



FOR SALE | 10 FREE-STANDING HOMES

Upscale Rolando Village Neighborhood Near SDSU
Extensively Renovated 3BR/2BA Detached Homes with Garages & Yards

6752-6770 Solita Ave, San Diego, CA 92115

BIG PRICE REDUCTION | 5.5% - 5.94% CAP RATES



Solita Cottages

6752-6770 SOLITA AVE, SAN DIEGO, CA 92115

Upscale Rolando Village

Price: ~~\$5,990,000~~ \$5,615,000

Stunning 3-Bedroom/2-Bathroom
Stand-Alone Homes with Garages + Yards
in Central San Diego



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Near SDSU: 37,000 Students
10 Minutes from Downtown San Diego & Beaches



Table of Contents

01

The Opportunity	8
Offering Process	10
Property Highlights	12
Upgrades/Renovations	14

02

Rolando Village/La Mesa	18
San Diego	20
Location Map	22
SDSU	24
Map of San Diego County	26

03

Investment Summary	30
Pro-Forma NOI Analysis	32
Rent Roll	33
Sale Comparables	34
Rent Comparables	36



Solita Cottages


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6752-6770

Solita

AVENUE

SAN DIEGO
CA 92115

Section 01

The Opportunity	8
Offering Process	10
Property Highlights	12
Upgrades/Renovations	14



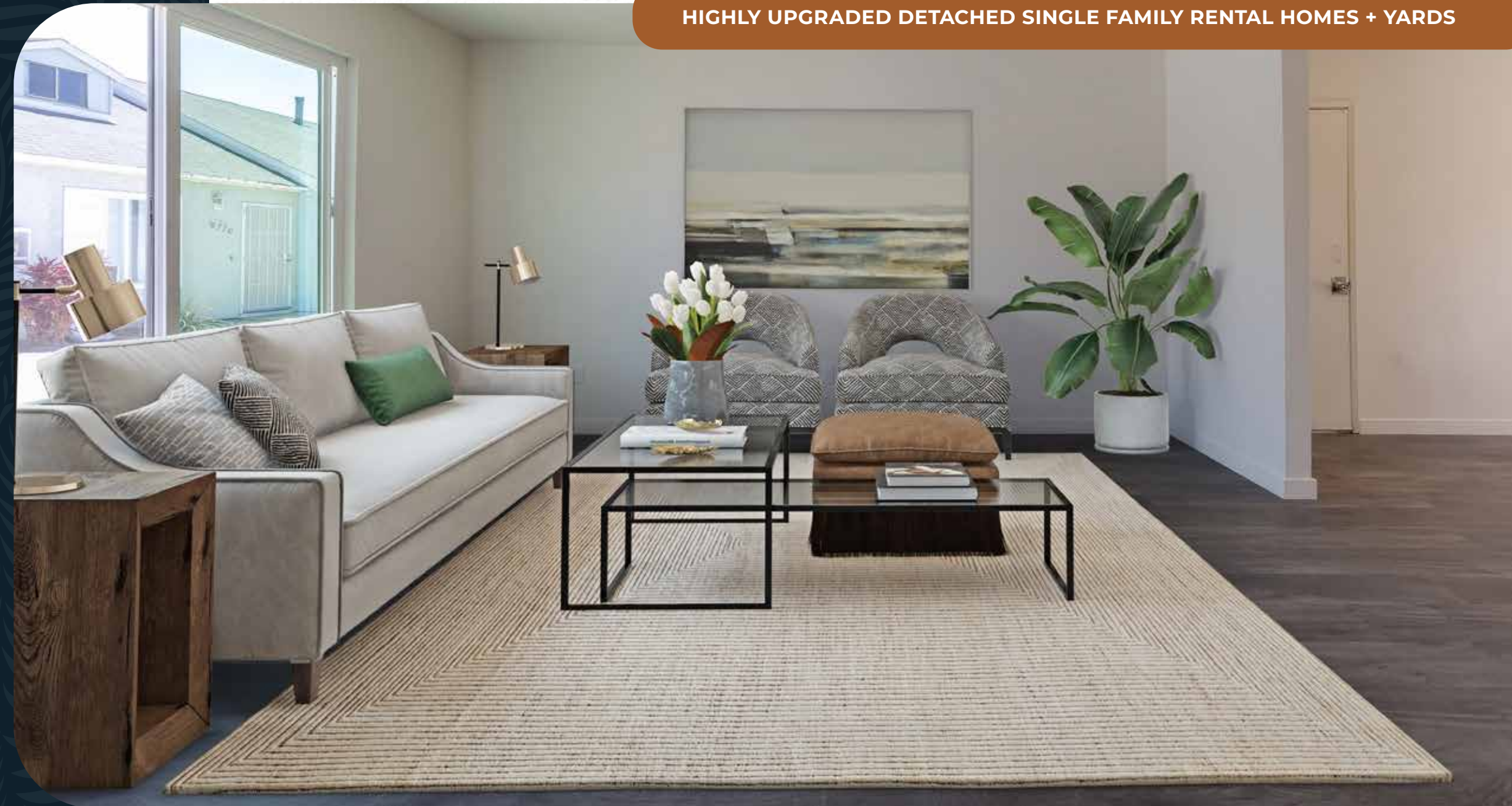
THE OPPORTUNITY

Colliers is pleased to present the opportunity to acquire 6752-6770 Solita Ave, San Diego, CA 92115, a collection of stunning 3-bedroom/2-bathroom stand-alone homes with garages and yards in central San Diego.

