

Chalcedony Apartments

OFFERING MEMORANDUM

1544 Chalcedony Street
San Diego, CA 92109



Chalcedony Apartments

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01 Property Description
Property Images

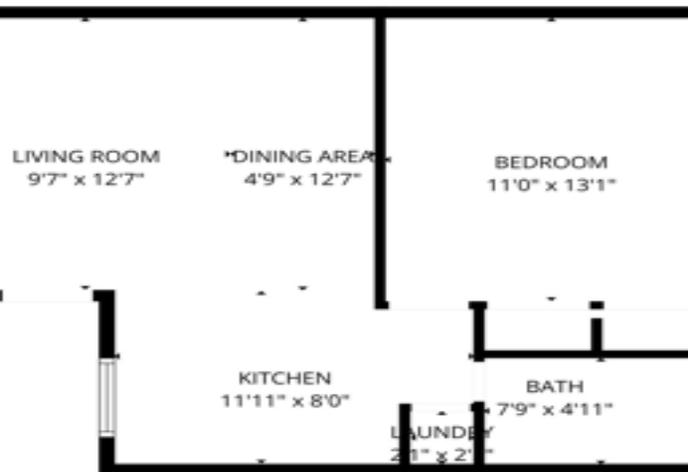
CHALCEDONY APARTMENTS













02

Executive Summary

Investment Summary

Unit Mix Summary

CHALCEDONY APARTMENTS

OFFERING SUMMARY

ADDRESS	1544 Chalcedony Street San Diego CA 92109
COUNTY	San Diego

FINANCIAL SUMMARY

PRICE	\$2,895,000
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	30,884	96,374	284,227
2026 Median HH Income	\$121,782	\$127,921	\$112,603
2026 Average HH Income	\$164,006	\$178,195	\$154,234

- 1544 Chalcedony Street presents a rare opportunity to acquire a well-maintained, versatile 4-unit property in the heart of Pacific Beach, one of San Diego's most sought-after coastal rental markets.

This dynamic investment offering features a spacious front house complemented by three rear apartments, all with desirable amenities, private outdoor spaces, and off-street parking. The property can be delivered vacant, allowing a new owner maximum flexibility to renovate, reposition, occupy, short-term/long-term lease (subject to regulations), or hold for long-term appreciation.

Opportunities to acquire clean, well-located 4-unit assets this close to the coast are extremely limited.

- Property Overview

Address: 1544 Chalcedony Street, San Diego, CA 92109

Location: Prime Pacific Beach

Unit Mix: 4 Units Total

Front House (Approx. 1,300 SF)

3 Bedrooms / 2 Bathrooms

Central Heating & Air Conditioning

In-Unit Laundry

Private Back Patio

Rooftop Deck with BBQ Area

3 Off-Street Parking Spaces

Rear Apartment Building (3 Units)

(1) 2BR / 1BA

(2) 1BR / 1BA

All units feature:

In-Unit Washer & Dryer

Private Outdoor Areas

Parking & Access

4 Single-Car Garages (Alley Access)

Additional Off-Street Parking for Front House

- -Investment Highlights-

Prime "A" Location

Located just blocks from the beach in the core of Pacific Beach, the property benefits from:

Strong and consistent rental demand

Walkability to retail, dining, and nightlife

Proximity to major employment centers

Coastal lifestyle appeal that drives premium rents

- -Flexible Exit Strategies-

Owner-occupy the 3BR house

Lease all units at market rents

Renovate and reposition for rent growth

Multi-generational living opportunity

Potential long-term appreciation hold

- -Rare Vacant Delivery-

Vacant 4-unit coastal properties are increasingly difficult to find. Vacant delivery allows:

Immediate rental increases to market

Value-add improvements

Creative operational strategies

No inherited tenancy complications

- -Desirable Amenities-

In-unit laundry in all four units

Private outdoor space for every unit

Ample off-street parking & garages

Well-maintained improvements

- -Location Overview – Pacific Beach-

Pacific Beach remains one of San Diego's most resilient and high-demand rental markets due to its unique combination of:

Coastal proximity

Vibrant entertainment scene

Strong young professional tenant base

Limited multifamily inventory

Long-term appreciation trends

Properties in this submarket historically experience:

