VIEW PROPERTY TOUR

INVESTMENT OPPORTUNITY
±3,332 SF 4-UNIT BUNGALOW

3357-59
30th Street
San Diego, CA 92104

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THE OFFERING

Bungalow Courtyard, located at 3357–3359 30th Street in San Diego, offers a unique character multifamily investment opportunity along the desirable South Park–North Park corridor. The property features bungalow-style residences arranged around a courtyard and may be sold together with the adjacent parcel to the north, which includes five Spanish-style casitas. Residents enjoy walkable access to popular restaurants, cafés, markets, and neighborhood services, with Balboa Park, Morley Field, the San Diego Zoo, Downtown San Diego, and San Diego International Airport all nearby. Convenient access to SR-94, I-805, and I-5further enhances connectivity throughout the region while supporting the property's long-term rental and repositioning potential.

ADDRESS:	3357-3359 30th Street San Diego, CA 92104
PROPERTY TYPE:	South Park Bungalow Courtyard
BUILDING SIZE:	± 3,332 SF Bungalow
LOT SIZE:	± 0.145 AC (6,306 SF)
APN:	453-491-07-00
YEAR BUILT:	1950 | 1924
ZONING:	RM-2-5
# BUILDIINGS | UNITS:	3 Buildings | 4 Units
PARKING:	3 Open Spaces | 3 garage Spaces
WALK SCORE:	93
WITHIN 1 BLOCK:	Communal Coffee, The Taco Stand, Jack in the Box, Underbelly, Pete's Seafood & Sandwich, Bluefoot Bar & Lounge, Alexanders on 30th, The Smoking Goat, Dunedin New Zealand Eats

OF UNITS : Four (4)

ASKING PRICE : $2,350,000

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PROPERTY SUMMARY

A Craftsman bungalow courtyard property like 3357–3359 & 3361 30th Street, San Diego, CA 92104 sits at the intersection of architectural heritage, neighborhood history, and the walkable urban lifestyle that defines North Park and South Park. The core takeaway: this property type is one of the most iconic and desirable forms of early-20th-century housing in San Diego, prized for its character, scale, and community-oriented layout.

A bungalow court—common in San Diego between 1910 and 1940—groups multiple small homes around a shared courtyard. These courts were an early form of community-oriented multifamily housing, offering privacy with a sense of neighborhood. Typical price ranges for bungalow-court units in North Park today exceed prices of box-like apartments depending on condition and configuration.

Craftsman homes flourished in San Diego between 1905 and 1930, coinciding with the city's growth around the 1915 Panama-California Exposition in Balboa Park. North Park and South Park were among the earliest streetcar suburbs, with homes delivered as Sears kit houses or built by local craftsmen.

Bungalow courts emerged as a solution for:
- Affordable, small-scale housing
- Walkable neighborhood living
- Community-oriented design with shared outdoor space

They became a defining feature of early 20th-century Southern California architecture, especially in neighborhoods like North Park where lots were deep and walkability mattered.

The property sits directly on 30th Street, one of San Diego's most vibrant urban corridors. North Park (zip 92104) is known for:
- Historic Craftsman and Spanish Revival homes
- Walkability (Walk Score 93)
- Dining, breweries, and arts scene
- Proximity to Balboa Park

The Craftsman bungalow courtyard property at 3357–3359 & 3361 30th Street represents:
- A historically significant architectural style
- A rare and desirable courtyard configuration
- Placement in one of San Diego's most walkable, culturally rich neighborhoods
- Strong long-term value supported by preservation culture and demand
- Long term tenant retention
- An in demand multifamily product that commands strong rents in any market

INVESTMENT SUMMARY

Price						
Building	Per Unit	Per Building Sq. ft	Current CAP	Current GRM	Pro Forma CAP	Pro Forma GRM
$2,350,000	$ 587,500	$ 705	2.7%	20.6%	3.7%	17.1%

