

FOR SALE

1952-54 IRVING AVE, SAN DIEGO, CA 92113

JORGE JIMENEZ

Senior Vice President

D: 619.742.1322

jjimenez@svn.com

DRE # 01476024



PROPERTY SUMMARY

THE PROPERTY

Introducing a prime opportunity for the savvy **Multifamily/Low-Rise/Garden** investor. This **4,072** square foot property, boasting **4 units**, was meticulously **built in 2008** and is ideally situated in the sought-after San Diego area. With a coveted **RM-2-5 zoning** and a **100% occupancy** rate, this property represents a secure and lucrative investment. Each unit offers modern comforts and is designed for maximum appeal. Don't miss out on this turnkey investment that promises both immediate and long-term returns.

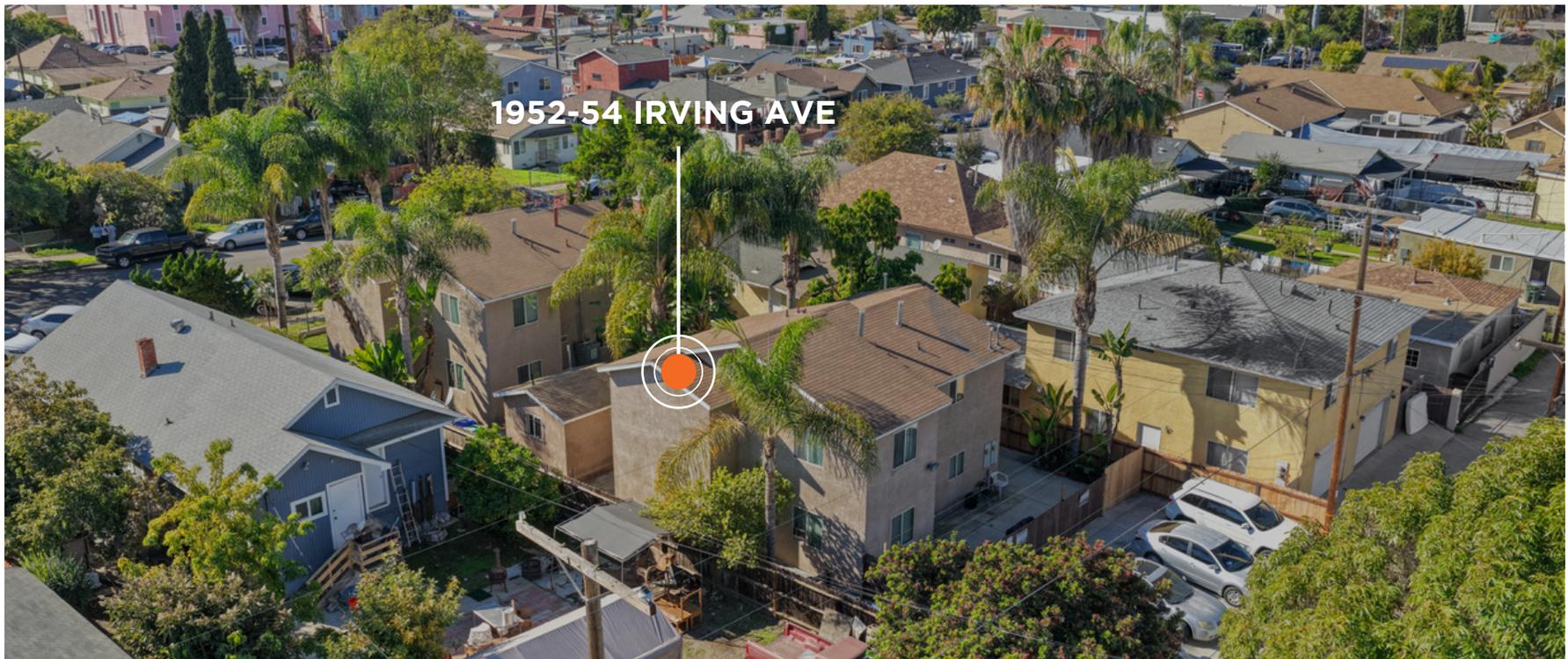
Schedule a viewing today and be prepared to be impressed. *Contact advisor for more details.*



