

# TURNKEY MULTIFAMILY OPPORTUNITY | RENOVATED 3-UNIT PROPERTY IN NORMAL HEIGHTS

## 4319-21 Swift Avenue | San Diego, CA 92104

- Fully Renovated 3-Plex – Turnkey investment property with modern upgrades throughout
- Spacious 2-Bedroom Units – Large floorplans designed for strong tenant appeal and functionality
- Detached Front House – Includes a desirable standalone 2-bedroom home for added privacy and rental demand
- Prime Normal Heights Location – Located near top dining, shopping, nightlife, and major San Diego attractions

**Asking Price: \$1,449,000**



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# CONTENTS

- 3 Aerials
- 5 Location Map
- 6 Executive Summary
- 7 Property Information
- 8 Interiors
- 9 Exteriors
- 10 Sale Comparables
- 11 Rent Comparables
- 12 Sale & Rent Comparables Map
- 13 Rent Roll
- 14 Demographics



DOWNTOWN  
SAN DIEGO

NORTH PARK

BALBOA PARK

WELLS  
FARGO

CHURCH'S  
TEXAS & CROISSANT

Torque  
COFFEE

SUBJECT PROPERTY

EL CAJON BLVD

SWIFT AVE

35TH ST

805





JOHN ADAMS  
ELEMENTARY SCHOOL

MEADE AVE

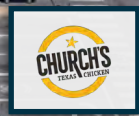
SUBJECT PROPERTY

34TH ST

SWIFT AVE

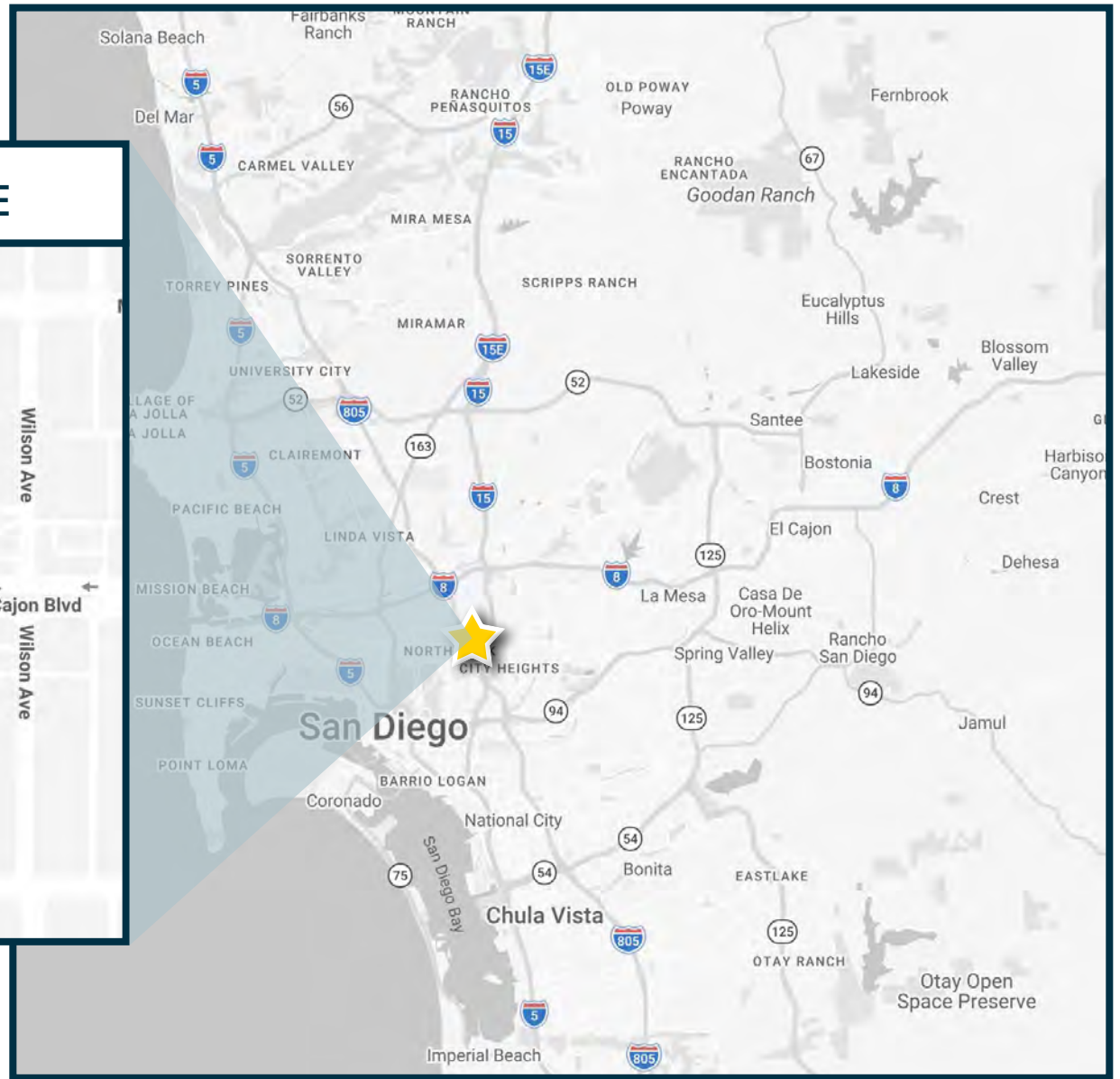
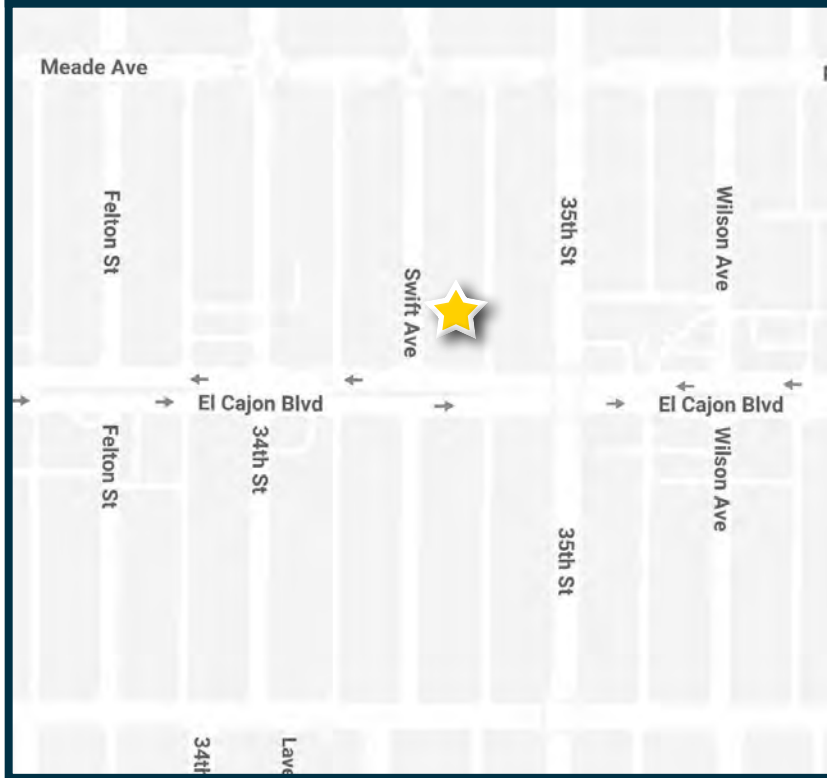
35TH ST