Income						
Type	Sq. Ft Per Unit	# Units	Current Rent	Current Total	Pro Forma Rent	Pro Forma Total
3357- 2/1	-	1	$ 2,340.00	$ 2,340.00	$ 2,995.00	$ 2,995.00
3359- 2/1		1	$ 2,595.00	$ 2,595.00	$ 2,995.00	$ 2,995.00
3361A- 1/1		1	$ 1,925.00	$ 1,925.00	$ 2,200.00	$ 2,200.00
3361B- 2/1	-	1	$ 2,495.00	$ 2,495.00	$ 2,995.00	$ 2,995.00
Total Monthly Income			$ 9,355.00	$ 9,355.00	$ 11,185.00	$ 11,185.00
Total Garage/Laundry Income			$ 140.00	$ 140.00	$ 300.00	$ 100.00

Estimated Annual Operating Pro Forma			
		Current	**Pro Forma**
Gross Scheduled Income		113,940	$ 137,820
Less: Vacancy Factor	2.00%	2,279	$ 2,756
Gross Operating Income		111,661	$ 135,064
Less: Expenses **tax adjusted**	44%	48,675	$ 48,675
Net Operating Income		62,986	$ 86,389

COMPARABLES

Address:
1607-1609
Robinson Avenue

Units:
Two (2)

Sale Price:
$1,135,000

$/Unit:
$567,500

Sale Date:
11/10/2025

Address:
610-12
W Maple Street

Units:
Three (3)

Sale Price:
$1,425,000

$/Unit:
$475,000

Sale Date:
5/27/2025

Address:
1223-25
Pennsylvania Ave

Units:
Two (2)

Sale Price:
$1,500,000

$/Unit:
$750,000

Sale Date:
5/6/2025

Address:
3518-20
Curlew Street

Units:
Two (2)

Sale Price:
$1,599,000

$/Unit:
$799,500

Sale Date:
2/19/2025

Address:
1533-37
Glenwood Drive

Units:
Three (3)

Sale Price:
$1,665,000

$/Unit:
$555,000

Sale Date:
2/20/2025

Address:
4152
Jackdaw Street

Units:
Three (3)

Sale Price:
$1,800,000

$/Unit:
$600,000

Sale Date:
3/20/2026

Address:
1705-1715
Glenwood Drive

Units:
Four (4)

Sale Price:
$1,920,000

$/Unit:
$480,000

Sale Date:
12/30/2025

Address:
4095
Front Street

Units:
Three (3)

Sale Price:
$1,962,900

$/Unit:
$654,300

Sale Date:
3/9/2026

Address:
2816-18
Columbia Street

Units:
Two (2)

Sale Price:
$2,000,000

$/Unit:
$1,000,000

Sale Date:
4/20/2026

Address:
1864
Sunset Blvd

Units:
Two (2)

Sale Price:
$2,450,000

$/Unit:
$1,225,000

Sale Date:
5/6/2025

Address:
3518-20
Curlew Street

Units:
Two (2)

Sale Price:
$1,599,000

$/Unit:
$799,500

Sale Date:
11/14/2025

Address:
3664
4th Street

Units:
Four (4)