6752-6770 Solita Ave is an extremely unique multi-family offering in the City of San Diego, in the highly desirable and upscale enclave of Rolando Village, surrounded by a residential community of upscale homes. Just a little over a mile from the property is San Diego State University (SDSU), a bustling university with more than 37,000 students. The property consists of 10 single-family detached 3BR/2BA homes with attached garages and yards. Originally built in 1984, the property has been extensively renovated to a high level to attract elite tenants. More than \$900,000 was spent to reposition the property with recent comprehensive renovations including (but not limited to) new upscale kitchens and baths, new flooring and paint throughout, all new A/C mini-splits, new fixtures, new in-unit washer/dryers, new individual hot water heaters, new roofs throughout, windows, new low maintenance and drought tolerant landscaping, and much more.

The median 3 bedroom home sales price within ½ mile of the property is \$915,000, more than 50% higher than the individual unit list price of this unique offering. Rents of detached 3BR homes (like this offering) are priced significantly below that of the total monthly expense of a mortgage, property taxes and insurance of purchasing a similar home, typically ensuring owners with more stable longer term renters and lower turnover. Also, rental housing stock of 3BR units makes up less than 6% of the total rental housing stock in San Diego County.

HIGHLY UPGRADED DETACHED SINGLE FAMILY RENTAL HOMES + YARDS





OFFERING PROCESS

INTRODUCTION

The Seller has engaged Colliers International CA, Inc., A Delaware Corporation, dba “Colliers International” to facilitate the sale of 6752-6770 Solita Ave, San Diego, CA 92115.

THE PROPERTY

6752-6770 Solita Ave is a community of 10 stunning, extensively renovated 3-bedroom/2-bathroom stand-alone homes with attached garages, located in the Rolando area of San Diego. The homes boast upgraded interiors with stainless steel appliances, mini-split A/C systems, in-unit washer dryers included, private patios/yards and all new roofs. These unique cottages are all freestanding with no common walls, like 10 separate homes. The property has undergone recent comprehensive upgrades and is fully stabilized with attractive current and market cap rates.

OFFERING PROCESS

Prospective purchasers are invited to submit offers to purchase the property through Colliers International CA, Inc. for consideration by the Seller. Any offers to purchase are encouraged to be submitted on C.A.R. form RIPA.

PLEASE DO NOT ENTER THE PROPERTY OR DISTURB ANY TENANTS. ALL DISCUSSIONS ABOUT THE PROPERTY OR TOURS ARE TO BE DIRECTED TO COLLIERS INTERNATIONAL, THE LISTING AGENT.

CONFIDENTIALITY

This Offering Memorandum (“OM”) has been prepared by Colliers International CA, Inc., A Delaware Corporation, dba Colliers International and is provided to select parties for their own analysis of the Property. The recipient acknowledges that by receipt of this OM, and by their execution of the Confidentiality Agreement, they agree to keep permanently confidential all information contained herein or made available in connection with any further investigation.

This OM is the property of Colliers International and the Seller and may be used only by parties approved by Colliers International and the Seller. The Property is privately offered and, by accepting this package, the party in possession herein agrees, without limiting the provisions of the Confidentiality Agreement: (i) to return it to Colliers International immediately upon request of Colliers International or the Seller; and (ii) that no portion of this package may be copied, reproduced or distributed to other parties at any time without the prior written consent of Colliers International and the Seller.

DISCLAIMER

Neither the Seller nor Colliers International, nor any of their respective affiliates, directors, officers, shareholders, employees, agents, solicitors, accountants, advisors or other representatives, makes any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained in this OM or of any other information provided or statements made by Colliers International, the Seller or their agents, and such material, information, or statements should not be relied upon by prospective purchasers without independent investigation and verification. Prospective purchasers and responsible for obtaining their own independent financial, legal, accounting, engineering, technical and other expert advice. This OM does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require in analyzing the Portfolio. All materials, information or statements are provided as a convenience to prospective purchasers only. The Seller and Colliers International and their respective affiliates, directors, officers, shareholders, employees, agents, solicitors, accountants, advisors and other representatives expressly disclaim any and all liability for any errors or omissions contained in this OM or in any other oral or written communications given or made available to prospective purchasers.

This OM is not, and under no circumstances is it to be construed to be, an offering of securities, a prospectus, a public offering or an offering memorandum as defined under applicable securities legislation. No securities commission or regulatory authority in the United States of America or any other country has in any way passed judgment upon the merits of the opportunity to acquire the Property or the accuracy or adequacy of this OM.

The Seller and Colliers International reserve the right to withdraw, amend or replace all or any part of this OM at any time and undertake no obligation to provide prospective purchasers with access to any additional information, other than as contemplated by the Seller’s form of Offer. In all cases, prospective purchasers should conduct their own investigation and analysis of the Property. Any sale of the Portfolio will be subject to the terms of an accepted Offer, which will supersede all prior communications, including this OM.

REVIEW OF OFFERS

All Offers to purchase the Property will be evaluated based upon, but not limited to, the structure proposed by the prospective purchaser, the net proceeds to the Seller, the prospective purchaser’s ability to complete the transaction, and the timeliness and proposed conditions of closing, if any. Colliers International and the Seller reserve the right to request new or additional information regarding a potential purchaser or any individual or other person associated with a potential purchaser. The Seller may elect to negotiate with the prospective purchaser(s) whose purchase proposals is/are judged to be most attractive to the Seller, in its sole and absolute discretion. The Seller is not obliged to receive, consider or accept any Offer and reserves the right to reject any or all Offers received.

At any time prior to entering into an Offer, the Seller may request additional information from prospective purchasers. Failure to provide such information on a timely basis may result in the termination of discussions. The Seller reserves the right to end the sale process in respect of the Property or to cease discussions with any and all prospective purchasers at any time prior to accepting an Offer, without notice or liability.