EL CAJON BLVD



# LOCATION MAP

## 4319-21 SWIFT AVENUE





## EXECUTIVE SUMMARY

Presenting a rare multifamily investment opportunity at 4319-21 Swift Avenue, a recently renovated 3-unit property located in the heart of Normal Heights. Featuring spacious 2-bedroom units and a desirable detached front house, this turnkey asset offers an ideal combination of strong in-place income, modern upgrades, and long-term rental appeal. Situated in one of San Diego's most vibrant and walkable neighborhoods, residents enjoy immediate access to premier dining, nightlife, shopping, and major employment hubs. With its high-demand location, quality renovations, and attractive unit mix, 4319-21 Swift Avenue represents an exceptional opportunity to acquire a stabilized asset in one of San Diego's most sought-after rental markets.

# PROPERTY INFORMATION

Property Description	
address:	4319-21 Swift Avenue, San Diego, CA 92104
apn:	447-162-13-00
units:	3 Residential Units <ul style="list-style-type: none"> <li>(1) 2 Bed, 1 Bath Front House</li> <li>(2) 2 Bed, 1 Bath Duplex</li> </ul>
year built   renovated:	1933   2024   2025
rentable area:	2,280 Square Feet
average unit size:	760 Square Feet
lot area:	4,897 Square Feet
buildings:	2 Buildings - Comprised of 1 single-story detached home and 1 stacked two-story duplex
parking:	1 Covered space for house with 2 additional spots 4 Uncovered spots for duplex Street Parking also available
utilities:	Individually Metered Gas and Electric Shared Water Meter
landlord pays:	For water and trash
outdoor space:	Common area for tenants to sit out and relax.
<b>Asking Price: \$1,449,000</b>	