Sale Price:
$2,725,000

$/Unit:
$681,250

Sale Date:
4/25/2025

Address:
3208-10
32nd Street

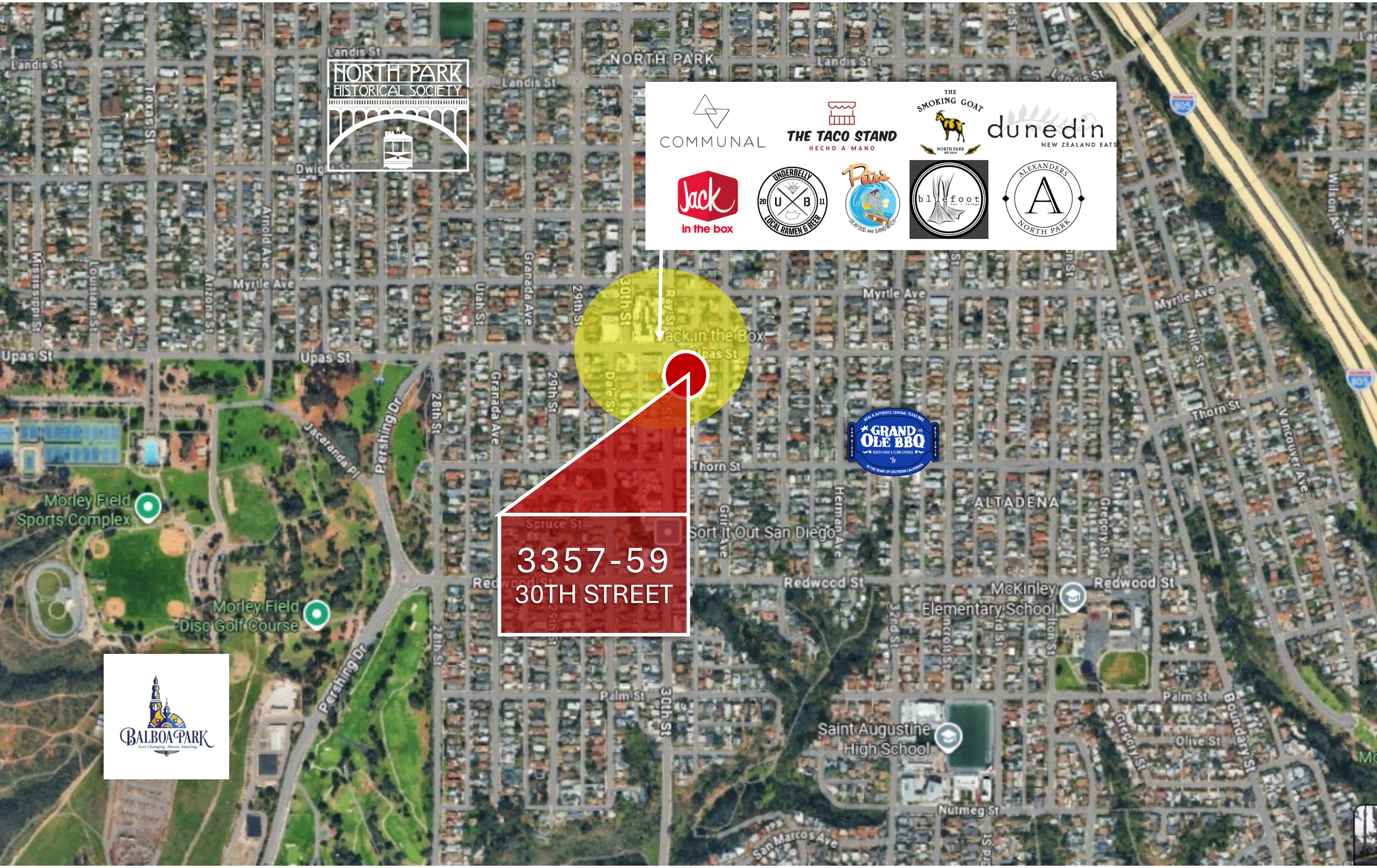
Units:
Two (2)

Sale Price:
$905,000

$/Unit:
$452,500

Sale Date:
7/21/2025

NEARBY AMENITIES



PROPERTY PHOTOS

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION			
Population (2025)	32,987	307,663	602,643
Projected Population (2030)	33,096	310,590	607,398
Median Age	38.6	38.5	36.8
INCOME			
Avg. Household Income	$126,085	$113,929	$114,444
Consumer Spending	$528.7M	$4.2B	$7.5B
HOUSEHOLDS			
Owner Occupied	4,896	37,147	77,694
Renter Occupied	11,430	102,306	158,614
Median Home Value	$1,007,057	$844,568	$806,877

