

# CARLSBAD COASTAL 4-PLEX | STEPS TO BEACH, VALUE-ADD POTENTIAL

## 160 Hemlock Avenue | Carlsbad, CA 92008

- Prime Carlsbad Location – Highly desirable coastal neighborhood, blocks from the sand
- Spacious Units – Large floorplans with long-term tenants in place
- Below Market Rents – Significant upside potential on income
- Strong Investment – Rare 4-Plex offering in a supply-constrained coastal market

Asking Price: \$2,995,000



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# CARLSBAD COASTAL 4-PLEX STEPS TO BEACH, VALUE-ADD POTENTIAL

# CONTENTS

- 3 aeries
- 6 location map
- 7 executive summary
- 8 property information
- 9 interiors
- 11 sale comparables
- 12 rent comparables
- 13 rent roll
- 14 demographics



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CARLSBAD  
STATE BEACH

COASTER  
TRANSIT

TAMARACK AVE

REDWOOD AVE

SUBJECT PROPERTY

HEMLOCK AVE

GARFIELD ST

CARLSBAD BLVD

JUNIPER AVE







CARLSBAD  
STATE BEACH

gelatolove  
TASTE OF THE  
HIMALAYAS  
NEPALI · INDIAN · TIBETAN

Docent  
BREWING

Board & Brew

BLUEWATER  
GRILL

COASTER  
TRANSIT

JUNIPER AVE

SUBJECT PROPERTY

CARLSBAD BLVD

GARFIELD ST

HEMLOCK AVE







CARLSBAD  
HIGH SCHOOL

VALLEY  
MIDDLE SCHOOL

VONS

COASTER  
TRANSIT

JEFFERSON  
ELEMENTARY SCHOOL



SUBJECT PROPERTY

GARFIELD ST

TAMARACK AVE

REDWOOD AVE

CHERRY AVE

JUNIPER AVE

HEMLOCK AVE

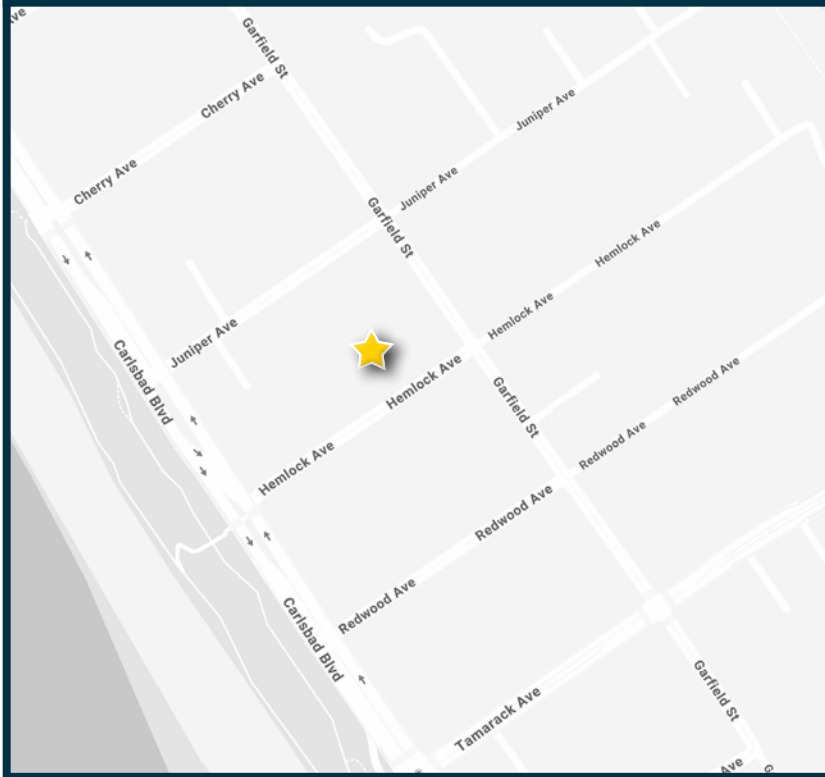
CARLSBAD BLVD

N



# location map

## 160 Hemlock Avenue





## executive summary

Discover the perfect blend of coastal lifestyle and investment opportunity with this rare 4-Plex, ideally located at 160 Hemlock Avenue in Carlsbad. Just steps from the sand and one of San Diego's most sought-after beaches, this property offers oversized units, stable long-term tenants, and significant rental upside. With its unbeatable location, recent improvements, and value-add potential, 160 Hemlock presents a premier chance to secure a coastal income property in one of Southern California's most coveted markets.