6752-6770 Solita Ave is a community of 10 extensively renovated, rarely available 100% 3BR/2BA stand-alone homes with attached garages, located in the Rolando area of San Diego. The homes boast upgraded interiors with stainless steel appliances, minisplit A/C systems, private patios/yards, and new in-unit washer/dryers included. These unique cottages are all freestanding with no common walls, like 10 separate homes. All units have gas stoves and water heaters. Each unit is individually metered for gas and electricity. The property has undergone recent comprehensive upgrades and is fully stabilized with attractive current and market cap rates.

PROPERTY HIGHLIGHTS

- Over \$900,000 of recent CAPEX at the property
- Central location with easy access to Downtown San Diego
- Within 1 1/2 miles of highly acclaimed San Diego State University with more than 37k undergraduate students
- 100% 3BR/2BA Detached Homes + attached garages & private yards
- No shared walls
- Newer 1984 construction
- Comprehensively renovated | Upgraded interiors
- Low maintenance landscaping
- All new full size in-unit washer/dryers included

Priced \$353,500/unit below median for sale 3BR homes within 1/2 mile of the property.

LESS THAN 6% OF RENTAL HOUSING STOCK IN SAN DIEGO COUNTY ARE 3 BEDROOMS



TEN DETACHED SINGLE FAMILY RENTAL HOMES + YARDS

INVESTMENT HIGHLIGHTS

NEW Price:	\$5,615,000
Units:	10
Price/Unit:	\$561,500
Price/SF:	\$567
Unit Mix:	10 - 3BR/2BA Detached Homes
Capitalization Rate (Current):	5.50%
Capitalization Rate (Market):	5.94%
GIM (Current):	12.62
GIM (Market):	11.90
Year Built:	1984 / 2022-2024
APN:	468-380-19-00
Garages:	10 (Attached)
Parking Spaces:	10 (Off-Street)
(1) Gross Building SF:	9,900
Land Area SF:	32,670

Notes:

(1) Gross building SF based on public records. Buyer to verify.

UPGRADES/RENOVATIONS

- New kitchens - Quartz counters, new cabinets/sinks/fixtures, stainless steel appliances
- New baths - New cabinets/sinks/fixtures, refinished bath/shower stalls
- New LVP flooring throughout
- New A/C units throughout
- New washer/dryers in garages
- New fencing
- New garage doors
- Rear landscaping of units
- New mailbox
- New front drought tolerant landscaping
- All new roofs
- New gutters and downspouts
- New windows and sliders throughout
- New paint throughout (interior and exterior)
- New window coverings
- Drainage updates and sump pumps
- Striping
- Signage



