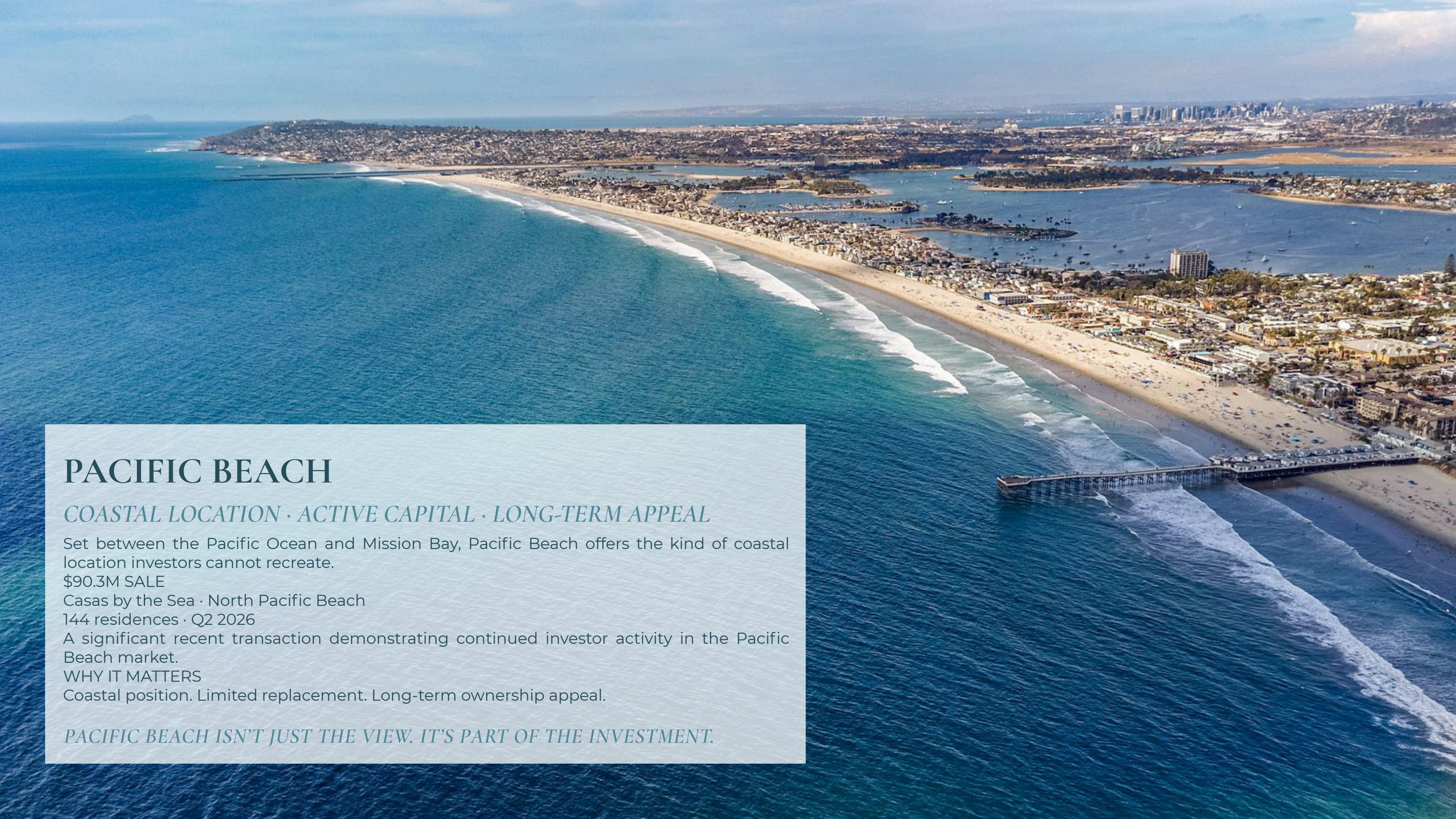
LIVE IT · LEASE IT · HOLD IT

At 1251-1253 is not locked into an owner-occupant strategy. Lease the residences, use them personally, combine uses, or hold the property for the long term. An attached six-car garage, three additional driveway spaces, elevator access from the garage level and sweeping coastal views add an ownership experience difficult to duplicate.

