



SUNSET CLIFFS, SAN DIEGO

1476-80 Pescadero Drive

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INTERNATIONAL REALTY



### *Rare Oceanfront Investment Property on Sunset Cliffs*

Positioned directly along the coastline of the iconic Sunset Cliffs, this rare true oceanfront property offers a compelling opportunity to acquire a high-performing coastal asset in one of San Diego's most supply-constrained markets. The property features a versatile unit mix of four 2-bedroom/1-bath residences and two studio units, supporting multiple income strategies including short-term rentals, long-term tenancy, or a blended approach. Two premier oceanfront residences are distinguished by private deck space and in-unit laundry, delivering premium guest and tenant appeal that directly supports strong rental performance. Extensive renovations completed between 2020 and 2025 have modernized the interiors and key exterior components, resulting in a turn-key investment with limited near-term capital requirements. Additional features such as private garages, separate utility metering, and a reinforced, permitted seawall enhance operational efficiency and long-term asset stability. With unobstructed panoramic ocean views, proven rental income, and irreplaceable coastal frontage, the property offers both immediate cash flow and enduring intrinsic value. Beyond the fundamentals, this asset captures what consistently drives demand along the coast: direct exposure to the Pacific, dramatic views, and an experience that cannot be replicated. For investors seeking durable income backed by one of Southern California's most iconic oceanfront settings, this offering stands apart.

### *Profit & Loss Statement* 1/1/2025 THROUGH 12/31/2025

<b>INCOME</b>	
RENTAL INCOME (BUSINESS)	472,600.00
<b>TOTAL INCOME</b>	<b>472,600.00</b>
<b>EXPENSES</b>	
ADVERTISING (BUSINESS)	1,500.00
INSURANCE (BUSINESS)	13,166.00
OFFICE EXPENSES (BUSINESS)	850.00
SUPPLIES & CLEANING	34,958.00
MAINTENANCE	9,757.00
PROPERTY TAX	2,701.82
TOTAL INCOME	472,800.00
<b>TOTAL EXPENSES</b>	<b>62,932.82</b>
<b>OVERALL TOTAL</b>	<b>409,868.00</b>

# Income & Property Overview

## *1476-80 Pescadero Drive San Diego, CA 92107*

APN: 448-242-03-00

**3 VACATION RENTALS operating through VRBO with recent expansion to Airbnb**

### **1476 Pescadero Drive**

- Downstairs, Premium Ocean Front unit with large private patio
- 2 Bedrooms, 1 Bathroom, Private Laundry Room, 1100SF, 1-Car garage
- Renovated in January 2023
- 2025 Total Annual Income for this unit: \$140,100

### **1478 Pescadero Drive**

- Upstairs, Premium Ocean Front unit with private deck
- 2 Bedrooms, 1 Bathroom, Private Laundry Room, 1100SF, 1-Car garage
- Renovated in January 2025
- 2025 Total Annual Income for this unit: \$134,300

### **1478 1/2 Pescadero Drive**

- Upstairs, Premium View Unit
- 2 Bedrooms, 1 Bathroom, 750SF, use of common laundry room, 1-Car garage
- Complete Renovation in 2020
- 2025 Total Annual Income for this unit: \$102,200