3 MINUTES
Balboa Park

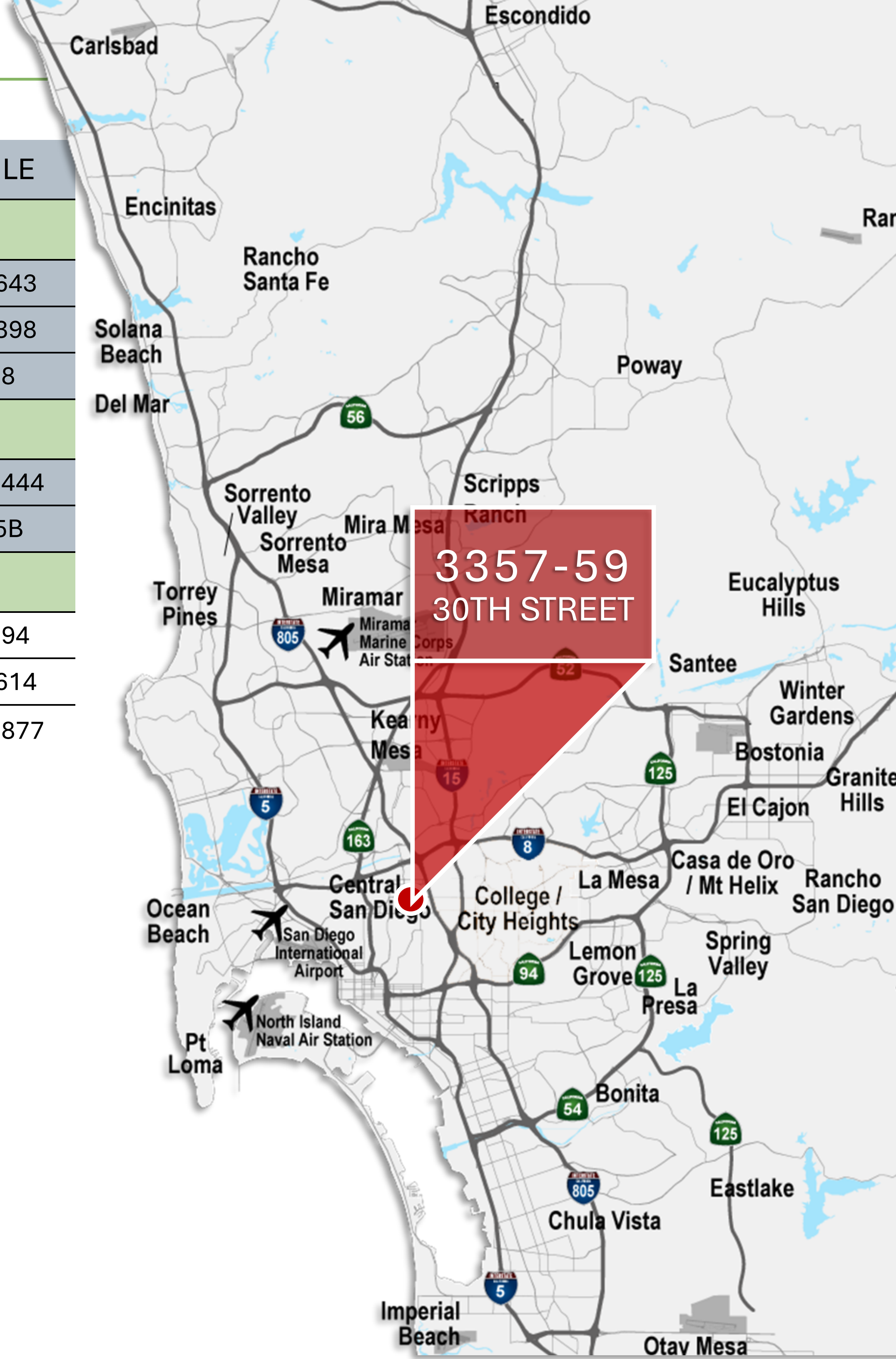
14 MINUTES
SDSU

10 MINUTES
Mission Valley

10 MINUTES
Downtown

15 MINUTES
Mission Beach

18 MINUTES
La Jolla UTC



AMENITIES AERIAL

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt Its accuracy, but we do not guarantee it. All information including zoning, financials, leases, square footage, permits and use should be verified during due diligence and prior to completing a sale.