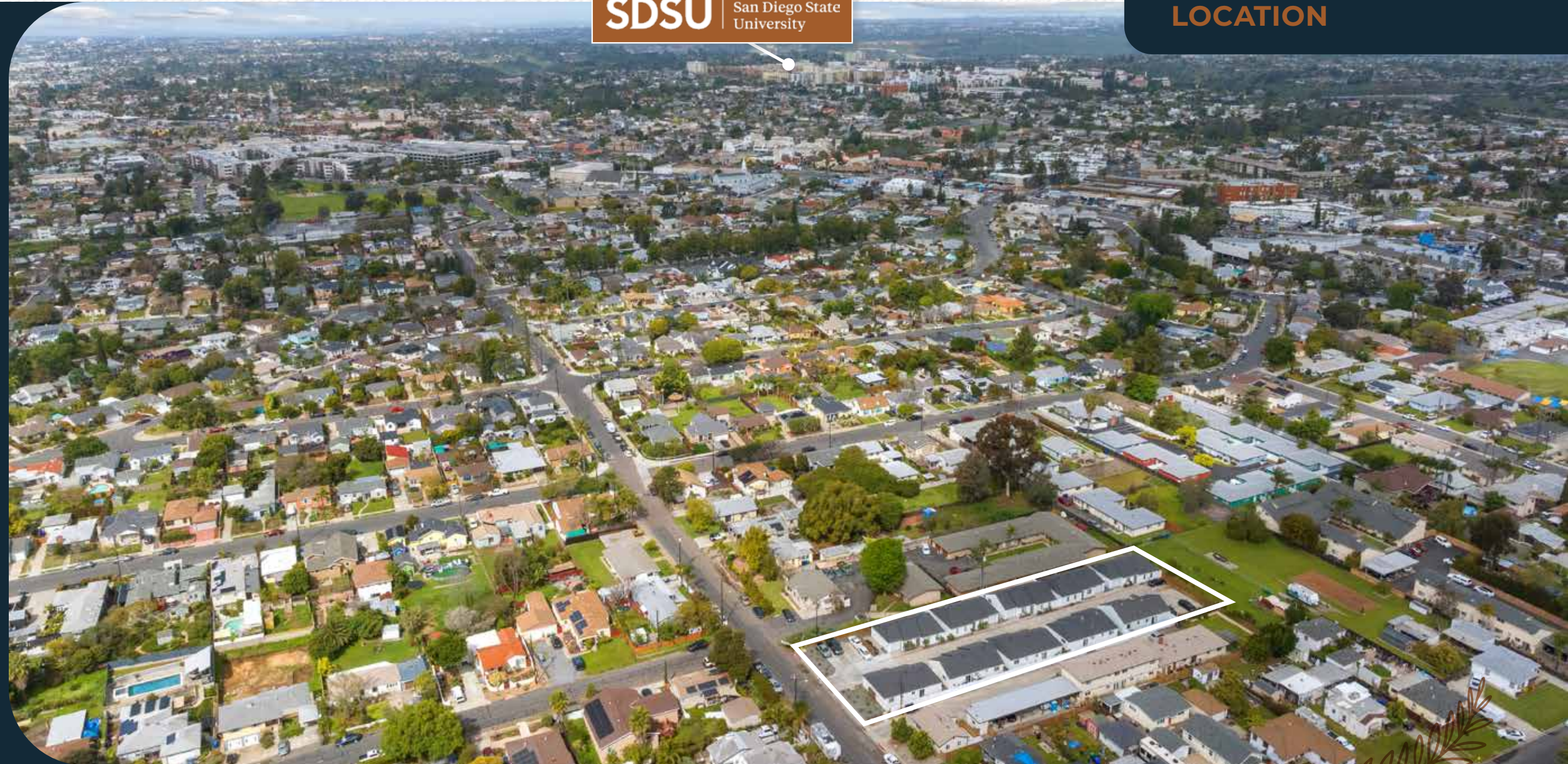
BRIGHT & ELEGANT DESIGN ELEMENTS GIVE UNITS AN UPGRADED FEEL

Section 02

Rolando Village / La Mesa	18
San Diego	20
Location Map	22
SDSU	24
Map of San Diego County	26

SDSU | San Diego State University

LOCATION



ROLANDO VILLAGE | SDSU | LA MESA

Located just East of Downtown San Diego, Rolando Village is a peaceful, family-friendly neighborhood bordering La Mesa, known for its picturesque tree-lined streets, and mid-century architecture. Residents love the strong sense of community and the neighborhood's walkability, with local shops and eateries all around. Rolando is divided by University Avenue into two sections: Rolando Village to the north, and Rolando Park to the South.

Rolando Village is accessible by Interstate 8 from the east and west and State Route 125 from the north and south. It is located about six miles northeast of Downtown San Diego. The San Diego Trolley Line provides quick mass transit opportunities from numerous stops in La Mesa to Old Town, Downtown San Diego, Mission Valley, Lemon Grove, El Cajon, and Santee. Highly acclaimed San Diego State University with more than 30k undergraduate students is only 1 1/2 miles to the West.



The Rolando Village neighborhood is primarily residential, with a mix of single-family homes, townhouses, and apartments. Residents can enjoy hiking, biking, and picnicking in the nearby Cowles Mountain and Mission Trails Regional Park. Additionally, there are several community parks, including Rolando Park, which offers a playground, basketball court, and picnic areas. A near perfect climate, tree-lined streets, walkable neighborhoods, easy access to retail and commercial areas, and a quaint downtown village make Rolando a highly desirable community.

Neighboring La Mesa is known as the Jewel of the Hills. La Mesa's Downtown District is home to several annual events along La Mesa Boulevard including the region's famous Oktoberfest celebration. Grossmont Center is the oldest regional mall in the county and provides numerous shops and entertainment.



Total Population
59,481 Residents
(92115 Zip Code)



Median 3BR Home Value
\$ 915,000
(1/2 mile radius)



Walk-Score
73
(Very Walkable)

AREA ATTRACTIONS



Mount Helix



Pacific Southwest Railway Museum



Sycuan Casino



El Cajon Antique Car Show



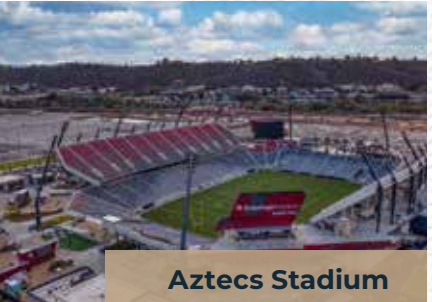
Steele Canyon Golf Club



The Magnolia



SDSU



Aztecs Stadium

SAN DIEGO MARKET OVERVIEW

Nestled on the picturesque Pacific coastline of Southern California, San Diego stands as a vibrant city renowned for its stunning beaches, year-round pleasant weather, and diverse cultural attractions. From the iconic shores of La Jolla to the sun-drenched expanses of Ocean Beach and Sunset Cliffs, this captivating city offers an array of experiences that cater to every taste and interest.

San Diego is California’s second largest city with a population of nearly 1.3 million residents and more than 3 million residents countrywide. The temperate weather coupled with incredible destination locations such as the San Diego Zoo, SeaWorld, Coronado, Balboa Park, Legoland, beautiful public beaches, and world class championship golf courses make San Diego a top tourist location and an amazing place to live.

The San Diego region provides numerous cultural, visual and performing arts organizations that entertain and educate San Diego residents and visitors. Performing arts are hosted at premier venues such as the San Diego Civic Center, The Shell, La Jolla Playhouse, the Old Globe Theatre, and other venues. San Diego is home to the MLB San Diego Padres and host to a variety of world class sporting events including Golf Championships at Torrey Pines Golf Course.

This Southern California metropolis with a laid-back vibe is also home to cutting-edge businesses. San Diego is a thriving hub with a strong emphasis on innovation and technology. It is home to a number of prominent industries, including biotechnology, telecommunications, defense, and tourism. The city boasts a robust research and development sector, with numerous prestigious universities and research institutions fueling innovation and attracting top talent. With breakthrough technology companies and research organizations, the largest military concentration in the world and a strong tourism industry, the San Diego region has one of the most diverse and dynamic economies in the country.

San Diego County is the south-western most county in California. The second-largest county in the state by both area and population, it occupies 4,526 square miles with approximately 70 miles of coastline.



America's
Finest City



San Diego International Airport serves more than 20 million passengers per year.



Port of San Diego Marine Terminal, the most advanced vehicle import/export facility on the West Coast.



San Diego’s average household income is \$132,000.



THE LOCATION

Solita's advantageous location provides unparalleled access in San Diego County via the I-8 Fwy, which serves as the transportation heart of San Diego — connecting residents to all other major San Diego freeways, public transportation, and abundant amenities.



An Easy Commute to San Diego's Top Employers.