## Property Highlights

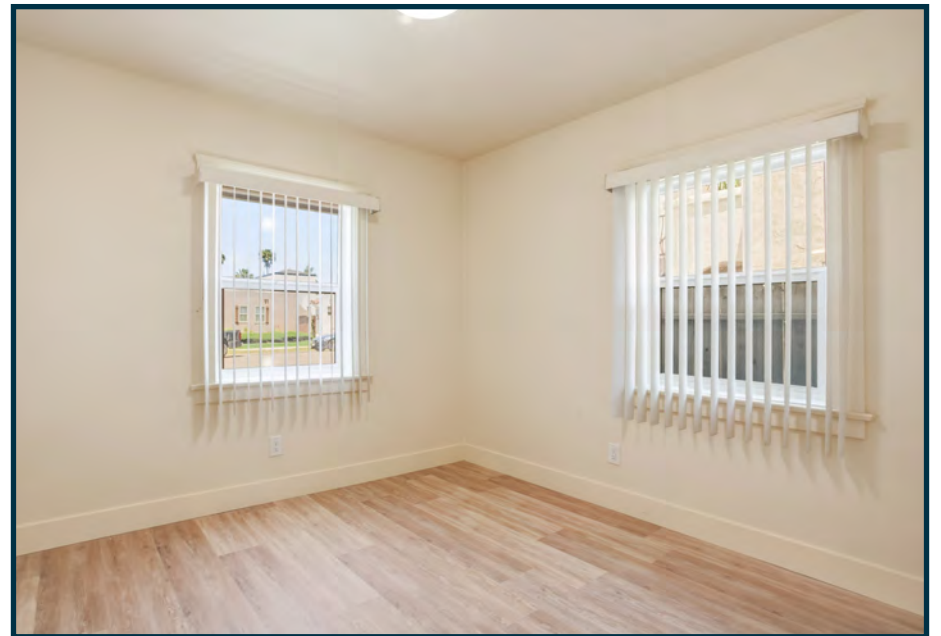
- **Fully Renovated 3-Unit Property** – Turnkey asset featuring modern upgrades and strong curb appeal throughout
- **All New Appliances** – Each unit features brand-new kitchen appliances along with updated bathrooms, new flooring, and modern cabinetry throughout
- **Spacious 2-Bedroom Units** – Large floorplans with highly desirable layouts designed for long-term tenant demand
- **Detached Front House** – Includes a standalone 2-bedroom home offering added privacy and rental flexibility
- **Prime Normal Heights Location** – Walkable to top restaurants, cafes, nightlife, shopping, and major San Diego attractions
- **Exceptional Parking Availability** – Rare urban parking setup featuring multiple dedicated off-street spaces, including both covered and uncovered parking, plus ample street parking nearby
- **Strong Investment Opportunity** – Rare multifamily offering in one of San Diego's most sought-after and supply-constrained rental market

## Investment Potential

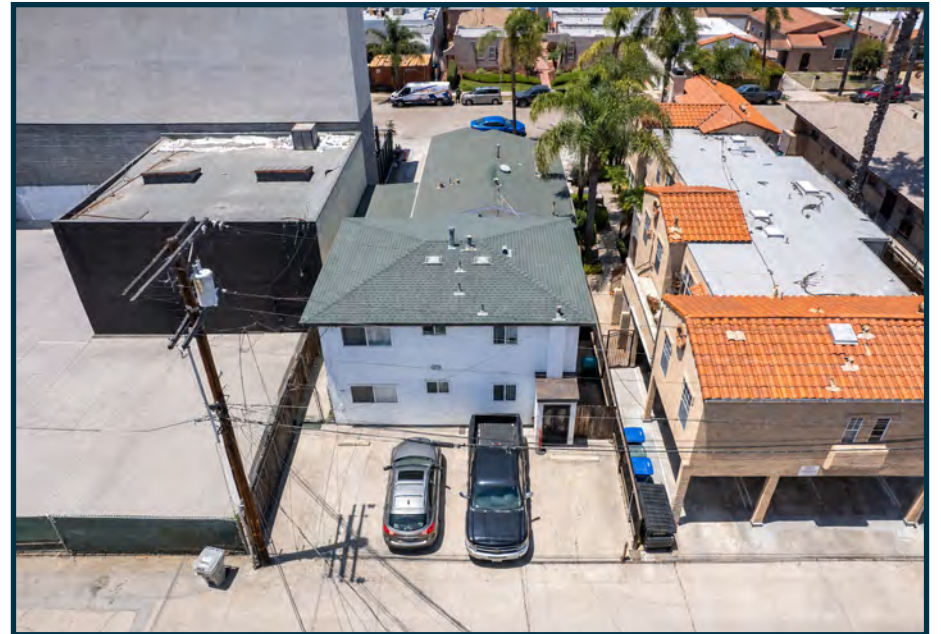
4319-21 Swift Avenue presents a rare opportunity to acquire a fully renovated multifamily asset in the highly desirable Normal Heights submarket of San Diego. Featuring spacious 2-bedroom units, a detached front house, and abundant dedicated parking with both covered and uncovered spaces, the property offers strong tenant appeal and long-term stability in one of the city's most competitive rental markets.

