

# 273 DATE AVENUE

IMPERIAL BEACH, CA 91932 | SAN DIEGO COUNTY

## FOR SALE



**PREMIER VALUE-ADD OR OWNER-OCCUPANT OPPORTUNITY STEPS FROM THE SAND**

**TWO LARGE 3 BEDROOM & 2.5 BATHROOM TOWNHOUSES AT THE BEACH**

**CBRE**



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# 1 OFFERING OVERVIEW

CBRE is pleased to offer for sale 273 Date Avenue, a two-unit residential community located just two blocks from the sand in San Diego County's Imperial Beach. An excellent investment or owner-occupant opportunity, 273 Date offers a new investor significant immediate rental upside or the ability to live in one unit while renting out the other, as one unit is currently being held vacant by ownership. Built in 1981, the property features an ideal unit mix of two (2) spacious three-bedroom, two-and-a-half-bathroom, townhome-style floor plans, each with its own attached two-car garage, in-unit laundry, and interior courtyard. Each unit is individually metered for water, gas, and electricity, allowing an owner to fully recover utility expenses or have tenants pay their utility expenses directly to service providers.

The property enjoys proximity to employment, restaurants, entertainment, shopping, parks, schools, and the beach. As a result, the area attracts young professionals, families, retirees, and Naval personnel from the Navy Seal Training Center and Naval Outlying Landing Field, all seeking a beach lifestyle with strong sense of community. All of which make Imperial Beach ideal for multifamily investment.



**\$1,500,000**

Offering Price



**\$750,000**

Price Per Unit



**\$382**

Price Per SF



**1,960**

Unit Square Feet



# 2

## INVESTMENT HIGHLIGHTS



Premier Imperial Beach location steps from the beach with significant rental upside



Ideal unit mix with 1,960 square foot three-bedroom two-and-a-half-bathroom multilevel townhomes, individually metered for gas, electric and water



Walking distance to the beach, employment, restaurants, shopping, cafes, schools, parks, and entertainment



Private in-unit laundry for each unit inside each units individual two car garages



Convenient access to the Silver Strand and Interstate 5



One unit held vacant for immediate renovation upside or move-in by owner-occupant



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## PROPERTY DESCRIPTION



### ADDRESS

273 Date Ave.  
Imperial Beach, CA 91932



### UNITS

2 Multi-Level Townhomes



### PARKING

(2) Two-Car Garages



### ROOFS

Flat & Replaced



### BUILT

1981



### LAUNDRY

In-Unit Laundry



### APN

625-283-22-00



### ELECTRICAL

Crouse Hinds Breaker Panels



### RENTABLE AREA

±3,920 Square Feet



### UTILITIES

**Tenants Pay** Gas & Electric  
and Water. Each Unit is  
Individually Metered.



### LOT AREA

±4,745 Square Feet /  
±0.10 AC



# 4

## FINANCIAL OVERVIEW

UNIT	MIX	RENTABLE SF	IN-PLACE RENT	MARKET RENT	POST RENO-RENT
1	3 Bed + 2.5 Bath TH	1,960	\$3,650	\$4,150	\$4,995
2	3 Bed + 2.5 Bath TH	1,960	Vacant	\$4,150	\$4,995