- 1 **Caltrans**

2 **Booz | Allen | Hamilton**

3 **Wawanesa Insurance**

4 **KAISER PERMANENTE**

5 **SDSU | San Diego State University**

6 **SHARP**

7 **GKN AEROSPACE**

8 **Taylor QUALITY GUITARS**

SDSU

SDSU is the oldest higher education institution in San Diego. Students participate in transformational research, international experiences, sustainability and entrepreneurship initiatives, internships and mentoring, and have access to a diverse range of student life opportunities. SDSU, a federally-designated Hispanic-serving Institution residing on Kumeyaay land, is known for its long-standing efforts advancing diversity and inclusion, and for its Division I athletic program.

SDSU is consistently ranked by national organizations and publications such as Forbes, Fortune and U.S. News & World Report, for students studying abroad, its academic excellence, diversity and inclusion initiatives and academic excellence. The university is home to highly ranked graduate programs in business, engineering, public health, psychology, fine arts, biological sciences, public affairs, entrepreneurship, education, language, and hearing sciences. Overall, SDSU students can choose from bachelor's degrees in 97 areas, master's degrees in 87 fields and 25 doctoral programs.

The mission of San Diego State University is to provide research-oriented, high-quality education for undergraduate and graduate students and to contribute to the solution of problems through excellence and distinction in teaching, research, and service.

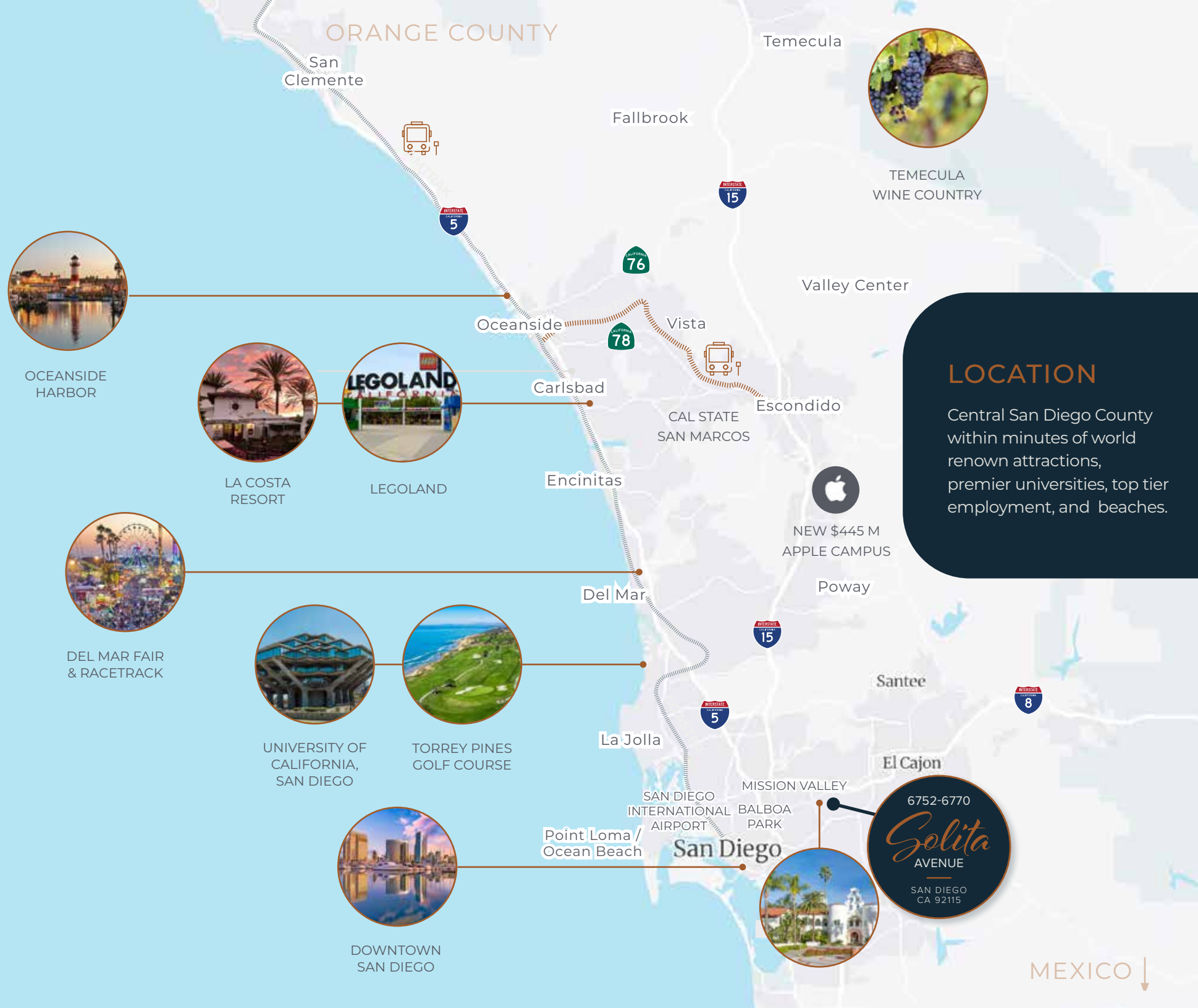


SDSU QUICK FACTS

- Founded: 1897
- Alumni: 500,000+
- Students (for fall 2023): nearly 38,000
- Faculty & Staff: 6,890
- Degree Programs: Bachelor's degrees in 97 areas, nearly 90 master's degrees in 80 fields and 25 doctoral degrees
- Number graduating (May 2024): Nearly 12,000
- Annual Research: \$192.2 Million
- Athletic Teams: 18

HOME OF THE SAN DIEGO AZTECS!





