

FOR SALE

8 UNITS - GOLDEN HILL

2934 F St, San Diego, CA 92102



SALE PRICE \$3,250,000

Tomoi Stapleton
(310) 561-5237
CalDRE #02246299

Anthony Villasenor
(858) 414-5300
CalDRE #00857416

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER
COMMERCIAL**

DISCLAIMER

8 UNITS - GOLDEN HILL
2934 F ST SAN DIEGO, CA 92102

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

Tomoi Stapleton
(310) 561-5237
CalDRE #02246299

Anthony Villasenor
(858) 414-5300
CalDRE #00857416



COLDWELL BANKER
COMMERCIAL
WEST

OFFERING SUMMARY

8 UNITS - GOLDEN HILL
2934 F ST SAN DIEGO, CA 92102



OFFERING SUMMARY

Sale Price:	\$3,250,000
Building Size:	6,245 SF
Parking:	6 Designated Spots & 6 Single Car Garages
Lot Size:	7,056 SF
Number of Units:	8
Price / Unit:	\$406
Cap Rate:	3.43%
NOI:	\$111,546
Year Built:	1989

PROPERTY OVERVIEW

Prime Golden Hill 8-Unit Value-Add Opportunity:

2934 F Street offers investors the chance to acquire a well-located, 8-unit apartment building in one of San Diego's most dynamic rental markets. Situated in the highly desirable Golden Hill neighborhood, the property is just minutes from Downtown, Balboa Park, South Park, and North Park, providing tenants with unmatched lifestyle and employment access.

The property features Three (3) two-bedroom/one-bath units and Two (2) two-bedroom/one-and-a-half bath units, and Three (3) one-bedroom/one-bath units, all on month-to-month leases — giving a new owner immediate flexibility to capture significant rental upside.

With strong in-place income, excellent unit mix, and a clear path to boosting cash flow, 2934 F Street is an exceptional value-add multifamily investment in a prime San Diego location.