With modernized interiors, a highly walkable location, and continued rental demand driven by limited housing supply, the property is well-positioned for investors seeking stable cash flow, long-term appreciation, and portfolio growth. Whether pursuing a 1031 Exchange, expanding an existing multifamily portfolio, or acquiring a turnkey urban investment, 4319-21 Swift Avenue delivers a compelling combination of location, functionality, and upside potential.






# INTERIORS



# EXTERIORS



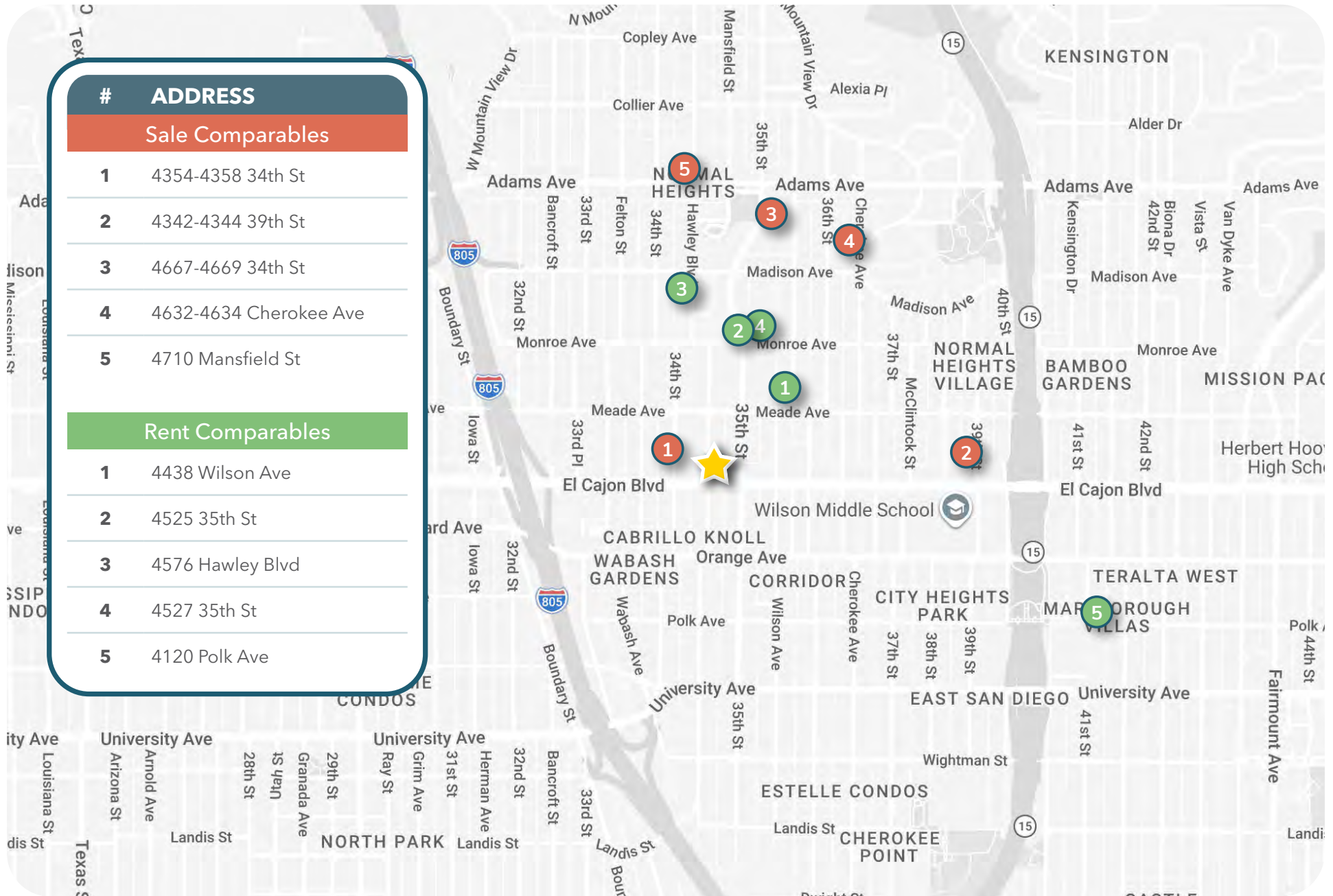
# SALE COMPARABLES

#	Property Photo	Address	City	Square Feet	# of Units	Unit Mix Type	Sale Price	Price/SF	Price/Unit	Year Built	Sale Date
1		4354-4358 34th St	San Diego	1,828	3	1: 2+1 1: 2+2 1: 3+2	\$1,775,000.00	\$971.01	\$591,666.67	1935 2022	4/20/2026
2		4342-4344 39th St	San Diego	2,646	3	2: 2+1 1: 3+2	\$1,380,000.00	\$521.54	\$460,000.00	1939	1/21/2026
3		4667-4669 35th St	San Diego	1,400	3	2: 1+1 1: 3+1	\$1,336,000.00	\$954.29	\$445,333.33	1920 2020	1/9/2026
4		4632-34 Cherokee Ave	San Diego	1,480	3	2: 1+1 1: 2+2	\$1,360,000.00	\$918.92	\$453,333.33	1936	12/1/2025
5		4710 Mansfield St	San Diego	1,915	3	1: ADU 1: 1+1 1: 3+2	\$1,425,618.00	\$744.45	\$475,206.00	1925	5/19/2025

# RENT COMPARABLES

#	Property Photo	Address	Beds	Bath	Rent	SqFt	\$/SF
1		4438 Wilson Ave Unit 4438	2	2	\$3,400.00	1,100	\$3.09
2		4525 35th St	2	1	\$2,995.00	900	\$3.33
3		4576 Hawley Blvd	2	2	\$2,595.00	800	\$3.24
4		4527 35th St Unit A	2	2	\$2,745.00	850	\$3.23
5		4120 Polk Ave	2	1	\$3,250.00	700	\$4.64

# SALE & RENT COMPARABLES MAP



#	ADDRESS
<b>Sale Comparables</b>	
1	4354-4358 34th St
2	4342-4344 39th St
3	4667-4669 34th St
4	4632-4634 Cherokee Ave
5	4710 Mansfield St
<b>Rent Comparables</b>	
1	4438 Wilson Ave
2	4525 35th St
3	4576 Hawley Blvd
4	4527 35th St
5	4120 Polk Ave

# RENT ROLL

## Current Rent Roll

Unit	Unit Type	Unit Size (Approx)	Monthly Rent	Annual Rent	Estimated Monthly Market Rent	Estimated Annual Market Rent
A Front House	2+1	860	Vacant	Vacant	\$3,400.00	\$40,800.00