Section 03

Investment Summary	30
Pro-Forma NOI Analysis	32
Rent Roll	33
Sale Comparables	34
Rent Comparables	36



INVESTMENT SUMMARY

NEW Price:	\$5,615,000
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Price/Unit:	\$561,500
Price/SF:	\$567
Unit Mix:	10 - 3BR/2BA Detached Homes
Capitalization Rate (Current):	5.50%
Capitalization Rate (Market):	5.94%
GIM (Current):	12.62
GIM (Market):	11.90
Year Built:	1984 / 2022-2024
APN:	468-380-19-00
Garages:	10 (Attached)
Parking Spaces:	10 (Off-Street)
(1) Gross Building SF:	9,900
Land Area SF:	32,670

Notes:
(1) Gross building SF based on public records. Buyer to verify.



TEN DETACHED SINGLE FAMILY RENTAL HOMES + YARDS

Solita Cottages

PRO-FORMA NOI ANALYSIS

	CURRENT		MARKET	
	Per Unit / %		Per Unit / %	
RENTS	\$	430,500	\$	455,400
(1) RUBS Reimbursement		9,070		10,200
(2) Pet Fee Income		861		1,800
(3) Miscellaneous Income		4,451		4,451
TOTAL OPERATING INCOME		444,882		471,851
Vacancy (3%)		(12,915)		(14,156)
ADJUSTED GROSS INCOME		431,967		457,695
Operating Expenses	Pro-Forma Expenses		Pro-Forma Expenses	
Off-Site Management (4.5%)		19,439		20,596
(4) Repairs & Maintenance / Turnover		8,230		8,230
(5) Landscaping		3,300		3,300
(6) Insurance		6,500		6,500
Miscellaneous Expense		1,200		1,200
(7) Gas & Electricity		542		542
(8) Water / Sewer		8,057		8,057
(9) Trash		4,416		4,416
(10) Pest Control		1,087		1,087
Property Taxes @ 1.24842%		70,099		70,099
Fixed Property Taxes		68		68
Total Expense		122,937		124,095
Net Operating Income	\$	309,030	\$	333,600

Notes:

- (1) RUBS Reimbursement for 'Current' based on March 2025 T-12 operating statement. Market assumes \$85/unit/mo.
(2) Pet Fee Income for 'Current' is based March 2025 T-12 operating statement. 'Market' assumes 3 pets at \$50/mo.
(3) Miscellaneous Income based on March 2025 T-12 operating statement including Late Fee Income, NSF Fee Income, Month to Month Fee Income and Security Deposit Forfeitures.
(4) Repairs & Maintenance / Turnover expense based on March 2025 T-12 operating statement.
(5) Landscaping based on \$275/mo. actual expense. Low maintenance property.
(6) Insurance based on a recent insurance quote from May 2025 from Hoffman Hanono Insurance.
(7) SDGE based on March 2025 T-12 operating statement. Units are individually metered for gas/electric and there are individual hot water heaters in each house.
(8) Water/Sewer based on March 2025 T-12 operating statement.
(9) Trash bill based March 2025 T-12 operating statement.
(10) Pest Control based on March 2025 T-12 operating statement.