Tomoi Stapleton
(310) 561-5237
CalDRE #02246299

Anthony Villasenor
(858) 414-5300
CalDRE #00857416



**COLDWELL BANKER
COMMERCIAL**
WEST

EXTERIOR PHOTOS

8 UNITS - GOLDEN HILL
2934 F ST SAN DIEGO, CA 92102



Tomoi Stapleton
(310) 561-5237
CalDRE #02246299

Anthony Villasenor
(858) 414-5300
CalDRE #00857416



COLDWELL BANKER
COMMERCIAL
WEST

INTERIOR PHOTOS

8 UNITS - GOLDEN HILL
2934 F ST SAN DIEGO, CA 92102



Tomoi Stapleton
(310) 561-5237
CalDRE #02246299

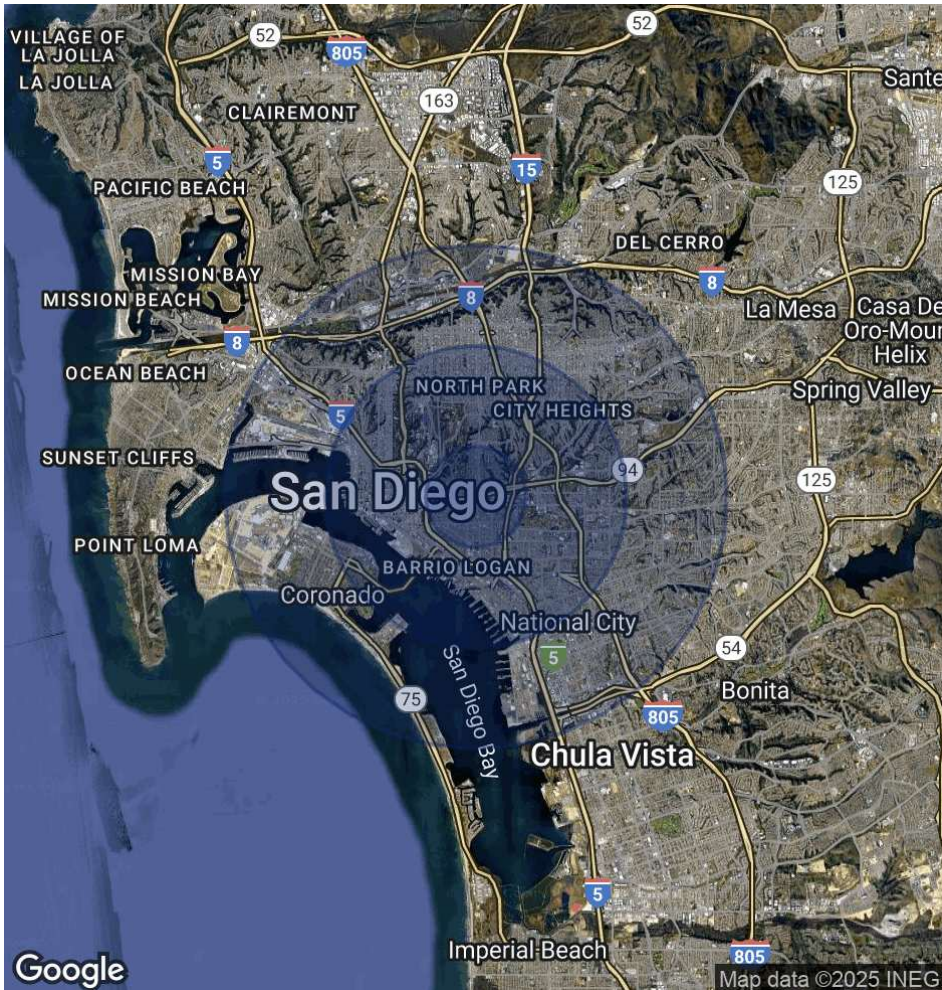
Anthony Villasenor
(858) 414-5300
CalDRE #00857416



COLDWELL BANKER
COMMERCIAL
WEST

LOCATION OVERVIEW

8 UNITS - GOLDEN HILL
2934 F ST SAN DIEGO, CA 92102



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	34,332	263,785	518,061
Average Age	37	39	39
Average Age (Male)	36	38	38
Average Age (Female)	37	39	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	12,932	107,711	204,178
# of Persons per HH	2.7	2.4	2.5
Average HH Income	\$89,798	\$98,561	\$103,575
Average House Value	\$859,550	\$827,038	\$841,411

2934 F Street is located in Golden Hill, one of San Diego's most vibrant and centrally located neighborhoods, just minutes from Downtown, Balboa Park, South Park, and North Park. The area boasts strong demographics with a median household income of \$91,000 within a 1-mile radius and a growing population of over 30,000 residents, driven by young professionals and creative tenants seeking an urban lifestyle. Golden Hill benefits from proximity to major employment hubs including Downtown San Diego (100,000+ jobs), Naval Base San Diego (25,000+ personnel), and multiple healthcare and education institutions, ensuring a strong and diverse renter base. With walkable amenities, freeway access, and cultural attractions, Golden Hill remains one of San Diego's most sought-after rental markets, supporting both stable occupancy and long-term rental growth.

Tomoi Stapleton
(310) 561-5237
CalDRE #02246299

Anthony Villasenor
(858) 414-5300
CalDRE #00857416



COLDWELL BANKER
COMMERCIAL
WEST

CONTACTS

8 UNITS - GOLDEN HILL
2934 F ST SAN DIEGO, CA 92102



TOMOI STAPLETON

Associate - Capital Markets

Direct: (310) 561-5237
tomoistapletonre@gmail.com



ANTHONY VILLASENOR

Executive Senior Vice President

Direct: (858) 414-5300
avillasenor@delmarcapitalpartners.com



Tomoi Stapleton
(310) 561-5237
CalDRE #02246299

Anthony Villasenor
(858) 414-5300
CalDRE #00857416