PROPERTY SUMMARY

OFFER SUMMARY

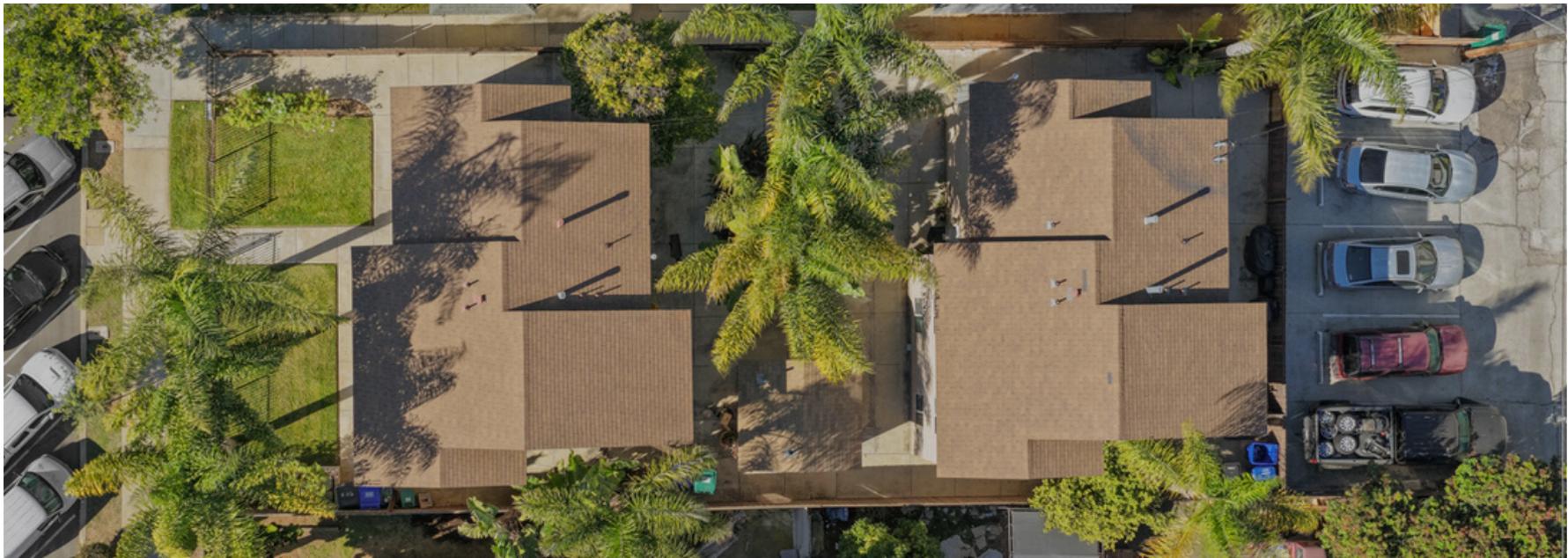
ASKING PRICE	\$1,650,000	BUILDING SIZE	±4,072 SF
PRICE PER SF	\$405.21	NOI	\$80,285
NUMBER OF UNITS	4	APN	538-130-08-00
LOT SIZE	±7,180 SF	ZONING	RM-2-5