Sales Comparables

1

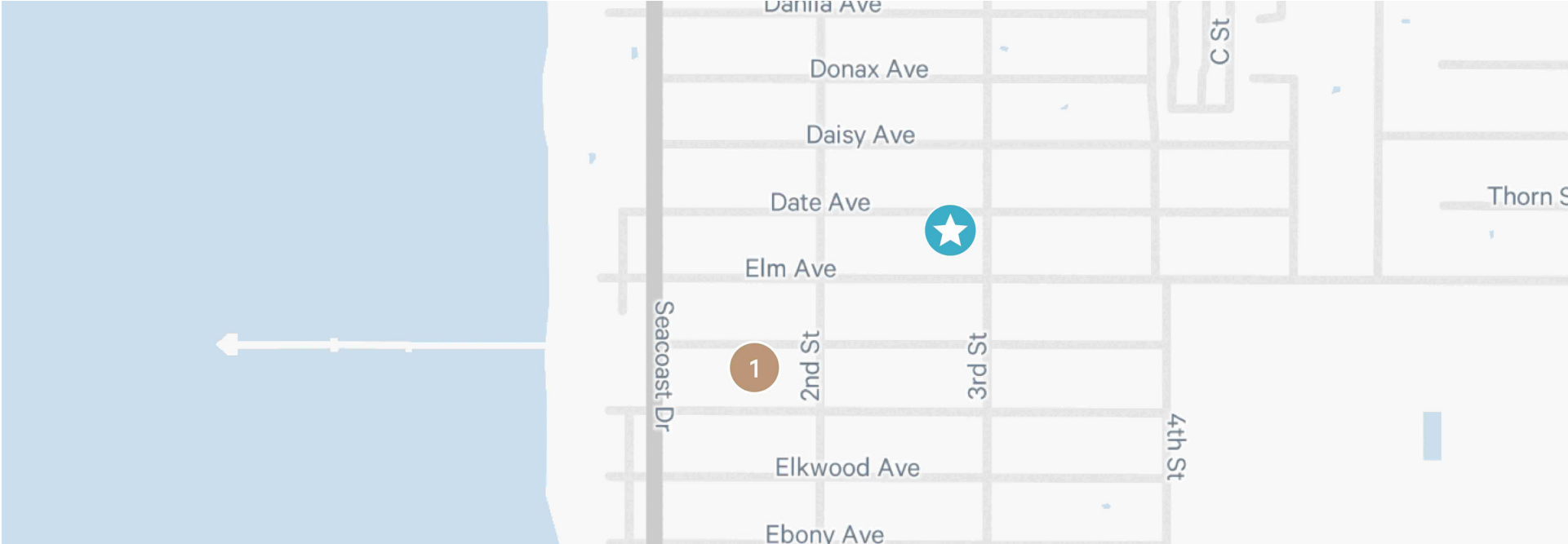


ADDRESS	YEAR BUILT	UNITS	MIX	PRICE	\$/UNIT	\$/TSF	SALE DATE
157 Evergreen Avenue Imperial Beach, CA 91932	1979	2	(2) 3 bd/2 ba	\$1,400,000	\$700,000	\$392.16	Oct-25
3,570 Building SF 4,757 Lot SF			Avg SF: 1,785				
AVERAGE	1979	2		\$1,400,000	\$700,000	\$392.16	

★



SUBJECT							
273 Date Avenue San Diego, CA 91932	1981	2	(2) 3 bd/2.5 ba	\$1,500,000	\$750,000	\$382.65	Proposed
3,920 Building SF 4,745 Lot SF			Avg SF: 1,960				





# 5

## SUBMARKET OVERVIEW

### Imperial Beach

Located in San Diego's South Bay region, and the southernmost beach town in California, Imperial Beach is just five miles north of the Mexico border and is known for its 4 miles of uncrowded, white sand beaches and big waves. Set off with a magnificent wooden pier and views of both downtown San Diego and the Coronado Island, Imperial Beach is ideal for swimming, jogging, sunbathing, world-class surfing, and sandcastle building.

With ample parking, restaurants and retail shops in proximity, one can pick up a quick picnic lunch or dine in a restaurant with an ocean view. Two beachfront parks, Dunes Park and Pier Portwood Plaza, offer grassy expanses, playgrounds, picnic tables, barbecues, entertainment stage and more - all with an ocean view.

Imperial Beach is also home to the Tijuana River National Estuary, a place where the Tijuana River mixes with the salt water of the Pacific Ocean creating the largest saltwater marsh in Southern California. The estuary is one of the top birding spots in San Diego with many endangered birds and wildlife on display. Close by you'll also find the Living Coast Discovery Center, a family friendly aquarium experience.

There's a host of annual events to entertain including free fish derbies, triathlons and the annual Sun & Sea Festival featuring elaborate, awe-inspiring works of (temporary!) sandcastle art. Other art in the area includes the Surfboard Museum, an outdoor public art project exploring the history of surfing in Imperial Beach.





# KEY FACTORS & TRENDS

**Development and Revitalization:** Imperial Beach has seen efforts to improve its infrastructure, enhance its business district, and attract new development.

**Rent and Value Appreciation:** The area has experienced growth in both rent and property values, driven in part by its desirable coastal location and strong military presence.

**Limited New Development:** Due to geographical constraints and building restrictions, new construction can be challenging, which can impact housing availability and prices.

**Proximity to San Diego:** While maintaining its own identity, Imperial Beach benefits from its proximity to the larger San Diego metropolitan area, providing access to a wider range of employment and amenities.

In summary, Imperial Beach offers a distinct coastal submarket with a strong community feel, influenced by its beach location and military presence. The area is experiencing ongoing development and market changes, making it ideal for multifamily investment.





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