# property information

property description	
address:	160 Hemlock Avenue, Carlsbad, CA 92008
apn:	204-251-08-00
units:	4 Residential Units <ul style="list-style-type: none"><li>(2) 2 bed, 1 bath</li><li>(1) 2 bed, 1.5 bath</li><li>(1) 3 bed, 2 Bath</li></ul>
year built:	1964
rentable area:	3,721 Square Feet
average unit size:	930 Square Feet
lot area:	5,740 Square Feet
buildings:	1, 2 Story Building
parking:	1 covered space per unit
utilities:	Individually Metered Gas and Electric
landlord pays:	SDGE bill for Unit D (3+2), as it is connected to the property's exterior lighting.
outdoor space:	Common area for tenants to sit out and relax.

asking price: \$2,995,000

## property highlights

- **Prime Coastal Location** - Less than a 1-minute walk to the beach in the heart of Carlsbad's vibrant coastal community
- **Spacious Units** - Generous floorplans offering comfort and livability, a rare find for beachside rentals
- **Below-Market Rents** - Long-term tenants provide stability while offering immediate upside potential
- **Renovated Units** - Select units have been updated with modern finishes, appealing to today's renters
- **Recent Capital Improvements** - New roof adds long-term durability and reduced maintenance needs
- **Covered Parking** - Each unit includes one dedicated covered parking space
- **On-Site Amenities** - Shared coin-operated laundry provides convenience for tenants
- **Versatile Investment** - Ideal for maintaining stable tenancy or repositioning for premium coastal rental rates
- **Strong Market Fundamentals** - Located in a high-demand, supply-constrained coastal rental market with enduring value

## investment potential

160 Hemlock Avenue represents a unique chance to acquire a rare coastal 4-Plex that blends stable income, lifestyle appeal, and long-term growth. With below-market rents, renovated interiors, dedicated covered parking, and on-site laundry, the property is well-suited for investors seeking reliable cash flow with substantial upside — including a 1031 Exchange opportunity. Whether you're looking to expand your portfolio, maximize rental income, or simply hold a trophy asset in a premier coastal location, 160 Hemlock Avenue is a property that delivers both security and potential.



# interiors










# interiors





# sale comparables

property photo	address	city	square feet	# of units	unit mix type	sale price	price/SF	price/unit	year built	sale date
	2661 Garfield Street	Carlsbad	2,550	3	3: 1+1	\$2,500,000.00	\$980.39	\$833,333.33	1962	6/3/2024
	2715 Madison St	Carlsbad	2,328	3	1: 1+1 2: 2+1	\$2,300,000.00	\$987.97	\$766,666.67	1978	1/26/2024
	180 Cherry Ave	Carlsbad	2,589	3	1: Studio 1: 2+1 1: 2+2	\$2,875,000.00	\$1,110.47	\$958,333.33	1946	12/11/2023
	3480 Garfield Street	Carlsbad	4,272	4	4: 2+2	\$3,485,000.00	\$815.78	\$871,250.00	1964	8/24/2023
	210 Acacia Avenue	Carlsbad	2,900	3	1: 2+1 2: 3+1	\$3,329,000.00	\$1,147.93	\$1,109,666.67	1964	1/23/2023



# rent comparables

Property Photo	Address	Beds	Bath	Rent	SqFt	\$/SF
	2664 Jefferson St	1	1	\$2,350.00	482	\$4.88
	325 Chestnut Ave	2	1	\$3,450.00	925	\$3.73
	3922 Garfield St	2	1	\$5,500.00	800	\$6.88
	3160 Lincoln St	2	1.5	\$2,900.00	840	\$3.45
	3527 Roosevelt St	2	2	\$2,750.00	800	\$3.44
	2600-2695 Kremeyer Cir	3	2	\$3,995.00	1,250	\$3.20
	390 Oak Ave	3	2	\$4,500.00	1,100	\$4.09



# rent roll

Current Rent Roll					
unit	unit type	monthly rent	annual rent	estimated monthly market rent	estimated annual market rent
A	2+1	\$2,300.00	\$27,600.00	\$3,250.00	\$39,000.00
B	2+1	\$2,500.00	\$30,000.00	\$3,250.00	\$39,000.00
C	2+1.5	\$2,300.00	\$27,600.00	\$3,500.00	\$42,000.00
D	3+2	\$4,600.00	\$55,200.00	\$5,000.00	\$60,000.00
Sum Total		\$11,700.00	\$140,400.00	\$15,000.00	\$180,000.00



