

FOR SALE

\$850,000

1532-36 MADERA ST.

LEMON GROVE, CA

PRICE: \$850,000

PROPERTY SIZE: 11,435 SF

RENTABLE SQFT: 1,500

PRICE / SQFT: \$567

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EXECUTIVE SUMMARY

Cushman & Wakefield is delighted to present the Madera Street Duplex, a fully modernized property in the desirable Lemon Grove area of San Diego. This rare, fee-simple asset is ready for acquisition, free of debt encumbrances, and sits in one of the region's strongest rental markets. Originally built in 1970 and extensively renovated in 2024, the property consists of two 750-square-foot, 2-bedroom, 1-bathroom units, each designed with tenant comfort and style in mind.

Positioned on a spacious 11,435-square-foot lot, the Madera Street Duplex boasts both practicality and appeal, offering four off-street parking spaces, two private garages with laundry hook-ups, and expansive, gated backyards

with covered patios for outdoor enjoyment. Inside, each residence features a contemporary kitchen, a fully updated bathroom, new fixtures, modern appliances, ceiling fans, wall heaters, and air conditioning. The property is separately metered for gas and electricity, keeping operating expenses manageable for the owner.

Conveniently located two blocks from Imperial Avenue and under a mile from Highway 94, the Madera Street Duplex offers residents tranquility and easy access to a variety of shops, dining options, banks, schools, and medical facilities. This is a superb opportunity for investors to secure a high-quality property in a thriving San Diego neighborhood with strong cash flow potential.



PHOTO GALLERY



PHOTO GALLERY



AREA MAP

AMENITIES MAP








AREA MAP

SCHOOL PARK MAP



COMPS

Subject Property	Address Sale Date	Price/Unit	Price/SF	Year Built
	Madera Duplex 1532-36 Madera St. Lemon Grove, CA 91945 \$850,000	\$425,000	\$567	1970/2024
	6816-20 Central Ave. Lemon Grove, CA 91945 \$1,100,000 Sold on 11/01/2023	\$366,667	\$529	1947/2023
	2355-57 Washington St. Lemon Grove, CA 91945 \$923,000 Sold on 06/05/2023	\$461,500	\$577	1958/2010
	8130-32 Brock St. Lemon Grove, CA 91945 \$835,000 Sold on 05/05/23	\$417,500	\$580	1960/2023
	2325 Peppermint Ln. Lemon Grove, CA 91945 \$850,000 Sold on 06/06/23	\$425,000	\$632	1970/2015

INCOME AND EXPENSES SUMMARY

MADERA DUPLEX 1532-36 MADERA ST.				
Existing Financing				
First Loan				not disclosed
Proposed Financing				
			% of Value	
Down Payment			50%	\$425,000
New First Loan	5.50%	30 year	50%	\$425,000
			Total	\$850,000
				Stabilized Rent
Annual Gross Scheduled Income				\$62,400
Vacancy	5.0%			(\$3,120)
Effective Gross Income				\$59,280
Estimated Expenses				
Estimated Expenses				
Real Estate Taxes	1.20%	\$10,200		
Insurance		\$1,108		
Water		\$1,261		
Gas & Electricity		\$0		
Landscaping		\$1,440		
Trash		\$685		
Pest		\$936		
Management	7%	\$4,150		
Maintenance	\$1,000/unit	\$2,000		
				\$10,890 Total Exp/Unit
Total Expenses		35%		(\$21,780)
Net Operating Income				\$37,500
Capitalization Rate				4.4%
Proposed Financing				
New First Loan	5.50%	\$425,000	(\$28,957)	(\$28,957)
CASHFLOW				\$8,543
Cash on Cash Return				1.8%

PROPERTY SUMMARY

Property Details

Project Name	Madera Duplex
Address	Lemon Grove, CA 91945
Total Units	2
Price	\$850,000
Price/Unit	\$425,000
Price/SF	\$567
Rent/SF	\$3.47
GRM	13.62
Cap Rate	4.4%
Approx Year Built	1970/2024
Approx. Lot Size	11,435
Gas/Elect. Mtrs.	2
Building SF	1,500
Zoning	R-2:MINOR MULTIPLE
# Uncovered Carports	4
Water Heater(s)	2
Air Conditioning	2
APN	576-240-36-00
Map Code	Duplex
# Garages	2
Construction	Concrete Slab