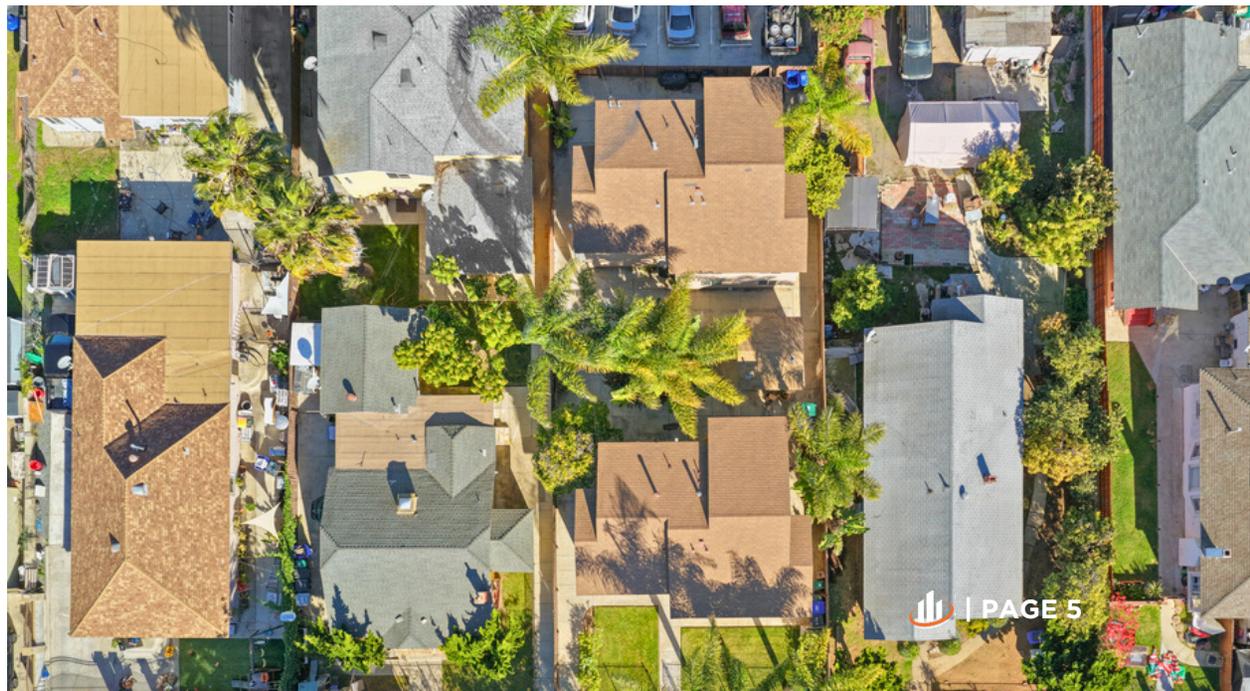
PROPERTY SUMMARY

BUILDING SUMMARY

PROPERTY TYPE	Multifamily	LOCATION	San Diego, CA
YEAR BUILT	2008	WALK SCORE	Very Walkable (89)
TENANCY	Multiple	PARKING	5 spaces
CONDITION	Good	OCCUPANCY	100%
NUMBER OF FLOORS	2		

