

4594 Cove Dr, Carlsbad, CA 92008

BUILT 1993
3 Units

OFFERING MEMORANDUM



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Presented By



Greg Gorsuch

7606723678

greg@cpmrealty.us





The Asset

PROPERTY

Executive Summary

Property type	Multifamily
Unit / Space count	3
Price	\$3950000
Rentable area	4,744 sf
Year built	1993
Property class	B
Stories	3
APN	2071500400
Lot size	5,659 sf
Number of buildings	1
Garage spaces	0
Carport spaces	8
Asking	3950000

PROPERTY HIGHLIGHTS

3

Units

\$3.95M

Price

4,744 SF

Building size

Property Overview

4594 Cove Drive presents a multifamily property offered for sale in Carlsbad, California. Located in the 92008 ZIP code, the property offers an opportunity to acquire a multifamily asset at a clearly identified Cove Drive address.

MULTIFAMILY ASSET

The property is classified as a multifamily offering, supporting a residential investment or ownership strategy.

FOR SALE

The asset is currently offered for sale.

CARLSBAD LOCATION

Situated in the City of Carlsbad, a recognized Southern California community.

COVE DRIVE ADDRESS

Located at 4594 Cove Drive, providing a clearly defined property location.

92008 ZIP CODE

Positioned within the Carlsbad 92008 ZIP code.