# demographics

## 1 MILE



**ESTIMATED POPULATION**  
10,754



**ESTIMATED HOUSEHOLDS**  
5,065



**AVERAGE HOUSEHOLD INCOME**  
\$126,793



**ESTIMATED BUSINESSES**  
830

## 3 MILES



**ESTIMATED POPULATION**  
55,953



**ESTIMATED HOUSEHOLDS**  
23,579



**AVERAGE HOUSEHOLD INCOME**  
\$162,385



**ESTIMATED BUSINESSES**  
4,170

## 5 MILES



**ESTIMATED POPULATION**  
152,245



**ESTIMATED HOUSEHOLDS**  
61,904



**AVERAGE HOUSEHOLD INCOME**  
\$149,391



**ESTIMATED BUSINESSES**  
10,158

### ABOUT THE AREA

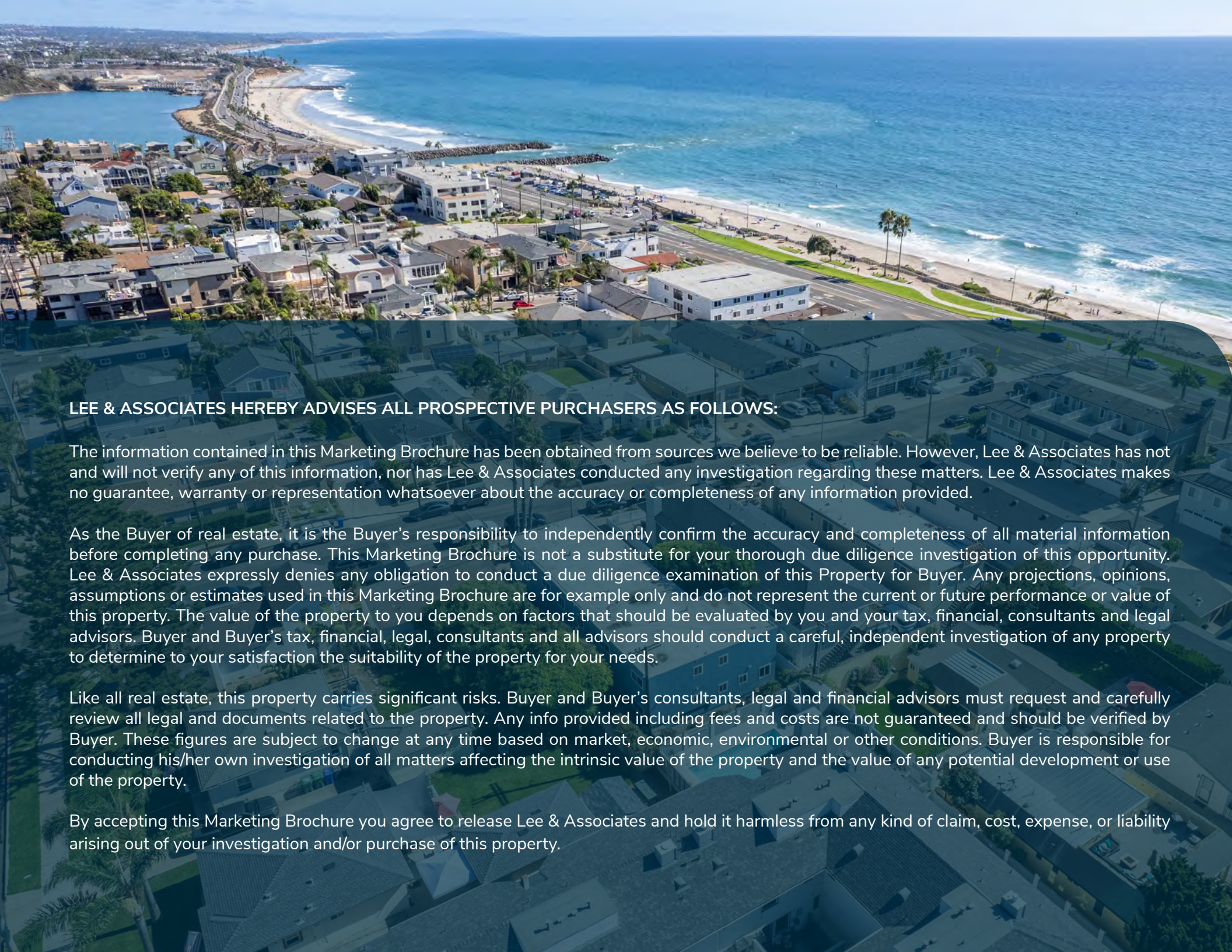
## Carlsbad

Carlsbad, known as the "Village by the Sea," is one of San Diego County's most desirable coastal cities. Stretching along 7 miles of pristine Pacific coastline, it blends a laid-back surf culture with a thriving local economy, high-end shopping, and world-class dining.

- **Beaches & Lifestyle** – Carlsbad State Beach, Tamarack Beach, and Terramar Beach make the city a haven for surfers, beachgoers, and families.
- **Carlsbad Village** – A vibrant downtown district filled with boutique shops, coffee houses, craft breweries, and award-winning restaurants.
- **Tourism & Attractions** – Home to LEGOLAND California Resort, the Flower Fields, and championship golf courses, attracting millions of visitors annually.
- **Connectivity** – Immediate access to I-5 and the Coaster commuter rail provide convenient transportation throughout San Diego County and beyond.
- **Education & Innovation** – Served by highly rated school districts and a hub for technology, biotech, and resort industries.
- **Quality of Life** – With an average household income above \$170,000, Carlsbad draws affluent residents seeking both luxury coastal living and strong community ties.

Carlsbad combines natural beauty, strong demographics, and enduring demand for coastal real estate, positioning properties like 160 Hemlock Avenue as rare, high-value investment opportunities.





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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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