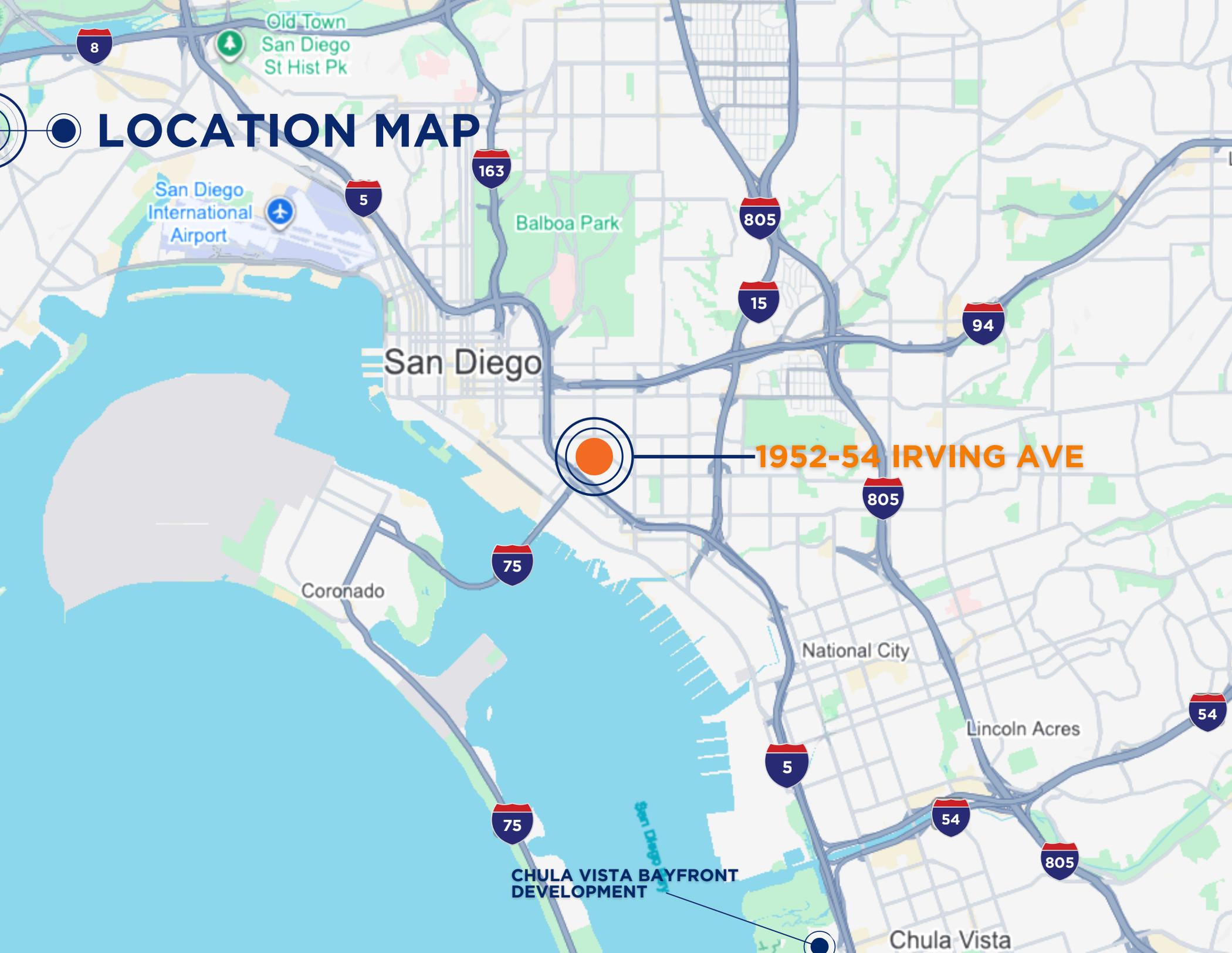


PROPERTY IMAGES



1952 54 IRVING AVE, SAN DIEGO, CA 92113

LOCATION MAP



San Diego International Airport

Old Town San Diego St Hist Pk

Balboa Park

San Diego

1952-54 IRVING AVE

Coronado

National City

Lincoln Acres

CHULA VISTA BAYFRONT DEVELOPMENT

Chula Vista

LOCATION SUMMARY



BARRIO LOGAN, SAN DIEGO, CA

Barrio Logan is a historically significant neighborhood just southeast of Downtown San Diego, bordered by I-5, the San Diego Bay, and Cesar E. Chavez Parkway. Rich in Chicano heritage, the area blends arts, culture, and industry in a walkable urban setting. Its proximity to Naval Base San Diego and the Port, along with ongoing redevelopment and creative retail growth, has positioned Barrio Logan as a dynamic destination for both community and commerce.



RENT ROLL

SUITE	BED	BATH	SIZE (SF)	RENT	MARKET RENT	COMMENTS
1952-A	3	2	1,000 SF	\$2,850	\$2,850	Includes: Electric, Gas & Water Utilities
1952-B	3	2	1,000 SF	\$2,850	\$2,850	Includes: Electric, Gas & Water Utilities
1954-A	3	2	1,000 SF	\$2,700	\$2,700	Includes: Electric, Gas & Water Utilities
1954-B	3	2	1,000 SF	\$2,700	\$2,700	Includes: Electric, Gas & Water Utilities
TOTALS			4,000 SF	\$11,100	\$11,100	