PROPERTY

Photos



PROPERTY

Photos



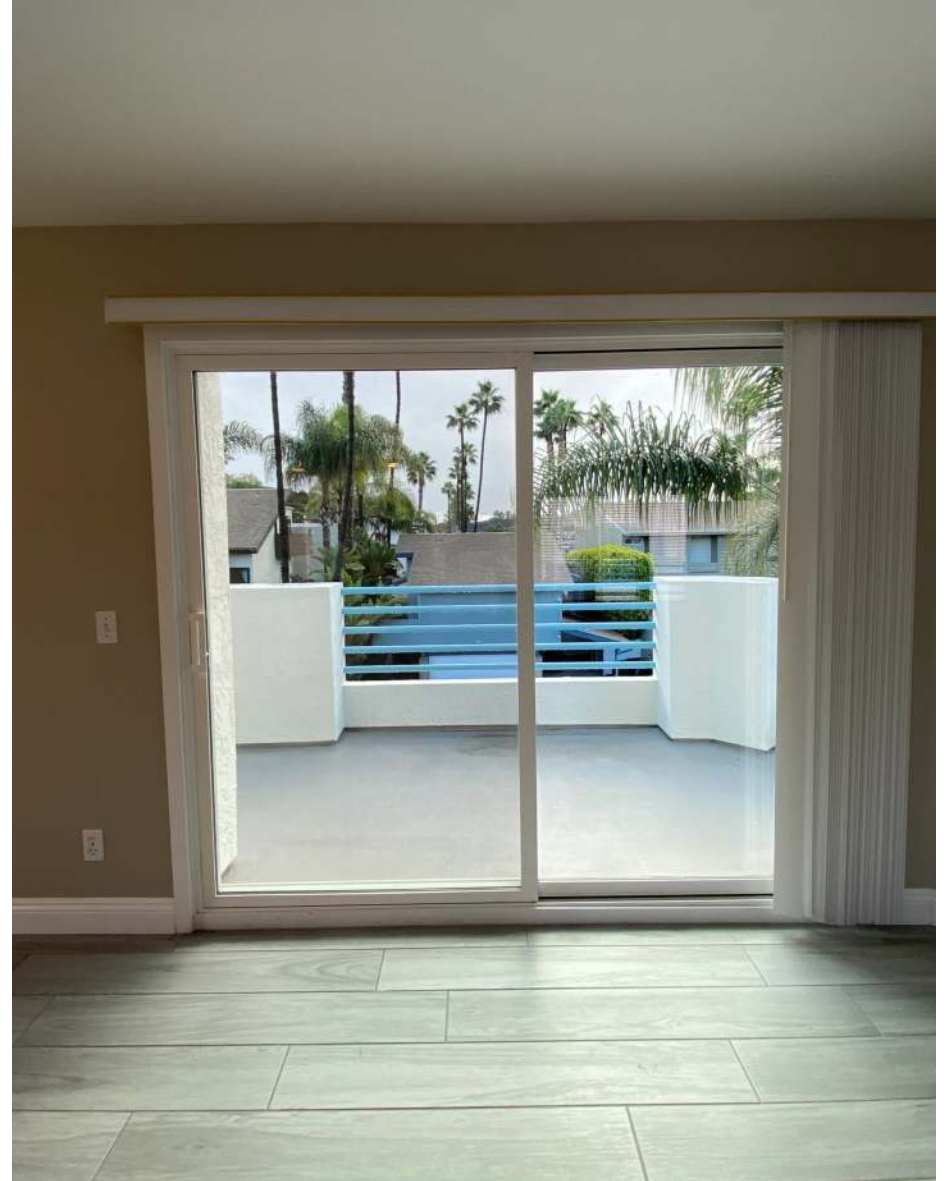
PROPERTY

Photos



PROPERTY

Photos