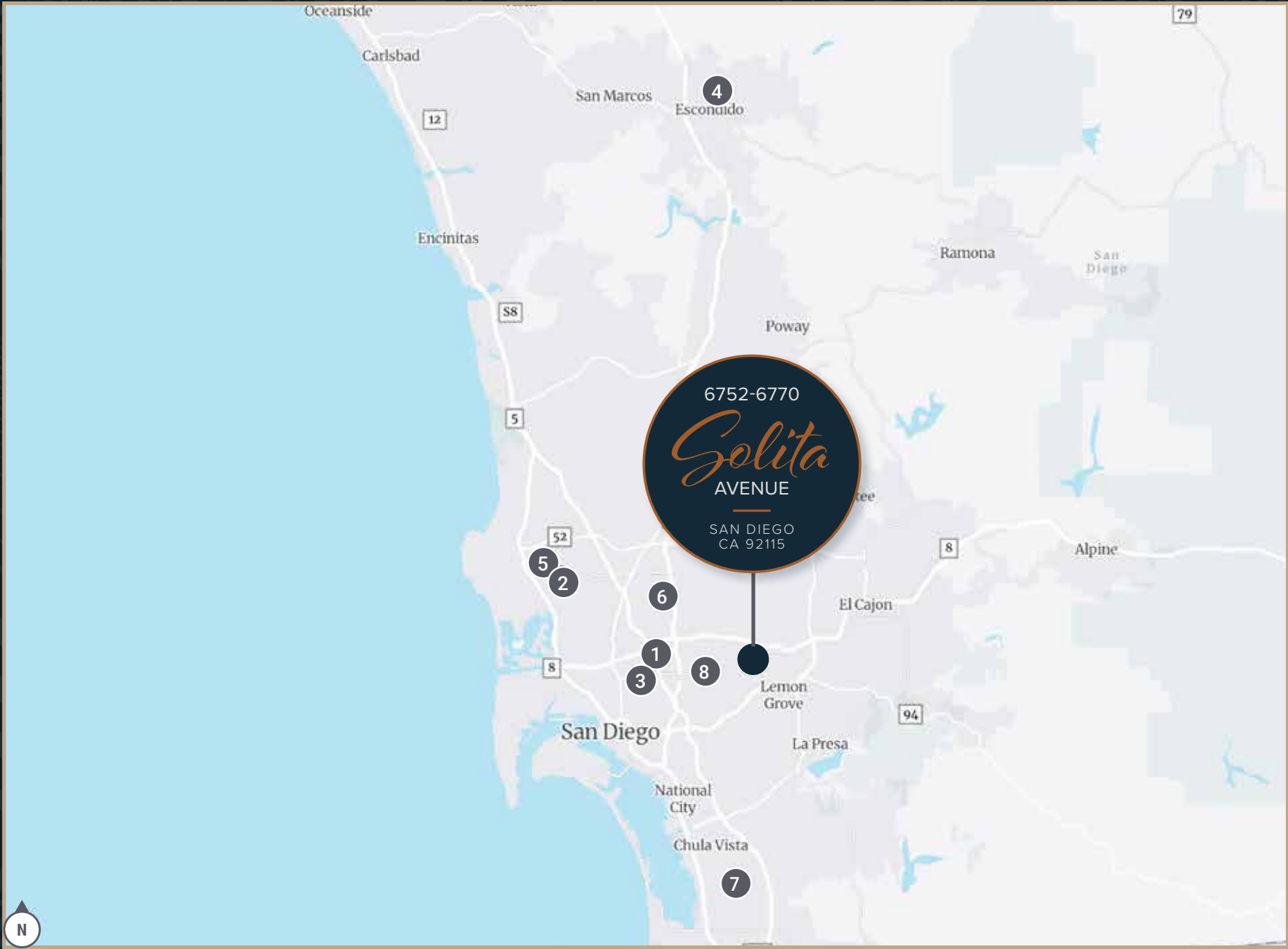
RENT ROLL

				CURRENT RENT		MARKET RENT	
Unit	Unit Type	Square Feet (1)	# of Units	Current Rent	Rent/SF	Market Rent	Rent/SF
6752	3BR/2BA Detached House + Garage	990	1	\$ 3,595	\$ 3.63	\$ 3,795	\$ 3.83
6754	3BR/2BA Detached House + Garage	990	1	\$ 3,495	\$ 3.53	\$ 3,795	\$ 3.83
6756	3BR/2BA Detached House + Garage	990	1	\$ 3,595	\$ 3.63	\$ 3,795	\$ 3.83
6758	3BR/2BA Detached House + Garage	990	1	\$ 3,600	\$ 3.64	\$ 3,795	\$ 3.83
6760	3BR/2BA Detached House + Garage	990	1	\$ 3,600	\$ 3.64	\$ 3,795	\$ 3.83
6762	3BR/2BA Detached House + Garage	990	1	\$ 3,595	\$ 3.63	\$ 3,795	\$ 3.83
6764	3BR/2BA Detached House + Garage	990	1	\$ 3,600	\$ 3.64	\$ 3,795	\$ 3.83
6766	3BR/2BA Detached House + Garage	990	1	\$ 3,595	\$ 3.63	\$ 3,795	\$ 3.83
6768	3BR/2BA Detached House + Garage	990	1	\$ 3,600	\$ 3.64	\$ 3,795	\$ 3.83
6770	3BR/2BA Detached House + Garage	990	1	\$ 3,600	\$ 3.64	\$ 3,795	\$ 3.83
Totals		9,900	10	\$ 35,875		\$ 37,950	
Average		990		\$ 3,588	\$ 3.62	\$ 3,795	\$ 3.83
Yearly Total (GSI):				\$ 430,500		\$ 455,400	

Notes:

(1) Square footage estimated. Public records indicate gross building square footage is: 9,900 SF. Buyer to verify.