Low vacancy

Strong rent growth

High resale demand

- Why This Asset Stands Out

? True pride of ownership condition

? Ideal 4-unit size (residential financing eligible)

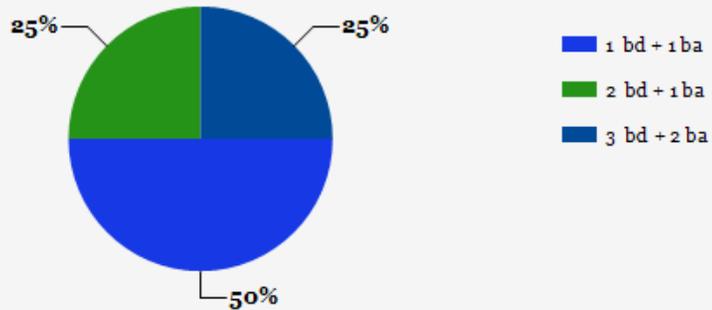
? Desirable unit mix with large front house

? Abundant parking (rare for the area)

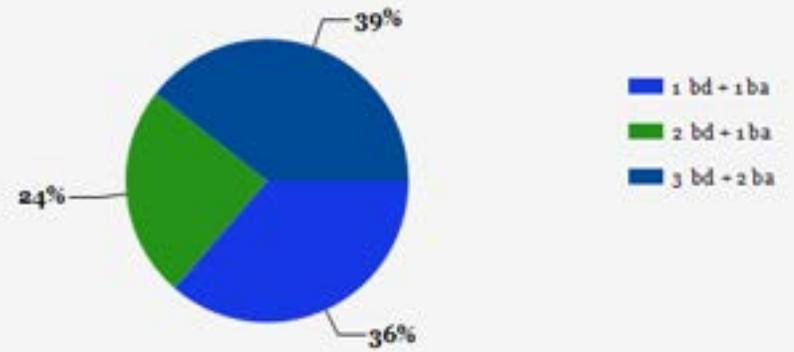
? Delivered vacant for maximum control

Unit Mix	# Units	Square Feet	Actual		Market		
			Current Rent	Monthly Income	Market Rent	Market Rent PSF	Market Income
1 bd + 1 ba	2	600	\$0	\$0	\$2,750	\$4.58	\$5,500
2 bd + 1 ba	1	800	\$0	\$0	\$3,750	\$4.69	\$3,750
3 bd + 2 ba	1	1,300	\$0	\$0	\$6,500	\$5.00	\$6,500
Totals/Averages	4	825	\$0	\$0	\$3,938	\$4.72	\$15,750

