



6250-6256 STEWART ST

MULTIFAMILY INVESTMENT OPPORTUNITY

SAN DIEGO, CALIFORNIA 92115 | COLLEGE AREA



JCA INTERNATIONAL REALTY

EXECUTIVE SUMMARY

A Rare, Turn-Key Investment in the Heart of the College Area

Positioned in one of San Diego's most desirable student-housing locations, 6250–6256 Stewart Street presents an exceptional opportunity to acquire a fully renovated, income-producing multifamily property just minutes from San Diego State University.

The property features four residential units across three buildings, offering a total of 17 bedrooms and 9 bathrooms. The unit mix includes a renovated 5-bedroom, 3-bathroom main residence and three newly constructed 4-bedroom, 2-bathroom ADUs—creating an attractive configuration for investors seeking strong rental demand and diversified income.

With modern amenities throughout, including central air conditioning, in-unit laundry, ceiling fans in every bedroom, and paid solar, the property is designed for both tenant appeal and operational efficiency.



PROPERTY OVERVIEW

Address	6250–6256 Stewart Street, San Diego, CA 92115		
Asking Price	\$3,500,000		
Total Units	4		
Buildings	3		
Bedrooms	17		
Bathrooms	9		
Building Area	5,184 ± SF		
Main Residence	5 BR / 3 BA		
ADUs	3 × 4 BR / 2 BA		
HVAC	Central A/C		
Laundry	In-Unit		
Solar	Paid Solar		



INCOME & OPERATING SUMMARY

RENT ROLL

Property	Monthly Rent	Annual Rent
6250 Stewart St	\$5,500	\$66,000
6252 Stewart St	\$4,500	\$54,000
6254 Stewart St (Affordable Unit)	\$3,500	\$42,000
6256 Stewart St (Airbnb Unit)	\$6,927	\$83,124
TOTAL GROSS RENTAL INCOME	\$20,427	\$245,124

INVESTMENT METRICS

ASKING PRICE	\$3,500,000
IN-PLACE NOI	\$168,107
IN-PLACE CAP RATE	4.8%

OPERATING STATEMENT

	Monthly	Annual
Gross Rental Income	\$20,427.00	\$245,124.00
Less: Property Management Fees	(\$1,985.40)	(\$23,824.80)
Less: Property Taxes	(\$2,993.63)	(\$35,923.60)
Less: Maintenance & Turnover	(\$166.67)	(\$2,000.00)
Less: Utilities	(\$565.50)	(\$6,786)
Less: Insurance	(\$706.92)	(\$8,483.05)
IN-PLACE NET OPERATING INCOME	\$14,008.88	\$168,107.35

In-place figures reflect current rental income and ownership-provided operating expenses. Property taxes may be reassessed upon sale. Buyer to independently verify all income and expenses.



SALES COMPARISON REPORT

Address	Size (SF)	Units	Sold Price	Price/SF	Price/Unit	Sold Date
5160 69th St, San Diego, CA 92115	4,709	7	\$3,325,000	\$706	\$475,000	3/10/2025
4342 Marlborough Ave, San Diego, CA 92105	6,158	9	\$3,000,000	\$487	\$333,333	02/14/2025
6755 Mission Gorge Rd, San Diego, CA 92120	8,500	10	\$4,240,000	\$499	\$424,000	01/13/2025
4102 Marlborough Ave, San Diego, CA 92105	16,861	12	\$5,130,000	\$304	\$427,500	09/18/2024
4337–43 Winona Ave, San Diego, CA 92115	2,406	4	\$1,025,500	\$426	\$256,375	01/17/2025
496 47th St, San Diego, CA 92115	3,047	4	\$1,355,000	\$445	\$338,750	9/5/25



INVESTMENT HIGHLIGHTS

6250–6256 Stewart Street presents a compelling multifamily investment opportunity featuring 17 bedrooms and 9 bathrooms across four residential units and three buildings, totaling approximately 5,184 ± square feet on a 0.217 ± acre lot. The property includes a renovated 5-bedroom, 3-bathroom main residence and three 4-bedroom, 2-bathroom ADUs, offering a highly desirable unit configuration designed to meet the demands of today's rental market.

The property combines modern functionality with tenant-focused amenities, including central air conditioning, in-unit laundry, ceiling fans in every bedroom, and a paid solar system. Private outdoor spaces enhance the property's appeal, including a private yard and balcony at the rear ADU, while low-maintenance turf landscaping provides an attractive and practical exterior environment.

Ideally positioned approximately one-half mile from San Diego State University, the property benefits from its proximity to one of San Diego's major university campuses and the surrounding College Area rental market. Residents enjoy convenient access to shopping, restaurants, entertainment, and major transportation corridors, making 6250–6256 Stewart Street an attractive opportunity for investors seeking a well-positioned, turn-key multifamily asset in San Diego.



PRIME COLLEGE AREA LOCATION

Located in the heart of San Diego's College Area, Stewart Street is conveniently positioned near San Diego State University, local dining, shopping, entertainment, and neighborhood amenities.

The location combines the convenience of a university-centered community with easy access to the broader San Diego market—making it an attractive location for both residents and investors.

BUILT FOR TODAY'S RENTAL MARKET

From individual bedroom accommodations to modern shared living arrangements, the property's spacious unit configurations and extensive bedroom count are well suited to the demands of San Diego's student and young-professional rental market.

Modern conveniences such as central A/C, private laundry facilities, ceiling fans, and outdoor living areas enhance tenant appeal while paid solar may provide an additional operating advantage.

AN INVESTMENT WORTH A CLOSER LOOK

6250–6256 Stewart Street combines location, scale, modern construction, and a highly desirable unit mix into a compelling multifamily investment opportunity.

Four units. Seventeen bedrooms. One exceptional College Area asset.

Contact the listing representative for additional property information, financials, rent roll, offering memorandum, and showing availability.





AERIAL MAP

6250-6256 STEWART STREET

SAN DIEGO, CA 92115

AERIAL MAP & NEARBY AMENITIES

PRIME COLLEGE AREA LOCATION

Ideally located in the heart of San Diego's College Area, just minutes from San Diego State University and surrounded by shopping, dining, transportation, and entertainment.

	SAN DIEGO STATE UNIVERSITY	0.5 MILES
	COLLEGE AREA SHOPPING CENTER	0.6 MILES
	RESTAURANTS & CAFES (ALVARADO ROW)	0.6 MILES
	SDSU TRANSIT CENTER (TROLLEY)	0.7 MILES
	TARGET	0.8 MILES
	INTERSTATE 8 ACCESS	1.0 MILES
	LAKE MURRAY	2.4 MILES
	DOWNTOWN SAN DIEGO	6.8 MILES

 HIGH DEMAND STUDENT HOUSING AREA

Distances are approximate. Source: Google Maps.



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6250-6256 STEWART ST, SAN DIEGO



WALKABLE TO CAMPUS, SHOPPING & DINING



EASY ACCESS TO MAJOR FREEWAYS & TRANSIT



STRONG RENTAL MARKET WITH LONG-TERM UPSIDE



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YOUR REAL ESTATE SUCCESS, POWERED BY JCA INTERNATIONAL REALTY

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JCA International Realty, Inc. is founded by Kay Wolf, five-year running top nationwide producer (Berkshire Hathaway Real Estate Commercial Division) and recently named as a commercial real estate rising star by Vogue Magazine (April '22). Today, Kay employs a team of commercial real estate professionals in powering the successes of real estate investors throughout California.

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