



**6250-6256 STEWART ST**  
**MULTIFAMILY INVESTMENT OPPORTUNITY**  
SAN DIEGO, CALIFORNIA 92115 | COLLEGE AREA



JCA INTERNATIONAL REALTY

## EXECUTIVE SUMMARY

### A Rare, Turn-Key Investment in the Heart of the College Area

Positioned in one of San Diego's most desirable student-housing locations, 6250–6256 Stewart Street presents an exceptional opportunity to acquire a fully renovated, income-producing multifamily property just minutes from San Diego State University.

The property features four residential units across three buildings, offering a total of 17 bedrooms and 9 bathrooms. The unit mix includes a renovated 5-bedroom, 3-bathroom main residence and three newly constructed 4-bedroom, 2-bathroom ADUs—creating an attractive configuration for investors seeking strong rental demand and diversified income.

With modern amenities throughout, including central air conditioning, in-unit laundry, ceiling fans in every bedroom, and paid solar, the property is designed for both tenant appeal and operational efficiency.



## PROPERTY OVERVIEW

|                |                                                          |
|----------------|----------------------------------------------------------|
| Address        | <b>6250–6256 Stewart Street,<br/>San Diego, CA 92115</b> |
| Asking Price   | <b>\$3,500,000</b>                                       |
| Total Units    | <b>4</b>                                                 |
| Buildings      | <b>3</b>                                                 |
| Bedrooms       | <b>17</b>                                                |
| Bathrooms      | <b>9</b>                                                 |
| Building Area  | <b>5,184 ± SF</b>                                        |
| Main Residence | <b>5 BR / 3 BA</b>                                       |
| ADUs           | <b>3 × 4 BR / 2 BA</b>                                   |
| HVAC           | <b>Central A/C</b>                                       |
| Laundry        | <b>In-Unit</b>                                           |
| Solar          | <b>Paid Solar</b>                                        |



## INCOME & OPERATING SUMMARY

### RENT ROLL

| Property                          | Monthly Rent    | Annual Rent      |
|-----------------------------------|-----------------|------------------|
| 6250 Stewart St                   | \$5,500         | \$66,000         |
| 6252 Stewart St                   | \$4,500         | \$54,000         |
| 6254 Stewart St (Affordable Unit) | \$3,500         | \$42,000         |
| 6256 Stewart St                   | \$6,927         | \$83,124         |
| <b>TOTAL GROSS RENTAL INCOME</b>  | <b>\$20,427</b> | <b>\$245,124</b> |

### INVESTMENT METRICS

ASKING PRICE

**\$3,500,000**

ESTIMATED NOI\*

**\$168,107**

ESTIMATED CAP RATE

**5.24%**

### ESTIMATED OPERATING STATEMENT

|                                        | Monthly            | Annual              |
|----------------------------------------|--------------------|---------------------|
| Gross Rental Income                    | \$20,427.00        | \$245,124.00        |
| Less: Property Management Fees         | (\$1,985.40)       | (\$23,824.80)       |
| Less: Property Taxes                   | (\$2,993.63)       | (\$35,923.60)       |
| Less: Maintenance & Turnover           | (\$166.67)         | (\$2,000.00)        |
| Less: Utilities                        | (\$565.50)         | (\$6,786)           |
| Less: Insurance                        | (\$706.92)         | (\$8,483.05)        |
| <b>ESTIMATED NET OPERATING INCOME*</b> | <b>\$14,008.88</b> | <b>\$168,107.35</b> |

\*Estimated NOI is based solely on ownership-provided rental income and stated expenses. It excludes insurance, owner-paid utilities, vacancy and collection loss, replacement reserves, short-term rental platform costs, and other undisclosed expenses. Property taxes may be reassessed upon sale.



## SALES COMPARISON REPORT

| Address                                    | Size (SF) | Units | Sold Price  | Price/SF | Price/Unit | Sold Date  |
|--------------------------------------------|-----------|-------|-------------|----------|------------|------------|
| 5160 69th St, San Diego, CA 92115          | 4,709     | 7     | \$3,325,000 | \$706    | \$475,000  | 3/10/2025  |
| 4342 Marlborough Ave, San Diego, CA 92105  | 6,158     | 9     | \$3,000,000 | \$487    | \$333,333  | 02/14/2025 |
| 6755 Mission Gorge Rd, San Diego, CA 92120 | 8,500     | 10    | \$4,240,000 | \$499    | \$424,000  | 01/13/2025 |
| 4102 Marlborough Ave, San Diego, CA 92105  | 16,861    | 12    | \$5,130,000 | \$304    | \$427,500  | 09/18/2024 |
| 4337-43 Winona Ave, San Diego, CA 92115    | 2,406     | 4     | \$1,025,500 | \$426    | \$256,375  | 01/17/2025 |
| 496 47th St, San Diego, CA 92115           | 3,047     | 4     | \$1,355,000 | \$445    | \$338,750  | 9/5/25     |