Unit Mix Summary



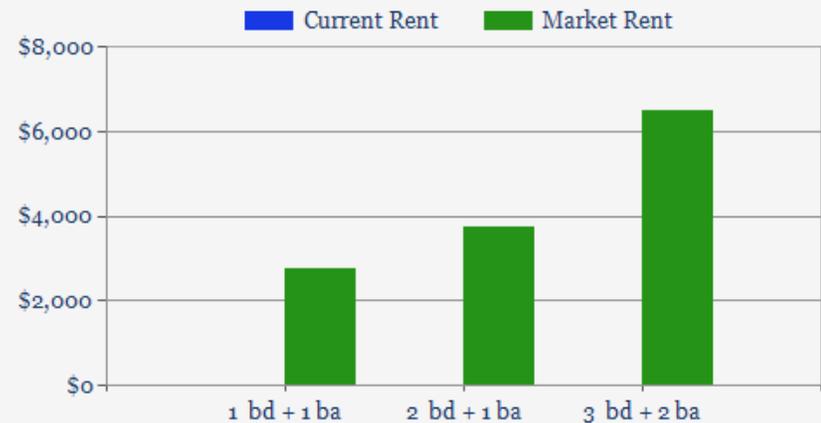
Unit Mix SF



Unit Mix Revenue

Other

Actual vs. Market Revenue



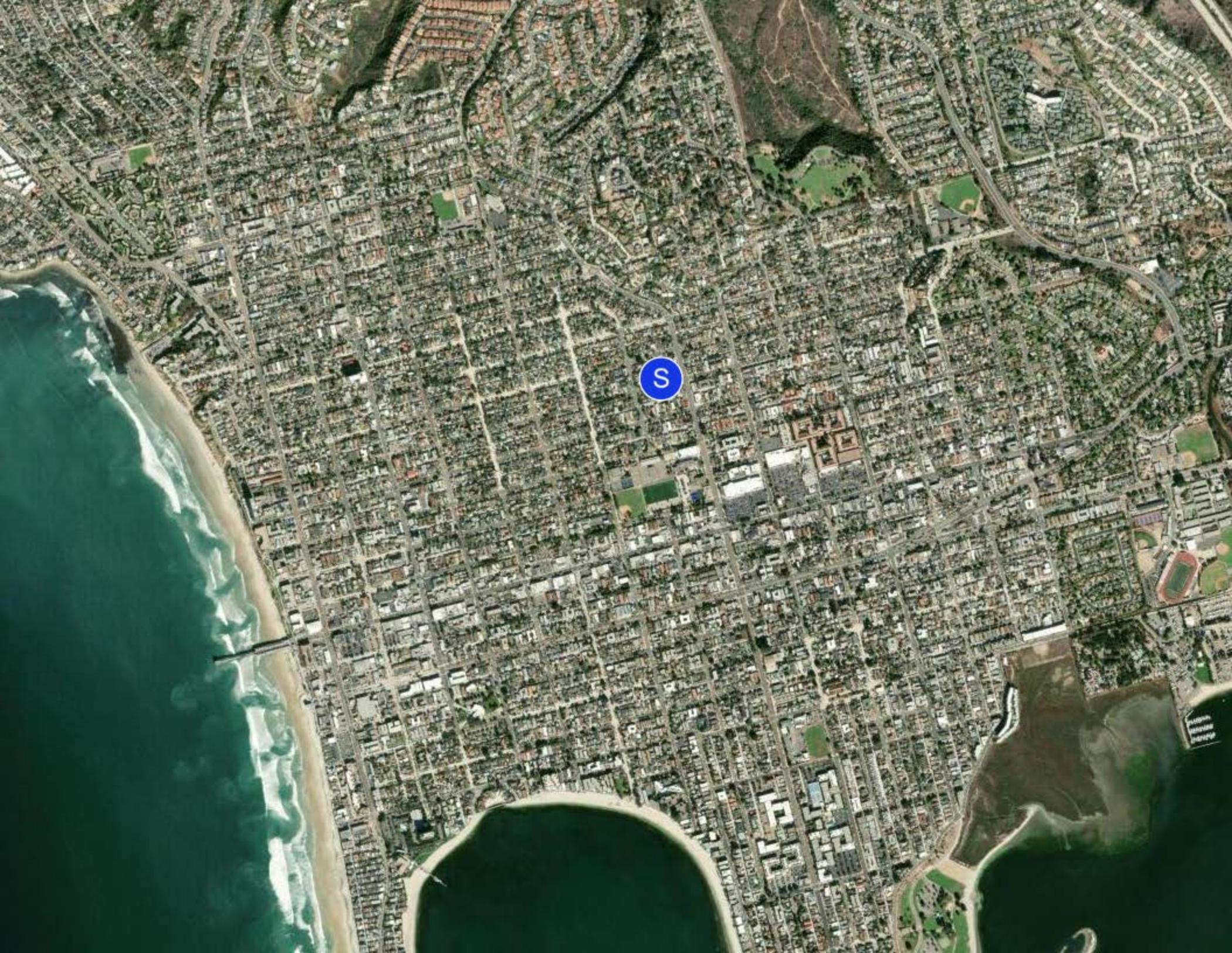


03

Location

Aerial View Map

CHALCEDONY APARTMENTS



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04

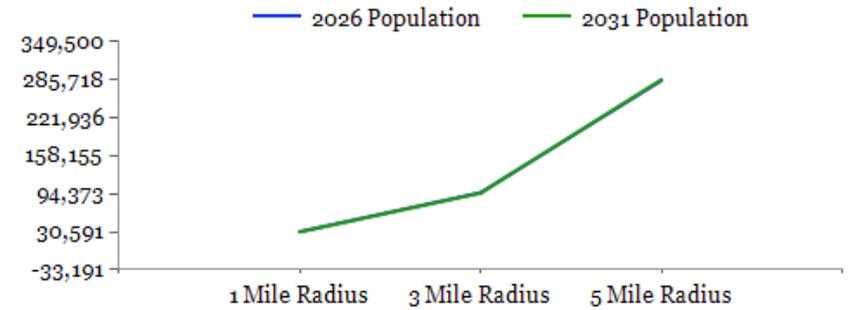
Demographics

General Demographics

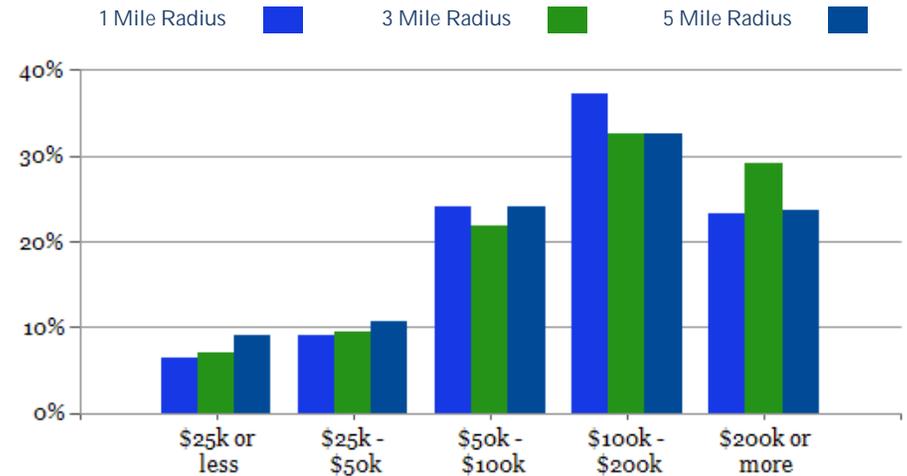
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	31,437	97,330	267,555
2010 Population	31,762	97,472	276,424
2026 Population	30,884	96,374	284,227
2031 Population	30,591	95,670	285,718
2026 African American	434	1,301	7,607
2026 American Indian	162	523	1,793
2026 Asian	1,479	6,109	40,253