**3 Month-to-Month, Longterm LEASES**

### **1476 1/2 Pescadero Drive**

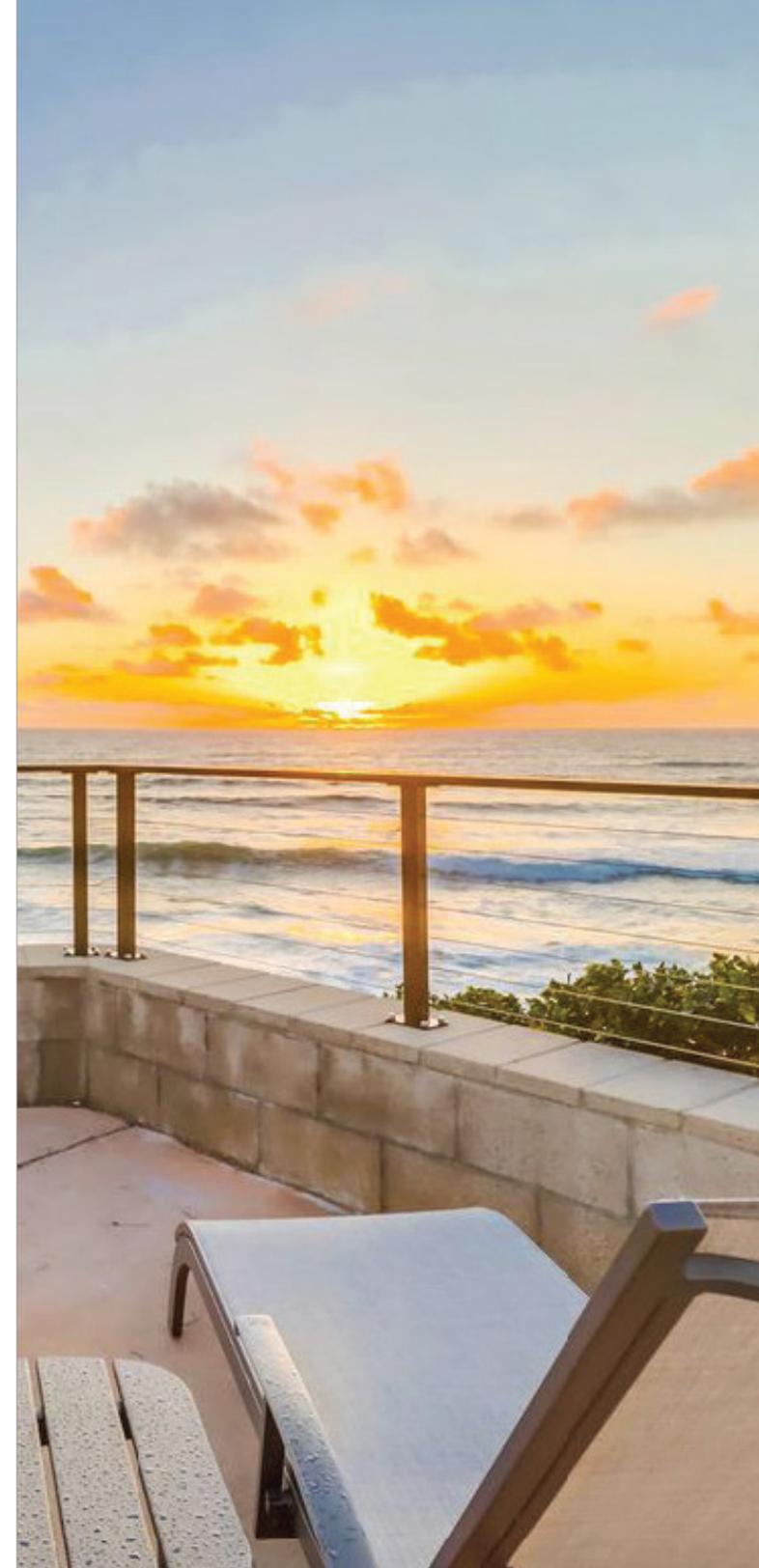
- Downstairs, Premium Unit with patio access
- 2 Bedrooms, 1 Bathroom, 750SF, use of common laundry room, 1-Car garage
- Complete Renovation completed in March 2023
- 2025 Total Annual Income for this unit: \$45,600

### **1480 Pescadero Drive**

- Upstairs, Studio with Private View Deck
- Studio with 350SF, use of common area laundry room
- Complete renovation completed February 2023
- 2025 Total Annual Income for this unit: \$30,000

### **1480 1/2 Pescadero Drive**

- Upstairs Studio with lofted bedroom area
- 350SF, use of common area laundry room
- Complete renovation March 2023
- 2025 Total Annual Income for this unit: \$20,400







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