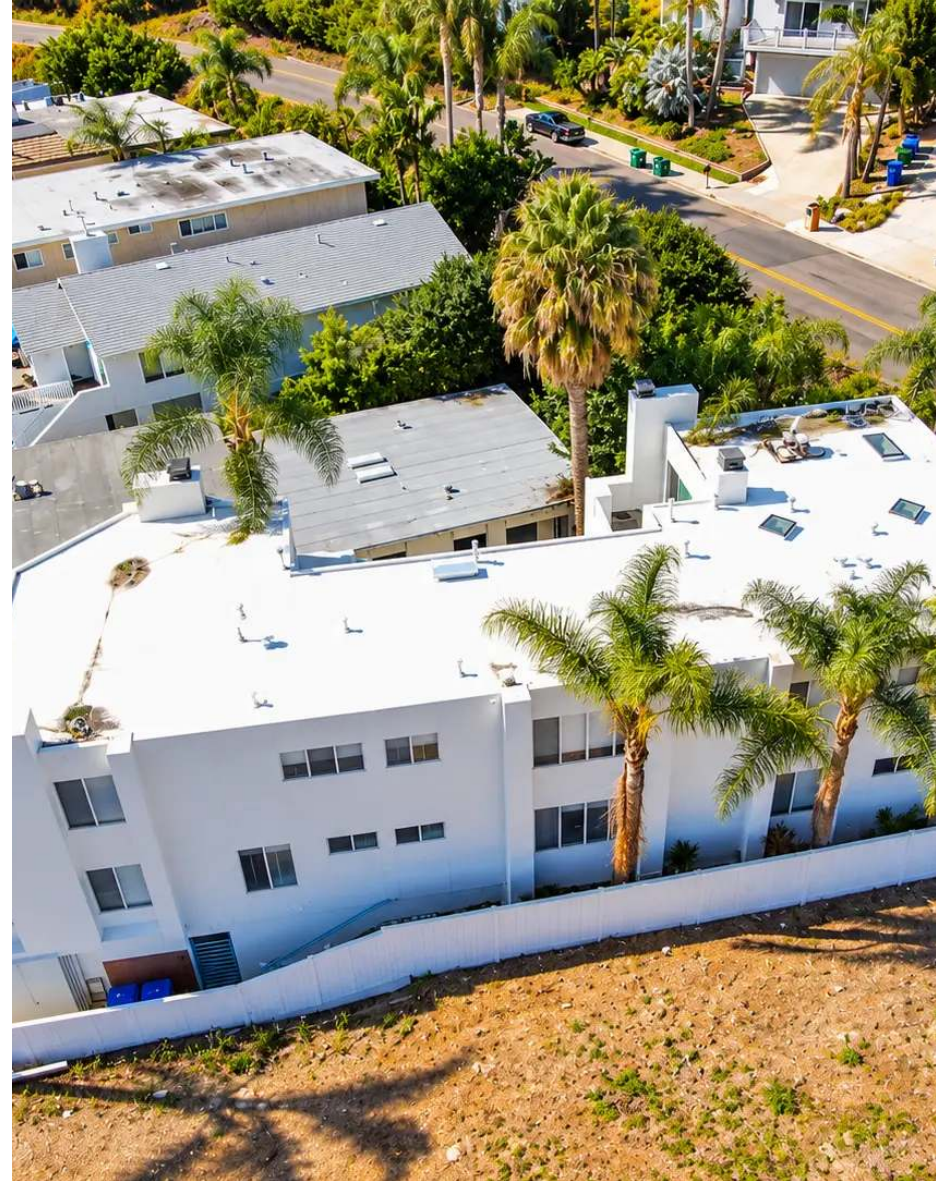
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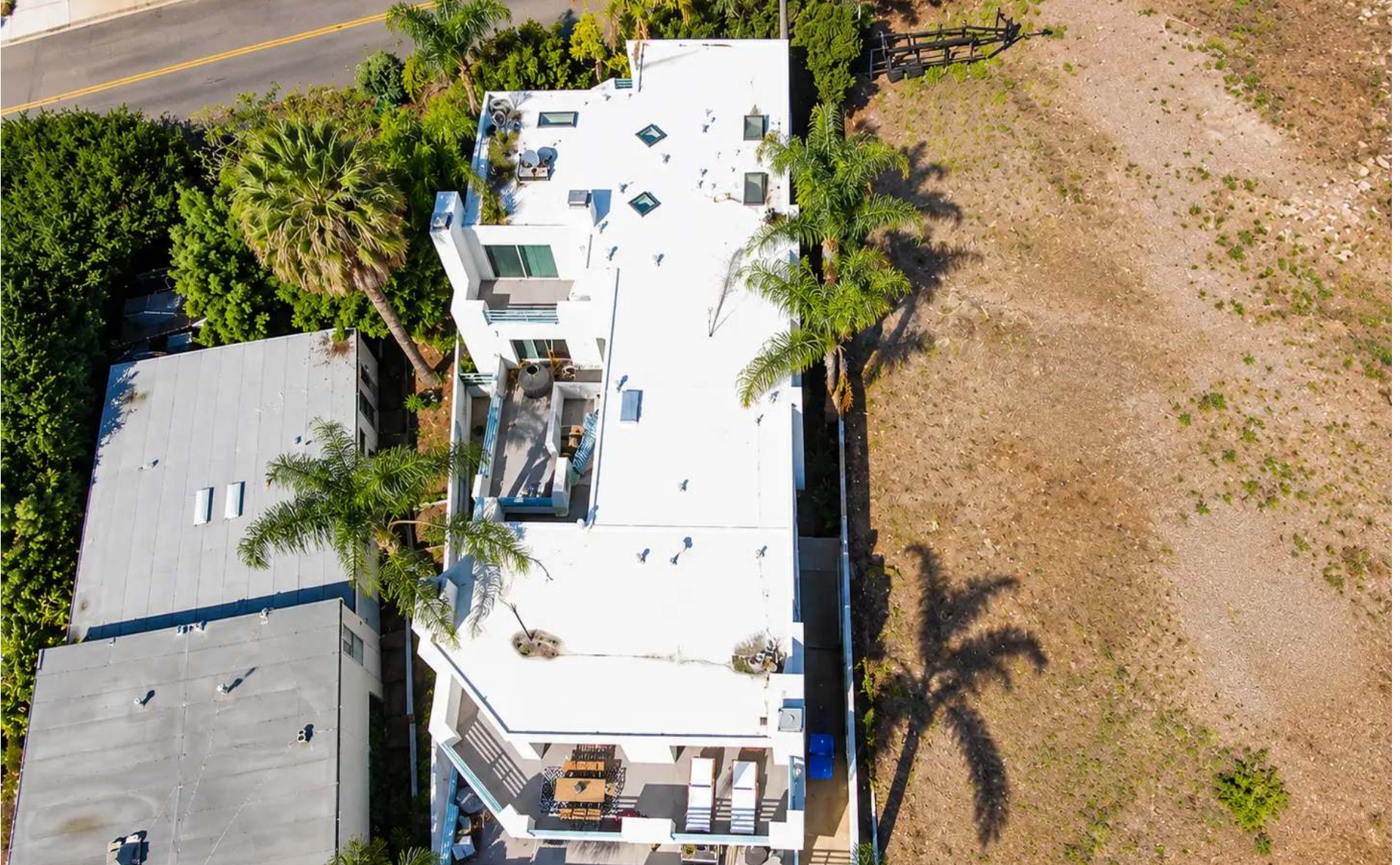