INCOME & EXPENSES

INCOME SUMMARY	CURRENT	PER UNIT	PROFORMA	PER UNIT
Gross Scheduled Rent	\$136,800	\$34,200	\$136,800	\$34,200
RUBS	\$0.0	\$0.0	\$17,000	\$4,250
GROSS INCOME	\$136,800	\$34,200	\$153,800	\$38,450
Vacancy Cost	(\$4,104)	(\$1,026)	(\$4,104)	(\$1,026)
EFFECTIVE GROSS INCOME	\$132,696	\$33,174	\$149,696	\$37,424
EXPENSES SUMMARY	CURRENT	PER UNIT	PROFORMA	PER UNIT
Property Taxes (1.26114%)	(\$20,809)	(\$5,202.25)	(\$20,809)	(\$5,202.25)
Insurance	(\$4,200)	(\$1,050)	(\$4,200)	(\$1,050)
Utilities	(\$22,282)	(\$5,570.5)	(\$22,282)	(\$5,570.5)
Repairs & Maintenance	(\$2,800)	(\$700)	(\$2,800)	(\$700)
Landscaping	(\$1,440)	(\$360)	(\$1,440)	(\$360)
Replacements & Reserves	(\$880)	(\$220)	(\$880)	(\$220)
OPERATING EXPENSES	(\$52,411)	(\$13,102.75)	(\$52,411)	(\$13,102.75)
NET OPERATING INCOME	\$80,285	\$20,071.25	\$97,285	\$24,321.25

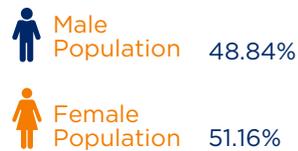
Proforma income derived from Rent Increases set for February 1, 2026

DEMOGRAPHICS

SAN DIEGO, CA

Barrio Logan (ZIP Code 92113) is a centrally located San Diego neighborhood with a diverse, predominantly working-class population and a strong cultural identity. The area features a mix of family and non-family households, a relatively young workforce, and employment largely driven by private companies. These fundamentals support steady demand for rental housing and continued interest in multifamily investment.

POPULATION



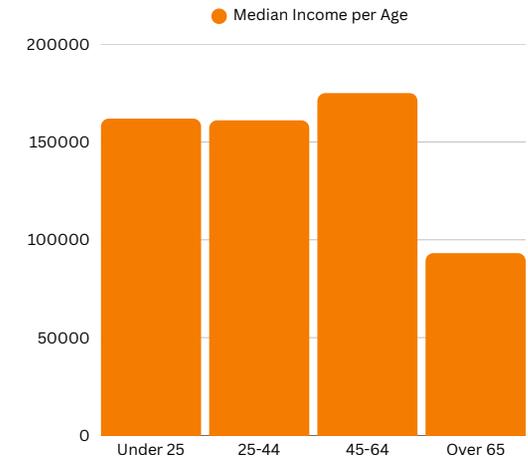
EMPLOYMENT



HOUSEHOLDS

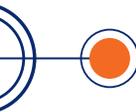


INCOMES



These demographic and economic factors make Logan Heights an attractive location for commercial real estate investments, and start ups.

By Point2homes. Demographic data shown in this section was gathered from the latest U.S. Census Bureau release.



DISCLAIMER

1952-54 IRVING AVE, SAN DIEGO, CA 92113

DISCLAIMER STATEMENT:

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, zoning, property condition, and other factors which should be evaluated by your tax, financial, legal, and other advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

No representation or recommendation is made by SVN | Vanguard as to the legal sufficiency or tax consequences of this document or the transaction to which it relates. These are questions for your attorney and/ or other advisors. In any real estate transaction, it is recommended that you consult with a professional such as an attorney, accountant, civil engineer, property inspector or other person, with experience in evaluating the transaction, and the legal documents prepared in connection therewith.

JORGE JIMENEZ

Senior Vice President
D: 619.742.1322
jjimenez@svn.com

DRE # 01476024

SVN® VANGUARD COMMERCIAL REAL ESTATE ADVISORS

4455 Murphy Canyon Rd
San Diego, CA 92123

DRE# 01881593
svnvanguardsd.com