

4468 Ingraham St,  
San Diego, CA 92109  
Listed at \$3.5m



STRANDS  
REALTY GROUP



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# Property Overview

- **Address:** 4468 Ingraham St, San Diego, CA 92109
- **Type:** Mixed-use property
- **Total Square Footage:** 3,691 SF
- **Current Use:** Two apartments on top and four retail spaces below
- **Year Built:** 1954
- **Lot Size:** 9,374 SF/.22 AC

## Key Features

- **Visibility:** Situated at the prominent corner of Ingraham St and Hornblend St, offering excellent visibility.
- **Location:** Approximately one mile from the Pacific Beach Pier, ensuring a high footfall and vibrant neighborhood.
- **Traffic:** High foot and vehicle traffic, especially from tourists and locals visiting the beach and nearby attractions.
- **Accessibility:** Easy access to public transportation and major roads, enhancing convenience for tenants and customers.



# Property Overview

## Current Tenancy and Lease Terms

### Retail Spaces:

#### Unit 1:

- Tenant: Clean Tide Coin Wash
- Lease Term: \$2.45/SF - 1,349 SF
- Expires April 2025 w/ one (1) five (5) year option to extend

#### Unit 2:

- Tenant: Pho Minh
- Lease Term: \$3.95/SF - 480 SF
- Expires June 2026 w/ no options to extend.

#### Unit 3:

- Tenant: Tammies Alterations
- Lease Term: \$2.82/SF - 950 SF
- Lease is month-to-month

#### Unit 4:

- Tenant: Coffee Shop
- Lease Term: \$1,600 monthly - Kiosk In Parking Lot
- Lease is month-to-month

### Residential Units:

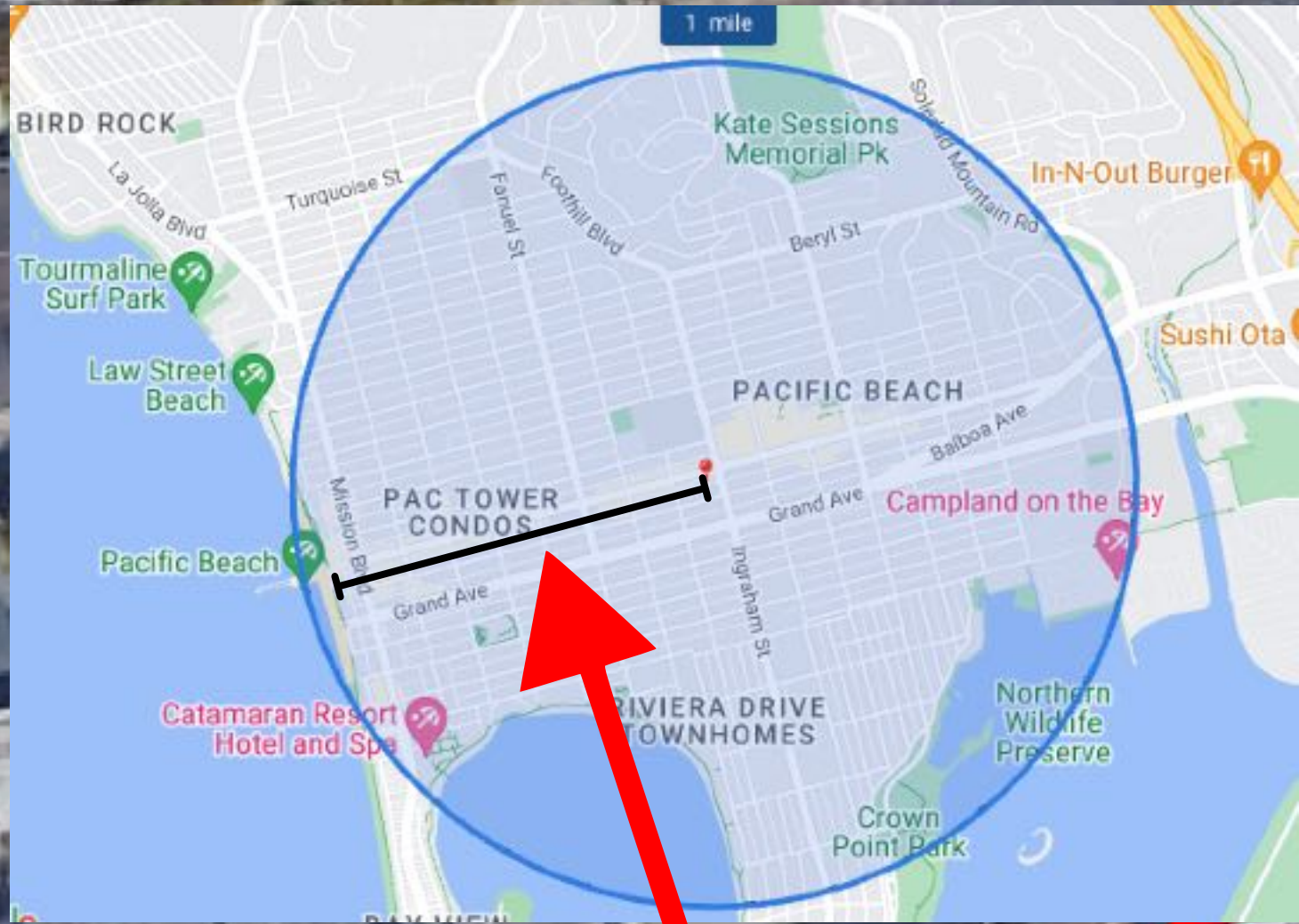
#### Unit A:

- Type: 1-bedroom, 1-bath
- Rent: \$1,900/month, Lease Term: Month-to-month

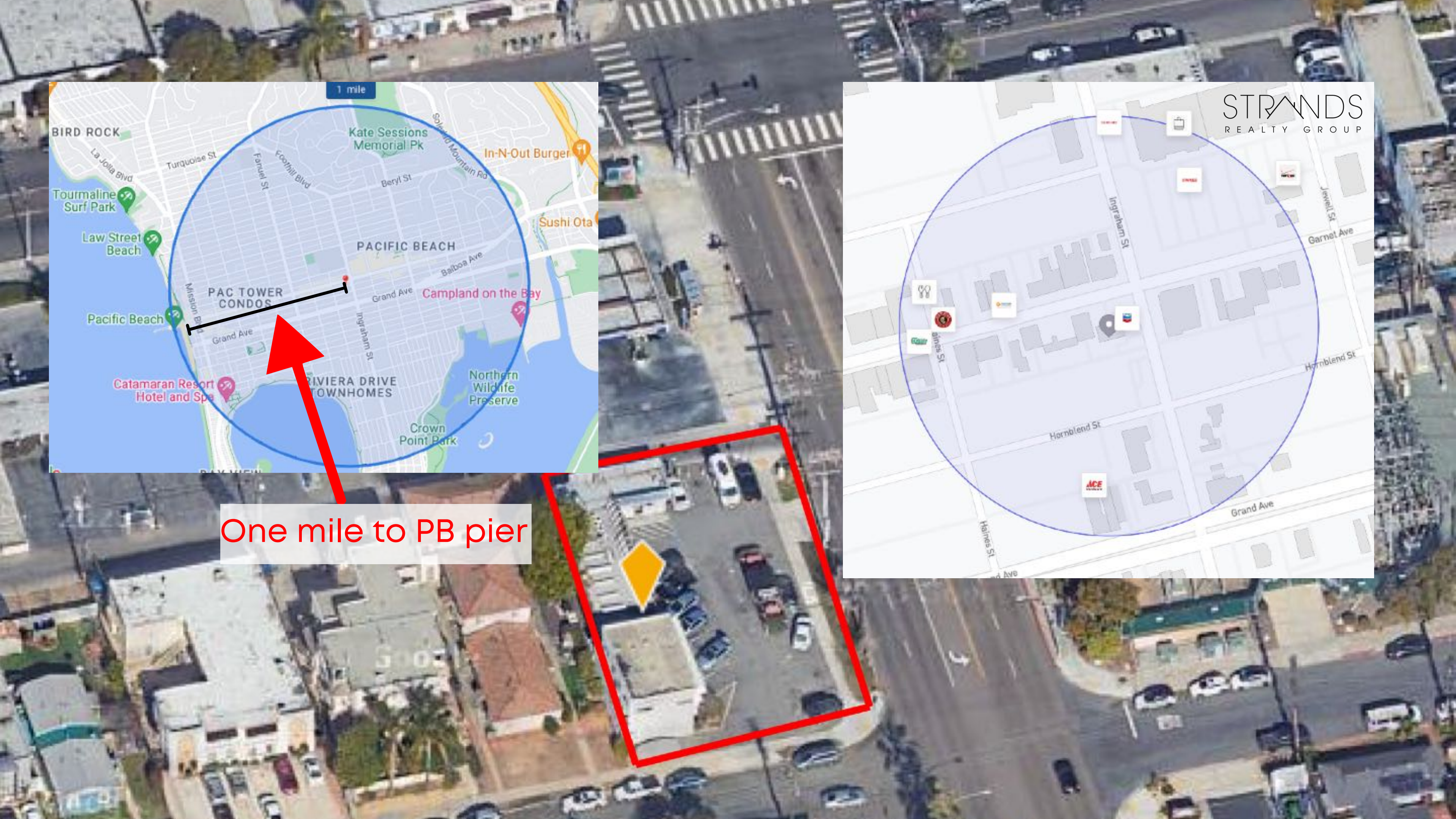
#### Unit B:

- Type: 1-bedroom, 1-bath
- Currently Vacant (lease expired in June 2024)





One mile to PB pier





# Location Overview

## Proximity to Key Landmarks

- **Pacific Beach Pier:** Approximately one mile from the property
- **Mission Bay:** Less than two miles away
- **San Diego International Airport:** About 10 miles south
- **Downtown San Diego:** Around 12 miles south

## Neighborhood Demographics

- **Population:** 40,000 (latest figures)
- **Median Age:** 32 years
- **Income Levels:** Median household income of \$75,000
- **Education Levels:** 60% with college degrees or higher

## Transportation and Accessibility

- **Public Transport:** Bus stops within 0.5 miles
- **Major Roads:** Interstate 5 and Highway 52 nearby
- **Walkability Score:** 85 (Highly walkable)
- **Bike Paths:** Multiple bike lanes and paths

## Local Amenities and Attractions

- **Restaurants and Cafes:** Numerous dining options within walking distance
- **Shopping:** Pacific Plaza Shopping Center, Trader Joe's, boutique shops
- **Recreational Facilities:** Kate Sessions Park, fitness centers, gyms
- **Schools:** Pacific Beach Elementary, Mission Bay High School
- **Healthcare:** Scripps Coastal Medical Center, urgent care facilities

## Economic and Market Trends

- **Real Estate Trends:** Increasing property values, with a 5% rise in the last year
- **Business Growth:** New retail and dining establishments
- **Tourism:** Steady increase in tourist visits, especially during summer



# Financials

## Current Rent Roll

Tenant	Rent (monthly)	Rent (Yearly)	SQFT
Clean Tide Coin Wash	\$ 3,289.00	\$ 39,468.00	1349
Pho Minh	\$ 1,895.00	\$ 22,740.00	480
Tammies Alterations	\$ 2,683.00	\$ 32,196.00	950
Coffee Shop	\$ 1,600.00	\$ 19,200.00	Kiosk in P-lot
Apartment #1	\$ 1,900.00	\$ 22,800.00	456
Apartment #2	\$ 1,800.00	\$ 21,600.00	456
<b>Total</b>	<b>\$ 13,167.00</b>	<b>\$ 158,004.00</b>	<b>3691</b>

## What rents could be based on market rents

Tenant	Rents (monthly)	Rents (Yearly)
Clean Tide Coin Wash	\$ 4,047.00	\$ 48,564.00
Pho Minh	\$ 1,440.00	\$ 17,280.00
Tammies Alterations	\$ 2,850.00	\$ 34,200.00
Coffee Shop	\$ 1,600.00	\$ 19,200.00
Apartment #1	\$ 2,700.00	\$ 32,400.00
Apartment #2	\$ 2,700.00	\$ 32,400.00
<b>Total</b>	<b>\$ 15,337.00</b>	<b>\$ 184,044.00</b>

## Seven year Proforam

Year	Total Income (\$)	Total Operating Expenses (\$)	NOI (\$)	Cash Flow Before Taxes (\$)
1	\$ 184,044.00	\$ 35,000.00	\$ 149,044.00	\$ 149,044.00
2	\$ 193,246.20	\$ 35,000.00	\$ 158,246.20	\$ 158,246.20
3	\$ 202,908.51	\$ 35,000.00	\$ 167,908.51	\$ 167,908.51
4	\$ 213,053.94	\$ 35,000.00	\$ 178,053.94	\$ 178,053.94
5	\$ 223,706.63	\$ 35,000.00	\$ 188,706.63	\$ 188,706.63
6	\$ 234,891.96	\$ 35,000.00	\$ 199,891.96	\$ 199,891.96
7	\$ 246,636.56	\$ 35,000.00	\$ 211,636.56	\$ 211,636.56



# Comps



5005-5019 Cass St, San Diego

- Sold \$3.03mm (7/22)
- \$555.27 sqft
- 4.89% cap
- 99 days on market
- 0.91 miles away



3795 Mission Blvd, San Diego

- Sold \$3.79mm (6/24)
- \$883.52 sqft
- 5.7% cap
- 261 days on market
- 1.21 miles away



2830 Garnet Ave, San Diego

- Sold \$2.6mm (4/23)
- \$573.82 sqft
- 5% cap
- 1.43 miles away



2912 Mission Blvd, San Diego

- Sold \$2mm (9/22)
- \$1,059.32 sqft
- 4.01% cap
- 352 DOM
- 2.39 miles away



# Property Photos





# MEET THE TEAM

# STRANDS REALTY GROUP



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