2026 Hispanic	4,551	16,088	54,881
2026 Other Race	1,456	5,715	21,787
2026 White	23,277	69,504	173,915
2026 Multiracial	3,985	12,987	38,019
2026-2031: Population: Growth Rate	-0.95%	-0.75%	0.50%

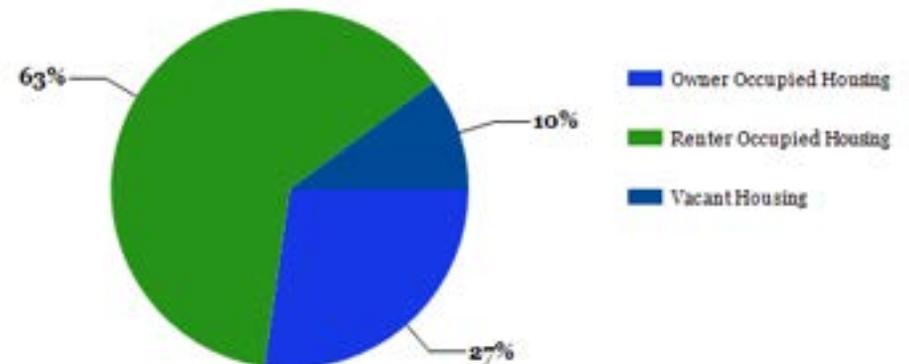
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	674	1,952	7,300
\$15,000-\$24,999	343	1,129	3,664
\$25,000-\$34,999	533	1,439	4,523
\$35,000-\$49,999	894	2,721	8,332
\$50,000-\$74,999	1,690	4,722	14,301
\$75,000-\$99,999	2,091	4,994	14,428
\$100,000-\$149,999	3,338	8,155	22,618
\$150,000-\$199,999	2,525	6,294	16,346
\$200,000 or greater	3,648	12,941	28,362
Median HH Income	\$121,782	\$127,921	\$112,603
Average HH Income	\$164,006	\$178,195	\$154,234