CURRENT INCOME NEXT DOOR

1243-1245 is already operating as four occupied residential rentals, providing an immediate income component while controlling adjacent Pacific Beach real estate.

OWN THE COAST. COLLECT THE INCOME. KEEP THE OPTIONS OPEN.

An aerial photograph of the Pacific Beach coastline. The image shows a long, sandy beach curving along the Pacific Ocean. The water is a vibrant blue, with white waves breaking onto the shore. In the background, the city of San Diego is visible, including the downtown skyline and the San Diego Bay. A pier extends into the water on the right side of the image.

PACIFIC BEACH

COASTAL LOCATION · ACTIVE CAPITAL · LONG-TERM APPEAL

Set between the Pacific Ocean and Mission Bay, Pacific Beach offers the kind of coastal location investors cannot recreate.

\$90.3M SALE

Casas by the Sea · North Pacific Beach

144 residences · Q2 2026

A significant recent transaction demonstrating continued investor activity in the Pacific Beach market.

WHY IT MATTERS

Coastal position. Limited replacement. Long-term ownership appeal.

PACIFIC BEACH ISN'T JUST THE VIEW. IT'S PART OF THE INVESTMENT.

EXPLORE THE COLLECTION

SEE THE COAST · TOUR THE PROPERTIES · EXPERIENCE 1251–1253 IN 3D

Explore the Van Nuys Collection from anywhere through professional photography, property films, floor plans and an interactive 3D experience.

1. COLLECTION WEBSITE



[EXPLORE THE VAN NUYS COLLECTION](#)

Photography · Aerials · Videos ·
Floor Plans · Location

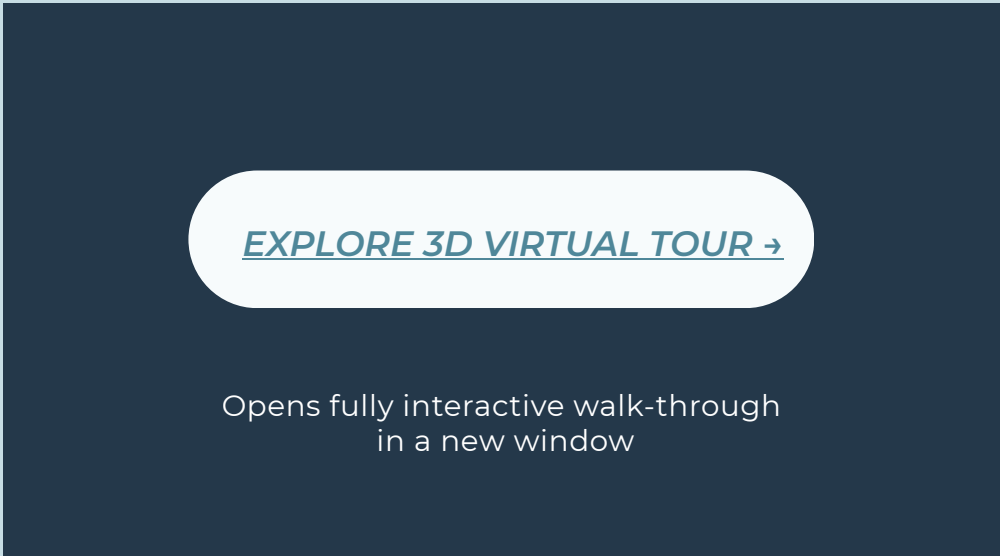
2. COLLECTION FILM



[WATCH THE COASTAL FILM](#)

1243-1245 + 1251-1253 · Aerials ·
Pacific Beach Setting

3. EXPERIENCE 1251-1253 3D EXPERIENCE



[STEP INSIDE 1251-1253](#)

Interactive 3D Tour · Dollhouse View
· Floor Plans

SEE THE VIEWS. WALK THE SPACE. EXPERIENCE THE OPPORTUNITY



THE VAN NUYS COLLECTION

TWO ADJACENT PROPERTIES. ONE PACIFIC BEACH OPPORTUNITY.

Existing income. Coastal living. Exceptional parking. Sweeping views. Flexible ownership potential.



PRIVATE SHOWINGS + OFFERING INFORMATION



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OWN THE COAST. COLLECT THE INCOME. KEEP THE OPTIONS OPEN.

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