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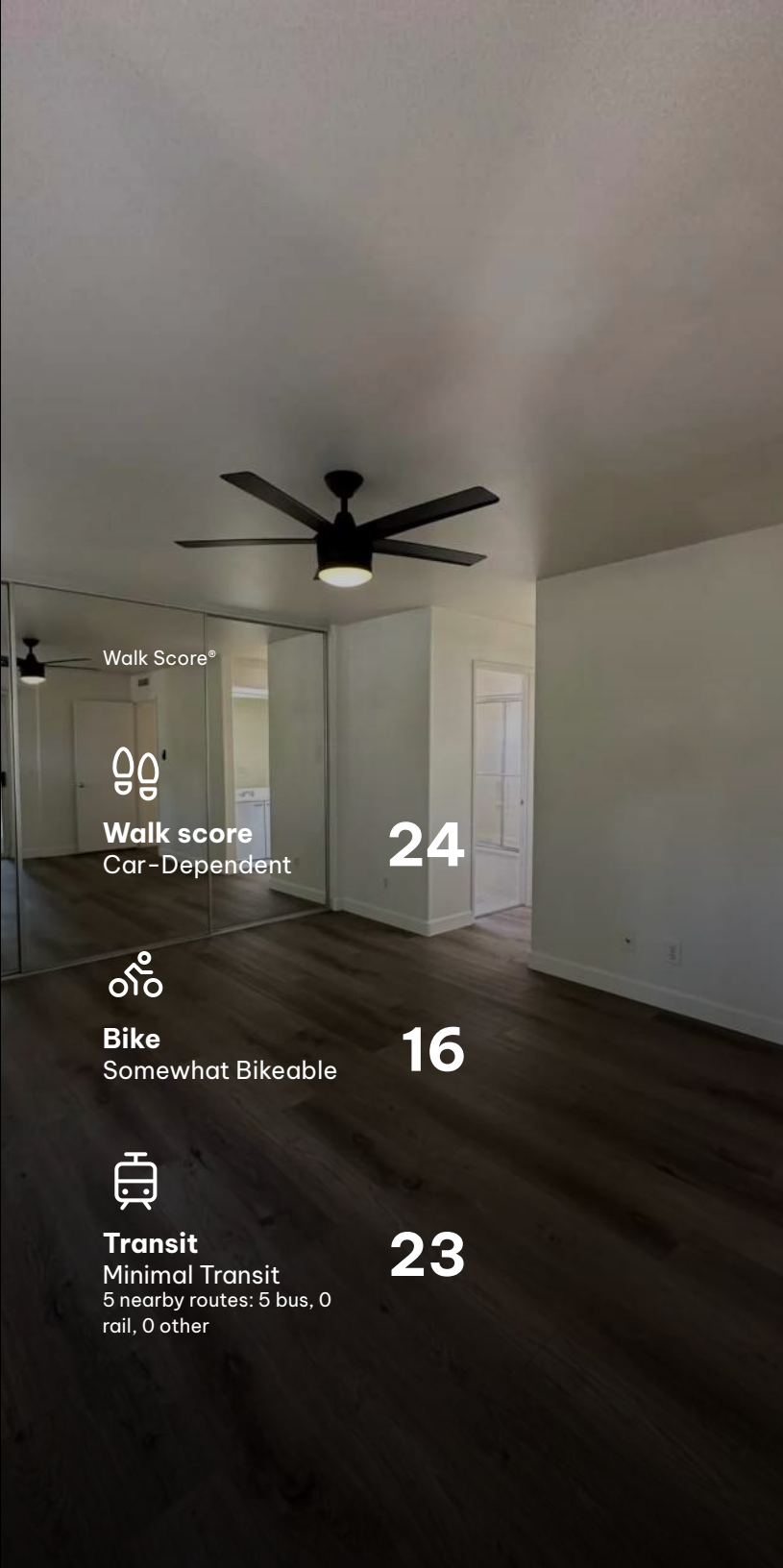
Photos