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

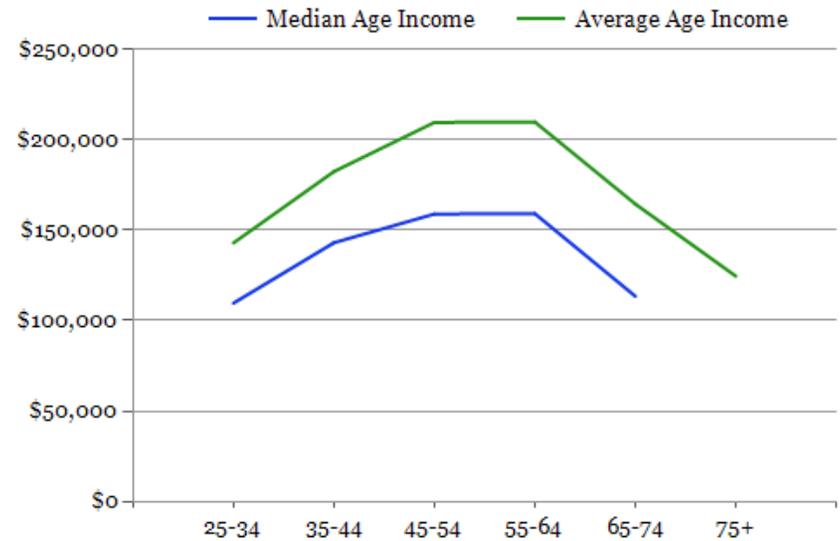
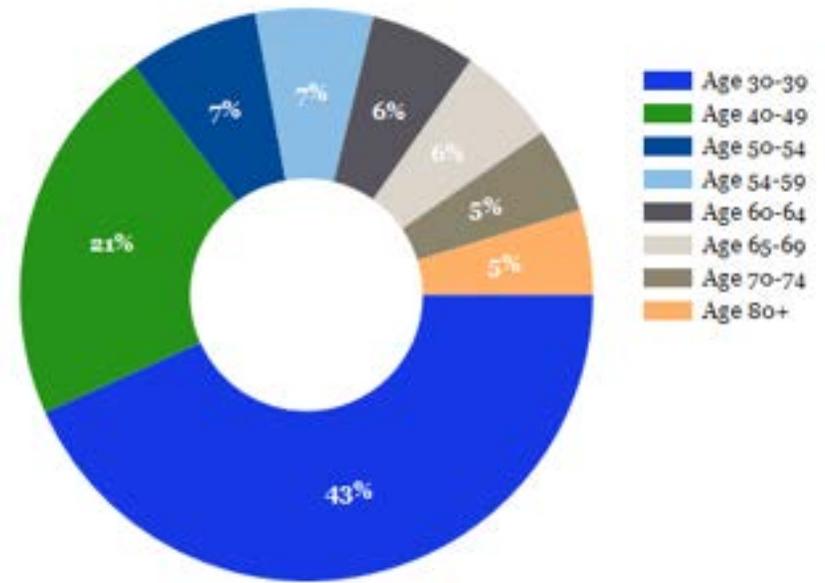


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	4,975	10,585	27,760
2026 Population Age 35-39	3,255	8,054	22,710
2026 Population Age 40-44	2,385	7,013	19,482
2026 Population Age 45-49	1,700	5,688	15,865
2026 Population Age 50-54	1,406	5,289	14,580
2026 Population Age 55-59	1,262	5,233	14,000
2026 Population Age 60-64	1,134	5,204	14,129
2026 Population Age 65-69	1,076	4,844	13,402
2026 Population Age 70-74	918	4,426	11,959
2026 Population Age 75-79	911	3,882	10,115
2026 Population Age 80-84	514	2,585	6,849
2026 Population Age 85+	501	2,499	7,241
2026 Population Age 18+	27,525	82,778	242,701
2026 Median Age	35	39	37
2031 Median Age	36	40	38