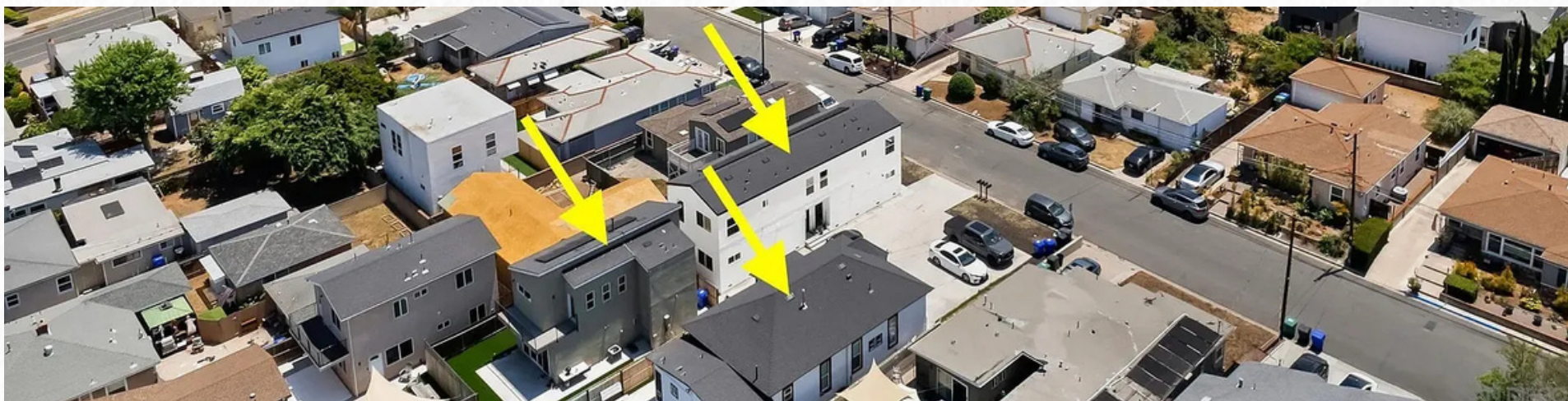


## INVESTMENT HIGHLIGHTS

6250–6256 Stewart Street presents a compelling multifamily investment opportunity featuring 17 bedrooms and 9 bathrooms across four residential units and three buildings, totaling approximately 5,184 ± square feet on a 0.217 ± acre lot. The property includes a renovated 5-bedroom, 3-bathroom main residence and three 4-bedroom, 2-bathroom ADUs, offering a highly desirable unit configuration designed to meet the demands of today's rental market.

The property combines modern functionality with tenant-focused amenities, including central air conditioning, in-unit laundry, ceiling fans in every bedroom, and a paid solar system. Private outdoor spaces enhance the property's appeal, including a private yard and balcony at the rear ADU, while low-maintenance turf landscaping provides an attractive and practical exterior environment.

Ideally positioned approximately one-half mile from San Diego State University, the property benefits from its proximity to one of San Diego's major university campuses and the surrounding College Area rental market. Residents enjoy convenient access to shopping, restaurants, entertainment, and major transportation corridors, making 6250–6256 Stewart Street an attractive opportunity for investors seeking a well-positioned, turn-key multifamily asset in San Diego.



## PRIME COLLEGE AREA LOCATION

Located in the heart of San Diego's College Area, Stewart Street is conveniently positioned near San Diego State University, local dining, shopping, entertainment, and neighborhood amenities.

The location combines the convenience of a university-centered community with easy access to the broader San Diego market—making it an attractive location for both residents and investors.

## BUILT FOR TODAY'S RENTAL MARKET

From individual bedroom accommodations to modern shared living arrangements, the property's spacious unit configurations and extensive bedroom count are well suited to the demands of San Diego's student and young-professional rental market.

Modern conveniences such as central A/C, private laundry facilities, ceiling fans, and outdoor living areas enhance tenant appeal while paid solar may provide an additional operating advantage.

## AN INVESTMENT WORTH A CLOSER LOOK

6250–6256 Stewart Street combines location, scale, modern construction, and a highly desirable unit mix into a compelling multifamily investment opportunity.

Four units. Seventeen bedrooms. One exceptional College Area asset.

Contact the listing representative for additional property information, financials, rent roll, offering memorandum, and showing availability.





# AERIAL MAP

## 6250-6256 STEWART STREET

SAN DIEGO, CA 92115

### AERIAL MAP & NEARBY AMENITIES

#### PRIME COLLEGE AREA LOCATION

Ideally located in the heart of San Diego's College Area, just minutes from San Diego State University and surrounded by shopping, dining, transportation, and entertainment.

|                                                                                     |                                    |           |
|-------------------------------------------------------------------------------------|------------------------------------|-----------|
|    | SAN DIEGO STATE UNIVERSITY         | 0.5 MILES |
|    | COLLEGE AREA SHOPPING CENTER       | 0.6 MILES |
|    | RESTAURANTS & CAFES (ALVARADO ROW) | 0.6 MILES |
|    | SDSU TRANSIT CENTER (TROLLEY)      | 0.7 MILES |
|  | TARGET                             | 0.8 MILES |
|  | INTERSTATE 8 ACCESS                | 1.0 MILES |
|  | LAKE MURRAY                        | 2.4 MILES |
|  | DOWNTOWN SAN DIEGO                 | 6.8 MILES |



 HIGH DEMAND STUDENT HOUSING AREA

 WALKABLE TO CAMPUS, SHOPPING & DINING

 EASY ACCESS TO MAJOR FREEWAYS & TRANSIT

 STRONG RENTAL MARKET WITH LONG-TERM UPSIDE

Distances are approximate. Source: Google Maps.



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JCA International Realty, Inc. is founded by Kay Wolf, five-year running top nationwide producer (Berkshire Hathaway Real Estate Commercial Division) and recently named as a commercial real estate rising star by Vogue Magazine (April '22). Today, Kay employs a team of commercial real estate professionals in powering the successes of real estate investors throughout California.

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### JCA International Realty, Inc.

5927 Balfour Court, Suite 112  
Carlsbad, CA 92008



### Kay Wolf

Principal, Broker  
Main 760.331.3900  
Kay@JCAIntlRealty.com  
LIC 01984469