B Downstairs	2+1	710	\$2,400.00	\$28,800.00	\$3,000.00	\$36,000.00
C Upstairs	2+1	710	\$2,400.00	\$28,800.00	\$3,000.00	\$36,000.00
<b>Sum Total</b>			<b>\$4,800.00</b>	<b>\$57,600.00</b>	<b>\$9,400.00</b>	<b>\$112,800.00</b>

# DEMOGRAPHICS



## ABOUT THE AREA

### Normal Heights Submarket

Located within San Diego's highly desirable Mid-City urban corridor, the Normal Heights submarket is known for its vibrant neighborhood character, walkability, and strong rental demand. Positioned just east of North Park and adjacent to University Heights and Kensington, the area attracts residents seeking a balance of urban convenience, local culture, and residential charm.

- **Walkable Neighborhood Amenities** - Residents enjoy easy access to popular restaurants, coffee shops, boutiques, bars, and entertainment along Adams Avenue and nearby University Avenue.
- **Strong Rental Demand** - The submarket continues to experience high tenant demand driven by its central location, lifestyle appeal, and limited multifamily inventory.
- **Excellent Connectivity** - Convenient access to Interstate 805, Interstate 8, and Highway 15 provides quick connectivity throughout San Diego County.
- **Central San Diego Location** - Minutes from Downtown San Diego, Balboa Park, Mission Valley, beaches, and major employment centers.
- **Character & Community Appeal** - Known for its eclectic atmosphere, historic charm, and tree-lined residential streets, Normal Heights remains one of San Diego's most sought-after urban neighborhoods.
- **Proven Investment Market** - Supported by strong demographics, continued appreciation, and long-term housing demand, the submarket remains a premier location for multifamily investment opportunities.

With its highly walkable location, strong market fundamentals, and enduring tenant demand, 4319-21 Swift Avenue is ideally positioned within one of San Diego's most competitive urban rental markets.



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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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