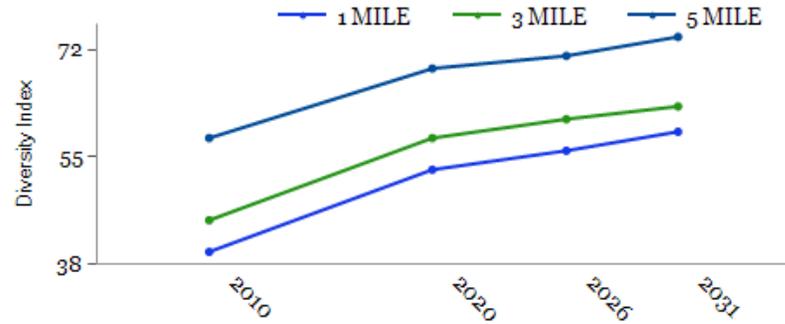
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$109,661	\$110,810	\$103,829
Average Household Income 25-34	\$142,957	\$149,815	\$134,980
Median Household Income 35-44	\$143,104	\$152,904	\$137,960
Average Household Income 35-44	\$182,498	\$194,210	\$173,996
Median Household Income 45-54	\$159,010	\$176,369	\$157,136
Average Household Income 45-54	\$209,671	\$226,409	\$196,729
Median Household Income 55-64	\$159,224	\$173,836	\$149,327
Average Household Income 55-64	\$209,948	\$225,043	\$189,832
Median Household Income 65-74	\$113,496	\$118,974	\$102,377
Average Household Income 65-74	\$164,533	\$177,276	\$149,042
Average Household Income 75+	\$124,594	\$131,961	\$112,356

Population By Age

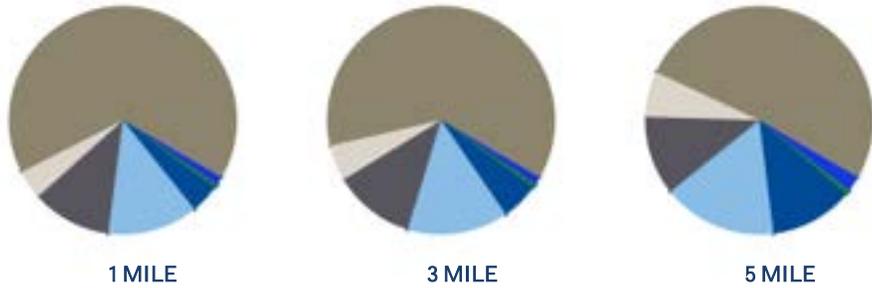


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	59	63	74
Diversity Index (current year)	56	61	71
Diversity Index (2020)	53	58	69
Diversity Index (2010)	40	45	58

POPULATION DIVERSITY



POPULATION BY RACE

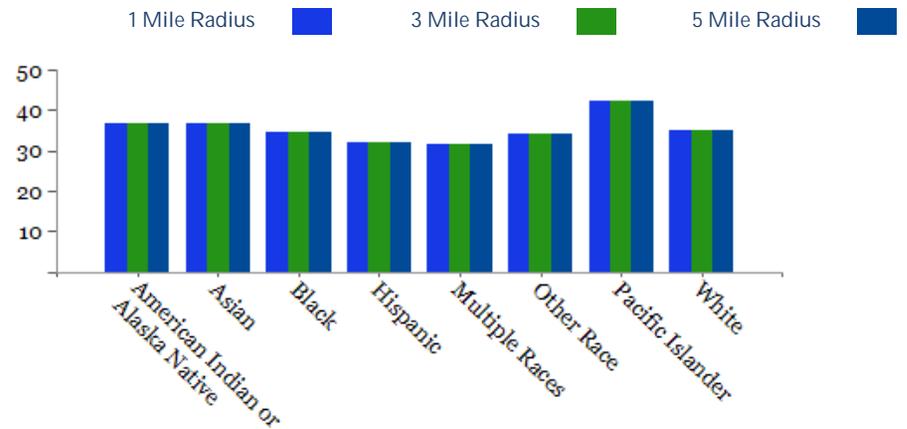


2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	1%	2%
American Indian	0%	0%	1%
Asian	4%	5%	12%
Hispanic	13%	14%	16%
Multiracial	11%	12%	11%
Other Race	4%	5%	6%
White	66%	62%	51%

2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	37	40	40
Median Asian Age	37	42	32
Median Black Age	35	38	34
Median Hispanic Age	32	33	31
Median Multiple Races Age	32	32	31
Median Other Race Age	34	35	32
Median Pacific Islander Age	43	39	37
Median White Age	35	41	41

2026 MEDIAN AGE BY RACE



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