PROPERTY

Photos





PROPERTY

Location Overview

The property is located in Carlsbad, California, within the 92008 ZIP code and along Cove Drive. This established city location provides a clearly identifiable setting for a multifamily acquisition in the Carlsbad market.

CARLSBAD SETTING

Located within the City of Carlsbad, California.

92008 LOCATION

The property is situated in the 92008 ZIP code.

COVE DRIVE POSITION

The asset occupies a specific location along Cove Drive.

SOUTHERN CALIFORNIA MARKET

Positioned in the Southern California state market.

MULTIFAMILY CONTEXT

The Carlsbad location supports consideration within a multifamily-focused real estate context.

Walk Score®



Walk score
Car-Dependent

24



Bike
Somewhat Bikeable

16



Transit
Minimal Transit
5 nearby routes: 5 bus, 0
rail, 0 other

23



Financials

Rent Roll

Unit #	Bedrooms	Bathrooms	Sqft	Current status	Current Rent
1	2	2	1,373	Occupied	\$3,689
2	2	2	1,171	Occupied	\$3,200
3	3	3.5	2,200	Occupied	\$4,200





Sale Comparables

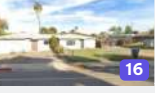
Sales Comps Map.



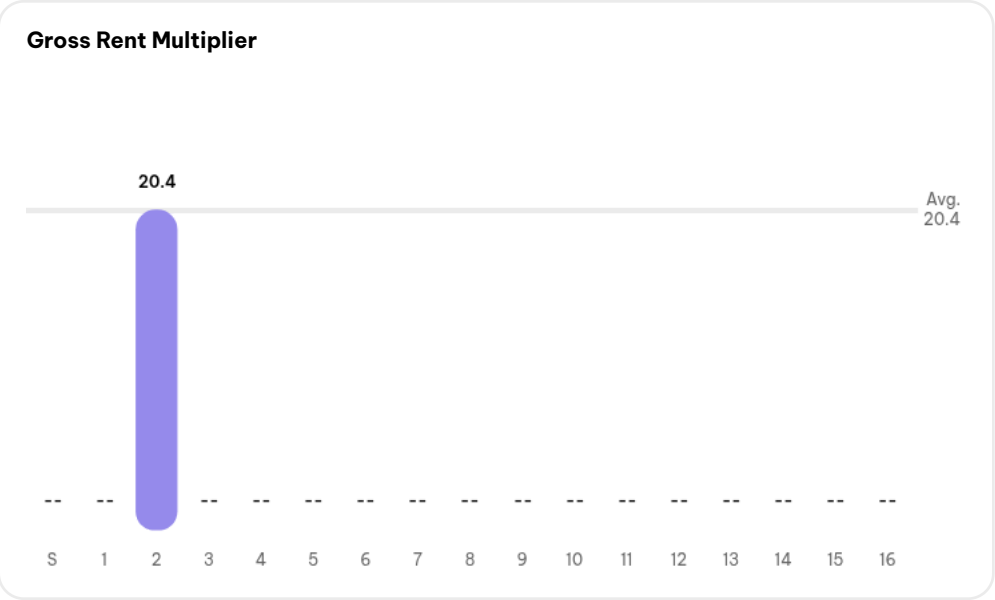
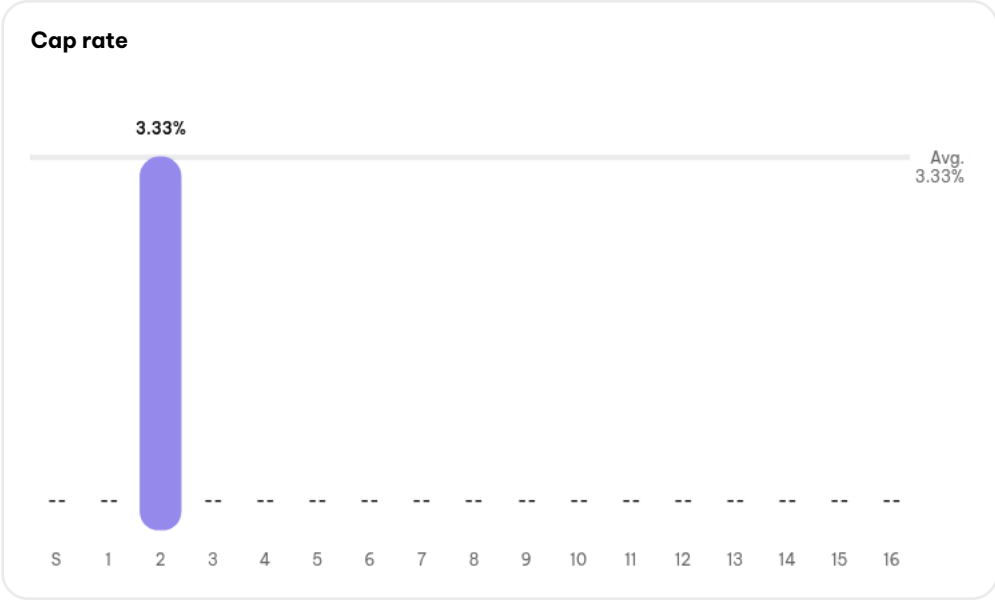
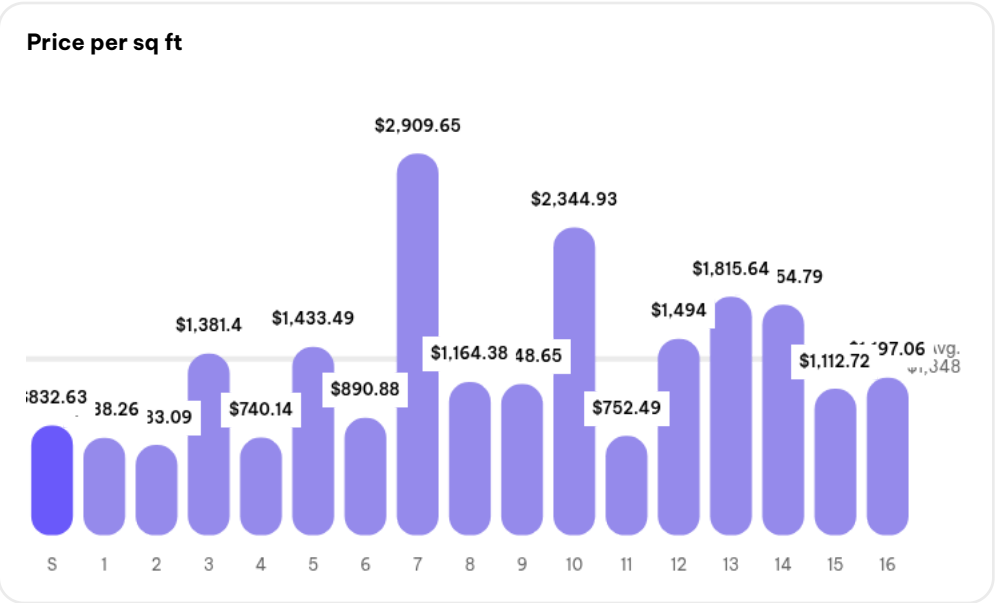
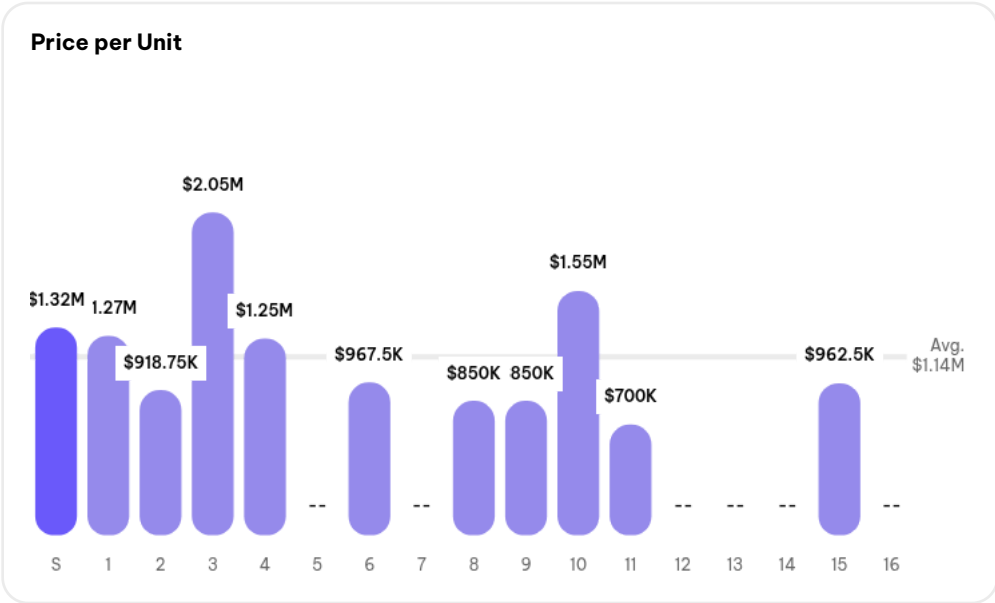
Sale Comps Summary