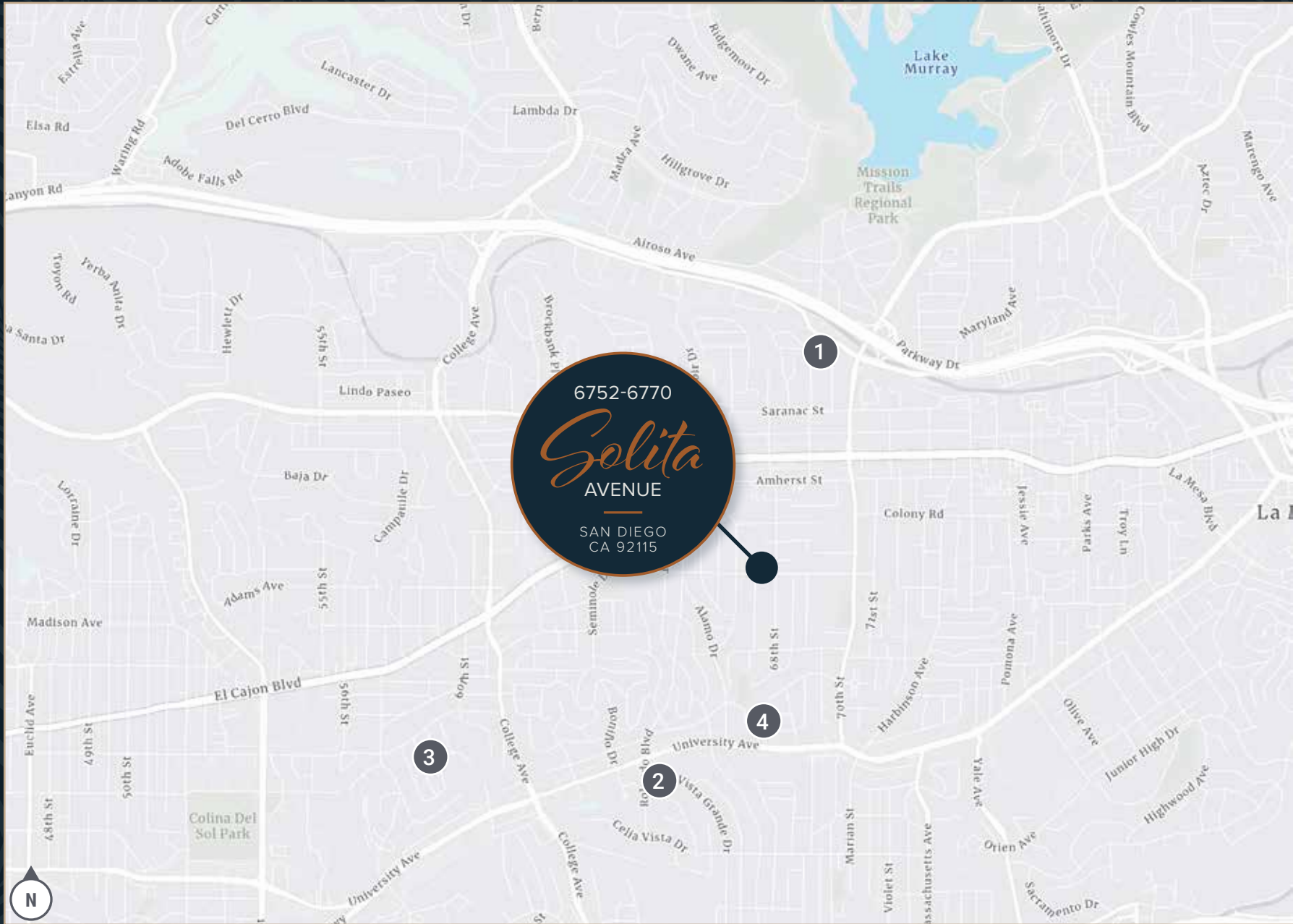
SALE COMPARABLES



SALE COMPARABLES

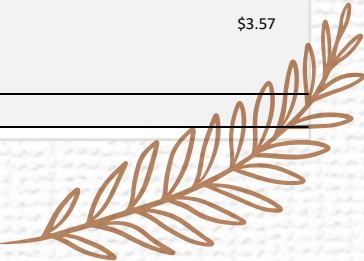
Property Image	Project Name / Address	Built	Units	Sale Price	Price/Unit	GIM	CAP Rate	Sale Date
	6752 Solita Avenue San Diego, CA 92115	1984 / 2022-2024	10	\$5,615,000	\$561,500	12.62 (Cur) 11.90 (Mkt)	5.50% (Cur) 5.94% (Mkt)	Available
NOTES: Unit Mix: 10 - Detached 3BR/2BA Homes with attached garages. All homes have large back patios/yards. Homes have been extensively renovated.								
	4146 32nd Street San Diego, CA 92104	1969	10	\$5,350,000	\$535,000	N/A	N/A	2/21/2025
NOTES: Unit Mix: Unknown. Mix of 1BR's & 2BR's. Renovated.								
	4325-31 Clairemont Drive San Diego, CA 92117	1953	4	\$2,399,000	\$599,750	N/A	N/A	2/13/2025
NOTES: Unit Mix: 2 - 2BR/1BA 2 - 3BR/2BA. Renovated.								
	4160 Texas Street San Diego, CA 92104	1986	7	\$4,350,000	\$621,429	N/A	4.50%	12/27/2024
NOTES: Unit Mix: 2 - 1BR/1BA 5 - 2BR/2BA. Renovated.								
	938 N Fig St Escondido, CA 92026	1991	14	\$7,900,000	\$564,286	13.33	5.25%	9/27/2024
NOTES: Unit Mix: 14 - 3BR/2BA. Property recently renovated. Located down a flag lot in an inferior location.								
	3403 Jemez Dr San Diego, CA 92117	1954/ 2024	4	\$2,275,000	\$568,750	N/A	N/A	9/13/2024
NOTES: Unit Mix: 1 - 1BR/1BA 1 - 2BR/1BA 2 - 2BR/2BA. Property recently renovated. 100% VACANT at the close of escrow.								
	3557 Angwin Drive San Diego, CA 92123	1960 / 2023	6	\$3,350,000	\$558,333	15.33 (Pro-Forma)	5% (Pro-Forma)	4/4/2024
NOTES: Unit Mix: 5 - 2BR/1BA & 1 - 3BR/2BA. Older house with newer construction units in the back. Property was 16% leased at the close of escrow.								
	187 Oxford Street Chula Vista, CA 91911	2023	8	\$5,750,000	\$718,750	N/A	4.72% (Cur)	12/5/2023
NOTES: Unit Mix: 4 - 3BR/2.5BA & 4 - 4BR/3BA. Property consists of 4 duplexes.								
	4475 49th Street San Diego, CA 92115	1965 / 2023	12	\$6,300,000	\$525,000	N/A	N/A	9/28/2023
NOTES: Unit Mix: 12 - 2BR/2BA. Fully renovated. 50% occupied at the close.								

RENT COMPARABLES



RENT COMPARABLES

Property Image	Project Name / Address	Age	Units	Type (Br/Ba)	SF	Current Rent	Market Rent	Rent / SF
	6752 Solita Avenue San Diego, CA 92115	1984 / 2022-2024	10	3BR/2BA + Gar	990	\$3,495-3,600	\$3,795	\$3.53-3.63
NOTES: Detached 3BR homes with attached garages & yards. Extensively renovated with in-unit washer/dryers.								
	5226 Mandalay Place San Diego, CA 92115	1958	1	3BR/2BA + Gar	1,328	\$4,350		\$3.28
NOTES: Recently upgraded 3BR house with attached garage. Small backyard. No in-unit washer/dryer.								
	4184 Vista Grande Drive San Diego, CA 92115	1950	1	3BR/2BA	1,028	\$3,595		\$3.50
NOTES: Recently upgraded 3BR house. No garage. Inferior location South of University Avenue. Further from SDSU.								
	4305 Corinth Street San Diego, CA 92115	1949	1	3BR/2BA	1,092	\$4,000		\$3.66
NOTES: Recent upgrades to the kitchen. Detached garage.								
	6714 Vigo Drive San Diego, CA 92115	1955	1	3BR/2BA	1,120	\$3,995		\$3.57
NOTES: Older renovations. Attached garage. No in-unit washer/dryer.								



6752-6770

Solita
AVENUE

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CA 92115



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