Unit Mix

	# of Units	Approx. Square Footage	Market Rent
2 bed, 1 bath	2	750	\$2,600
Garage	2		
Laundry Income			\$0
RUBS			\$0
Monthly Gross Income			\$5,200
Annual Gross Income			\$62,400



DEMOGRAPHICS

2024 AVERAGE EMPLOYMENT POPULATION



SERVICES
51.8%

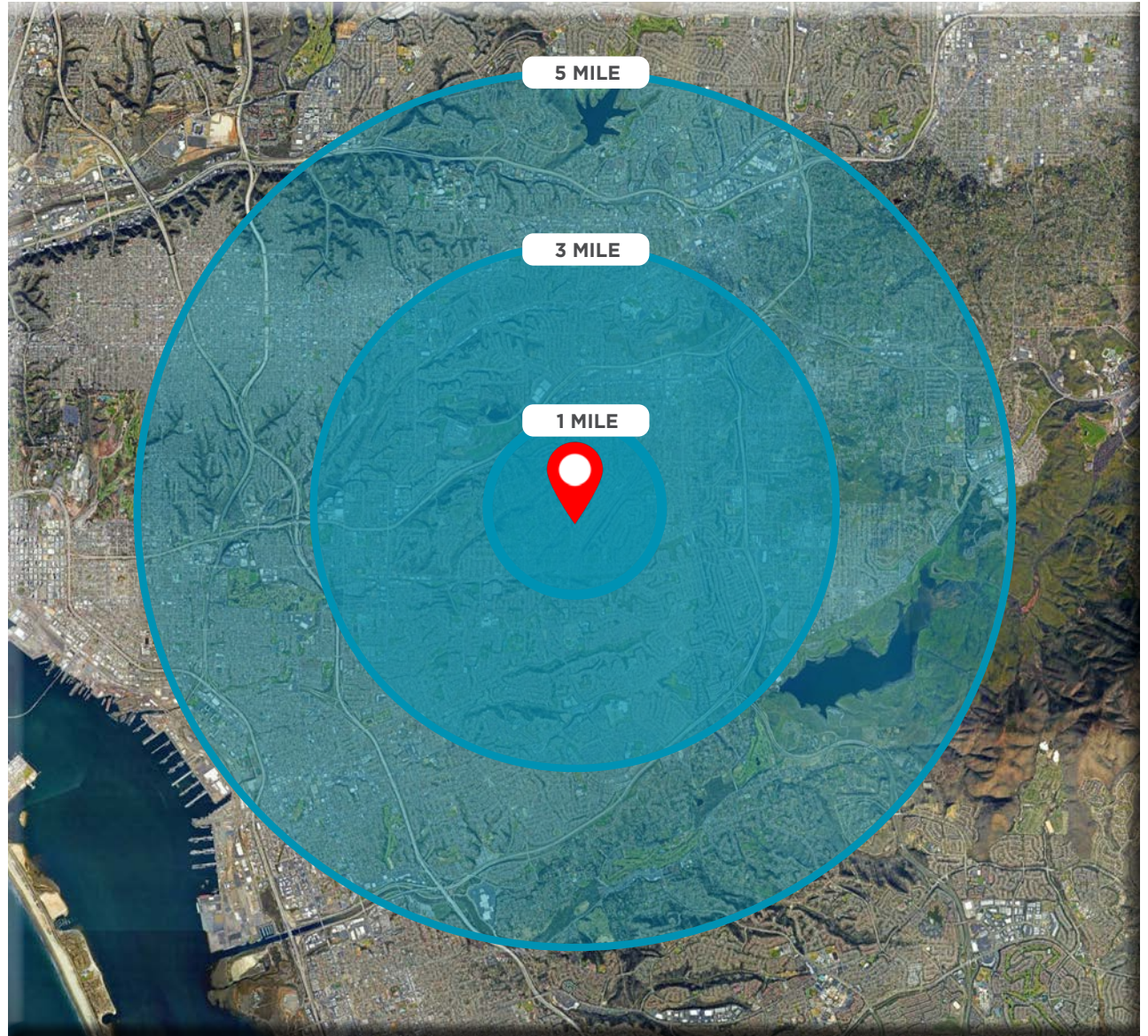


RETAIL TRADE
10.9 %



MANUFACTURING
8.2 %

	1 MILE	3 MILE	5 MILE
2024 Total Population	20,261	224,328	558,771
2024 Average Household Size	3.33	3.20	2.92
2024 Households by Income	\$118,464	\$103,945	\$109,220





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