property	built /renovated	units	unit mix	sale price	sold / status	\$/unit	RSF (SF)	\$/SF	avg SF	GRM	CAP
 4594 Cove Dr, Carlsbad, CA 92008	1993	3	1x 2BR/2BA 2x 2BR/2BA 3x 3BR/3.5BA	\$3,950,000	For Sale	\$1.32M	4,744	\$832.63	1,581		2.43%
 316 1/2 Surfrider Way, Oceanside, CA 92054, USA	2005	2	2BR/1BA 4BR/4BA	\$2,530,000	11/06/2024	\$1.27M	3,427	\$738.26	1,714		
 639-641 Ida Ave ave, Solana Beach, CA 92075, USA	2000	2	2x 3BR/2.5BA	\$1,837,500	11/19/2024	\$918.75K	2,690	\$683.09	1,345	20.40	3.33%
 3920-22 Garfield St, Carlsbad, CA 92008	1952	1		\$2,050,000	12/26/2024	\$2.05M	1,484	\$1,381.40	1,484		
 3726-28 Garfield St, Carlsbad, CA 92008	1984	2		\$2,495,000	12/30/2024	\$1.25M	3,371	\$740.14	1,686		
 972-88 Grand Ave, Carlsbad, CA 92008				\$2,500,000	04/01/2025		1,744	\$1,433.49			
 3932-34 Syme Dr, Carlsbad, CA 92008	1960	2		\$1,935,000	04/07/2025	\$967.5K	2,172	\$890.88	1,086		
 2747 Ocean St, Carlsbad, CA 92008, USA	1965			\$7,600,000	05/27/2025		2,612	\$2,909.65			
 2782-84 Jefferson St, Carlsbad, CA 92008	1950	2		\$1,700,000	09/16/2025	\$850K	1,460	\$1,164.38	730		
 2786-90 Jefferson St, Carlsbad, CA 92008	1950	2		\$1,700,000	09/16/2025	\$850K	1,480	\$1,148.65	740		
 164 Chestnut Ave, Carlsbad, CA 92008, USA	1960	2		\$3,100,000	11/10/2025	\$1.55M	1,322	\$2,344.9 3	661		

Sale Comps Summary

property	built /renovated	units	unit mix	sale price	sold / status	\$/unit	RSF (SF)	\$/SF	avg SF	GRM	CAP
 160 Hemlock Ave, Carlsbad, CA 92008, USA	1964	4		\$2,800,000	02/13/2026	\$700K	3,721	\$752.49	930		
 735 Pine Ave, Carlsbad, CA 92008, USA	1959			\$2,492,000	03/30/2026		1,668	\$1,494.00			
 157 Maple Ave, Carlsbad, CA 92008, USA	1949			\$2,600,000	04/03/2026		1,432	\$1,815.64			
 3048 Jefferson St, Carlsbad, CA 92008, USA	1925			\$3,850,000	05/14/2026		2,194	\$1,754.79			
 2850 Highland Dr, Carlsbad, CA 92008, USA	1948	2		\$1,925,000	06/22/2026	\$962.5K	1,730	\$1,112.72	865		
 722-30 Magnolia Ave, Carlsbad, CA 92008	1959			\$2,035,000	06/23/2026		1,700	\$1,197.06			
Averages	1962	2.10		\$2,696,844		\$1.14M	2,138	\$1,347.60	1,124	20.40	3.33%

Sale Comps Chart



Sale Comps Detailed



S 4594 Cove Dr, Carlsbad, CA 92008

Property Summary		Unit Type	# Units
Year Built	1993	2BR/2BA	1
Units	3	2BR/2BA	2
Building SF	4,744 SF	3BR/3.5BA	3
Price per SF	—		
Price per Unit	—		
Sale Price	\$3,950,000		
Lot Size	5,659 SF		
CAP	2.43%		



1 316 1/2 Surfrider Way, Oceanside, CA 92054, USA

Property Summary		Unit Type	# Units
Year Built	2005	2BR/1BA	—
Units	2	4BR/4BA	—
Building SF	3,427 SF		
Price per SF	\$738.26		
Price per Unit	\$1,265,000		
Sale Price	\$2,530,000		
Sold/status	11/06/2024		
Lot Size	5,369 SF		

Note

Turnkey 3,427 SF Oceanside duplex two blocks from the sand with peekaboo ocean views. Recently upgraded 4BR and 2BR units; includes a 3-car garage, covered carport and owned solar.