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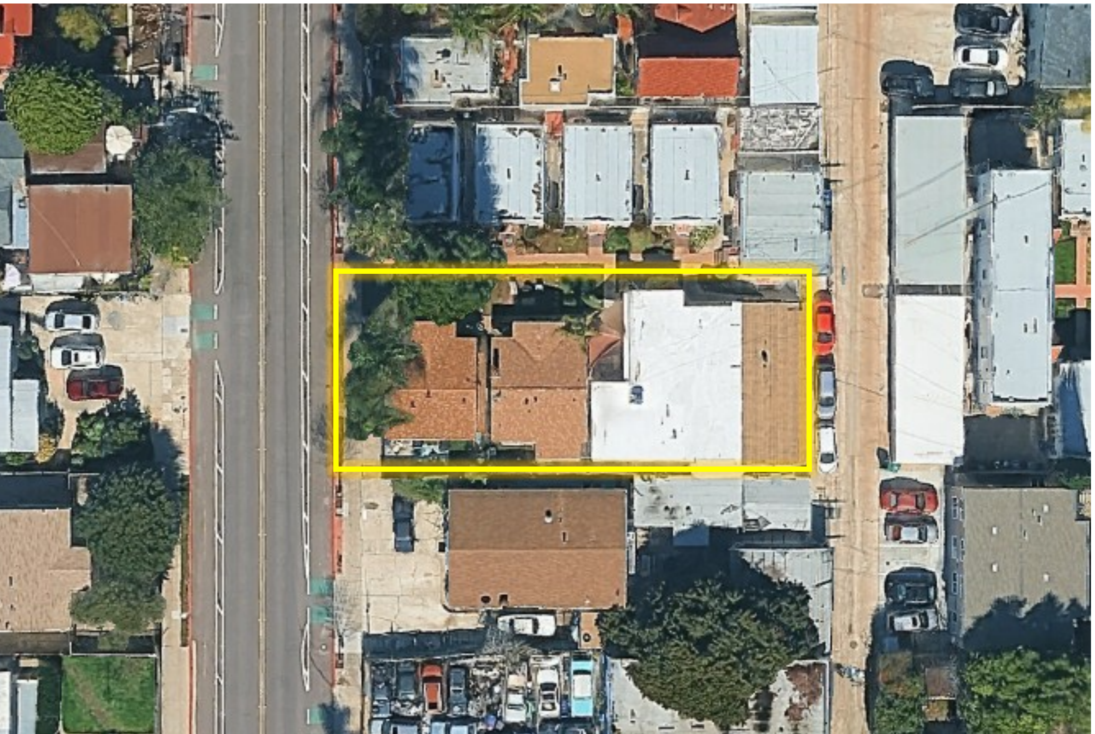
DISCLAIMER & CONFIDENTIALITY

This is a confidential Offering Memorandum that is intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of 3357-3359 30th Street, San Diego, CA 92104 (the "Property").

The Offering Memorandum was prepared by Pacific Coast Commercial. It contains selected information pertaining to the Property and does not claim to be all-inclusive or to contain all of the information, which prospective buyers/lenders may desire. It should be noted that all market analysis projections are provided for general reference purposes and are based upon assumptions relating to the general economy, competition and other factors beyond our control and therefore are subject to material variation.

Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers. No representation or warranty, expressed or implied, is made by the property owner, Pacific Coast Commercial, or any of their respective affiliates as to the accuracy or completeness of the information contained herein, as to engineering or environmental matters or as to the future performance of the Property. Prospective buyers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own in-depth due diligence, including engineering and environmental inspections to determine the condition of the Property and the existence of any potentially hazardous material located at, on, or in the Property/site or used in the construction or maintenance of the Property.

In this Memorandum, certain documents are described in summary form. The summaries do not purport to be complete. They are not, necessarily, accurate descriptions of the full agreement involved. Nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to independently review all such documents. This Offering Memorandum shall not be deemed an indication of the property owner's state of affairs nor constitute an indication that there has been no change in the business or affairs of the property owner since the date of preparation of the Memorandum. Photocopying or other duplication of the Offering Memorandum, in part or in its entirety, whether received as an original copy or downloaded from the internet, is not authorized.



FOR MORE INFORMATION, PLEASE CONTACT:

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