Sale Comps Detailed



2 639-641 Ida Ave ave, Solana Beach, CA 92075, USA

Property Summary	Unit Type	# Units
Year Built	2000	
Units	2	
Building SF	2,690	
Price per SF	\$683.09	
Price per Unit	\$918,750	
Sale Price	\$1,837,500	
Sold/status	11/19/2024	
Lot Size	11,390 SF	
CAP	3.33%	
GRM	20.4	



3 3920-22 Garfield St, Carlsbad, CA 92008

Property Summary	Unit Type	# Units
Year Built	1952	
Units	1	
Building SF	1,484	
Price per SF	\$1,381.40	
Price per Unit	\$2,050,000	
Sale Price	\$2,050,000	
Sold/status	12/26/2024	

Note

WEST OF THE 5 | SOLANA BEACH DELUXE DUPLEX WITH MANY ATTRACTIVE AMENITIESWe are pleased to present the exclusive opportunity to acquire 639-641 Ida Ave, a multi-family building comprised of two updated 3 BD/2.5 BA units ideally located in the Solana Beach/Del Mar Beach area. This location has excellent proximity to several beautiful beaches and surf areas, the well-

Sale Comps Detailed



4 3726-28 Garfield St, Carlsbad, CA 92008

Property Summary		Unit Type	# Units
Year Built	1984		
Units	2		
Building SF	3,371		
Price per SF	\$740.14		
Price per Unit	\$1,247,500		
Sale Price	\$2,495,000		
Sold/status	12/30/2024		



5 972-88 Grand Ave, Carlsbad, CA 92008

Property Summary		Unit Type	# Units
Building SF	1,744		
Price per SF	\$1,433.49		
Sale Price	\$2,500,000		
Sold/status	04/01/2025		

Sale Comps Detailed



6 3932-34 Syme Dr, Carlsbad, CA 92008

Property Summary		Unit Type	# Units
Year Built	1960		
Units	2		
Building SF	2,172		
Price per SF	\$890.88		
Price per Unit	\$967,500		
Sale Price	\$1,935,000		
Sold/status	04/07/2025		



7 2747 Ocean St, Carlsbad, CA 92008, USA

Property Summary		Unit Type	# Units
Year Built	1965		
Building SF	2,612		
Price per SF	\$2,909.65		
Sale Price	\$7,600,000		
Sold/status	05/27/2025		

Sale Comps Detailed



8 2782-84 Jefferson St, Carlsbad, CA 92008

Property Summary		Unit Type	# Units
Year Built	1950		
Units	2		
Building SF	1,460		
Price per SF	\$1,164.38		
Price per Unit	\$850,000		
Sale Price	\$1,700,000		
Sold/status	09/16/2025		



9 2786-90 Jefferson St, Carlsbad, CA 92008

Property Summary		Unit Type	# Units
Year Built	1950		
Units	2		
Building SF	1,480		
Price per SF	\$1,148.65		
Price per Unit	\$850,000		
Sale Price	\$1,700,000		
Sold/status	09/16/2025		

Sale Comps Detailed



10 164 Chestnut Ave, Carlsbad, CA 92008, USA

Property Summary	Unit Type	# Units
Year Built	1960	
Units	2	
Building SF	1,322	
Price per SF	\$2,344.93	
Price per Unit	\$1,550,000	
Sale Price	\$3,100,000	
Sold/status	11/10/2025	



11 160 Hemlock Ave, Carlsbad, CA 92008, USA

Property Summary	Unit Type	# Units
Year Built	1964	
Units	4	
Building SF	3,721	
Price per SF	\$752.49	
Price per Unit	\$700,000	
Sale Price	\$2,800,000	
Sold/status	02/13/2026	

Sale Comps Detailed



12 735 Pine Ave, Carlsbad, CA 92008, USA

Property Summary		Unit Type	# Units
Year Built	1959		
Building SF	1,668		
Price per SF	\$1,494.00		
Sale Price	\$2,492,000		
Sold/status	03/30/2026		



13 157 Maple Ave, Carlsbad, CA 92008, USA

Property Summary		Unit Type	# Units
Year Built	1949		
Building SF	1,432		
Price per SF	\$1,815.64		
Sale Price	\$2,600,000		
Sold/status	04/03/2026		

Sale Comps Detailed



14 3048 Jefferson St, Carlsbad, CA 92008, USA

Property Summary		Unit Type	# Units
Year Built	1925		
Building SF	2,194		
Price per SF	\$1,754.79		
Sale Price	\$3,850,000		
Sold/status	05/14/2026		



15 2850 Highland Dr, Carlsbad, CA 92008, USA

Property Summary		Unit Type	# Units
Year Built	1948		
Units	2		
Building SF	1,730		
Price per SF	\$1,112.72		
Price per Unit	\$962,500		
Sale Price	\$1,925,000		
Sold/status	06/22/2026		

Sale Comps Detailed



16 722-30 Magnolia Ave, Carlsbad, CA 92008

Property Summary		Unit Type	# Units
Year Built		1959	
Building SF		1,700	
Price per SF		\$1,197.06	
Sale Price		\$2,035,000	
Sold/status		06/23/2026	

Market Overview

Carlsbad, CA

Description

Nestled along the stunning coast of San Diego County, Carlsbad, CA, is a picturesque beach city renowned for its vibrant blend of natural beauty and modern amenities. With its prominent location just 35 miles north of San Diego and 87 miles south of Los Angeles, this charming coastal haven offers a delightful mix of breathtaking beaches, scenic lagoons, and lush parks. Visitors flock to Carlsbad for its year-round pleasant climate and numerous recreational opportunities. The city is also a hub for the golf industry, making it an essential stop for golf enthusiasts. With attractions like Legoland California Resort and a bustling downtown area, Carlsbad is the perfect destination for both relaxation and adventure.

Recreational Delights

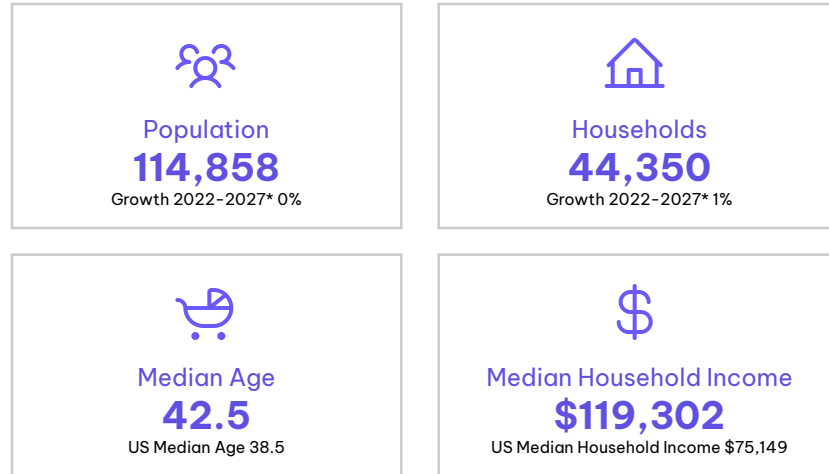
Carlsbad boasts an abundance of recreational activities, catering to outdoorsy individuals and families alike. The city is home to several beautiful beaches where sunbathing, surfing, and beach volleyball are popular pastimes. Noteworthy beaches include Carlsbad State Beach and South Carlsbad State Beach, which offer pristine coastline and exceptional surfing conditions. Beyond the beach, visitors can explore multiple parks and nature preserves, such as the Lake Calavera Nature Preserve, known for its hiking trails and volcanic views, and the serene Agua Hedionda Lagoon. Families can enjoy family-friendly parks like Alga Norte Community Park, featuring picnic areas, sports fields, and playgrounds. The iconic flower fields of Carlsbad bloom each spring, showcasing vibrant colors and attracting nature lovers. With such a variety of recreational options, residents and visitors are never short of outdoor fun in Carlsbad.

Culinary Scene

Carlsbad's culinary landscape is as dynamic as its scenic views, featuring an eclectic mix of dining options that cater to every palate. The city's downtown area, specifically the Village of Carlsbad, is home to a variety of cafes, bistros, and fine dining establishments. Seafood is notably popular here, with fresh catches featured at local favorites like The Fish Market and Harbor Fish & Chips. Additionally, the city's culinary scene embraces diverse flavors, including Italian, Mexican, and Asian cuisine, with local spots like Koko's Sushi and Casa de Bandini. Many eateries prioritize farm-to-table ingredients, reflecting the rich agricultural heritage of the region. For beer enthusiasts, Carlsbad is also known for its burgeoning craft brewery scene, with breweries such as Barrel Republic and Carlsbad Brewing Company. The city's food events, like the Carlsbad Village Art, Food, and Wine Festival, showcase the town's vibrant culinary community, making it a gastronomic haven for both locals and visitors alike.



Demographics

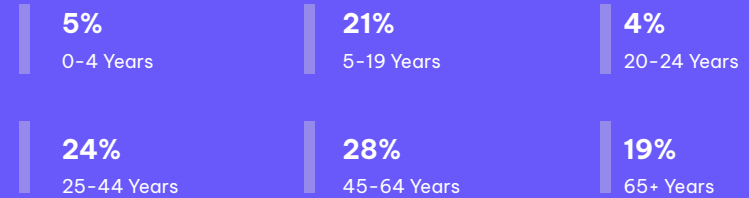


Highlights

Approximately 114,858 residents in Carlsbad, making it a vibrant community.

The median age in Carlsbad is 42.5 years, slightly older than the national average of 38.5.

The median household income stands at an impressive \$119,302, significantly higher than the national average of \$75,149.



	1 Mile	3 Miles	5 Miles
Radius Metrics Highlights in 3-mile radius			
Total population	10,555	65,804	182,194
5 year projected total population	14,848	99,097	275,727
Total households	4,100	26,602	69,951
Current Median Household Income	\$123,593	\$125,166	\$116,556
5 year projected median household income	\$145,661	\$161,744	\$154,043
Current Per Capita Income	\$66,568	\$63,249	\$55,543
5 year projected per capita income	\$79,471	\$80,278	\$73,515
Median home value	\$1,242,210	\$1,117,684	\$981,944

Employers.

1 Carlsbad Unified School District

2 City of Carlsbad

3 Callaway Golf Co

4 Thermo Fisher Scientific





CARLSBAD, CA



6%

UNEMPLOYMENT RATE



MARKET OVERVIEW

Employment

Professional, Scientific, and Technical Services	17.5%
Manufacturing	14%
Health Care and Social Assistance	9.6%
Retail Trade	9.3%
Educational Services	8.6%
Accommodation and Food Services	7.8%
Finance and Insurance	6.4%
Construction	4.1%
Administrative and Support and Waste Management Services	4%
Other	18.7%

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Contact Us

Greg Gorsuch

7606723678

greg@cpmrealty.us



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