

SLEEPY HOLLOW APARTMENTS

82 UNITS
A RESIDENTIAL DEVELOPMENT OPPORTUNITY
Hillcrest | San Diego, CA



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EXECUTIVE SUMMARY

Highly desirable Hillcrest / Uptown submarket of San Diego, with the intent of a future redevelopment. Positioned in the heart of Hillcrest—one of San Diego's most walkable, amenity-rich, and renter-preferred urban neighborhoods—the current property and any future residential development offers residents immediate access to employment, recreation, dining, and healthcare anchors within a compact urban footprint.

The property consists of 82 residential units across 5 buildings on approximately 3.15 acres, providing interim cash flow while offering redevelopment optionality.

Hillcrest is one of San Diego's most supply-constrained rental markets, supported by a high renter population and anchored by major employers including UC San Diego Medical Center and Scripps Mercy Hospital. Ongoing investment in the surrounding medical campus and limited new housing deliveries continue to support long-term residential demand in the area.

Adjacent properties may also be available, creating a land assemblage opportunity of over 4 acres. Ownership retained Safdie Rabines Architects to conduct a feasibility study. This is available to review upon execution of a Confidentiality Agreement and can be discussed in depth with the Investment Sales team.

“AT THE CENTER OF SAN DIEGO'S
MOST RESILIENT RENTAL MARKET”

PROPERTY SUMMARY

ADDRESS:	4149 - 4225 6th Ave, San Diego, CA 92103
NEIGHBORHOOD:	Hillcrest
SIZE:	69,361 sq ft
UNITS:	82
SUBMARKET:	Hillcrest
SITE AREA:	3.15 acres
APN:	444-230-24-00; 444-230-25-00; 444-230-26-00
ZONING:	RM-4-10; OR-1-1



INFILL LOCATION
Hillcrest/Uptown



COVERED LAND
Interim income in place



REDEVELOPMENT
Future density potential

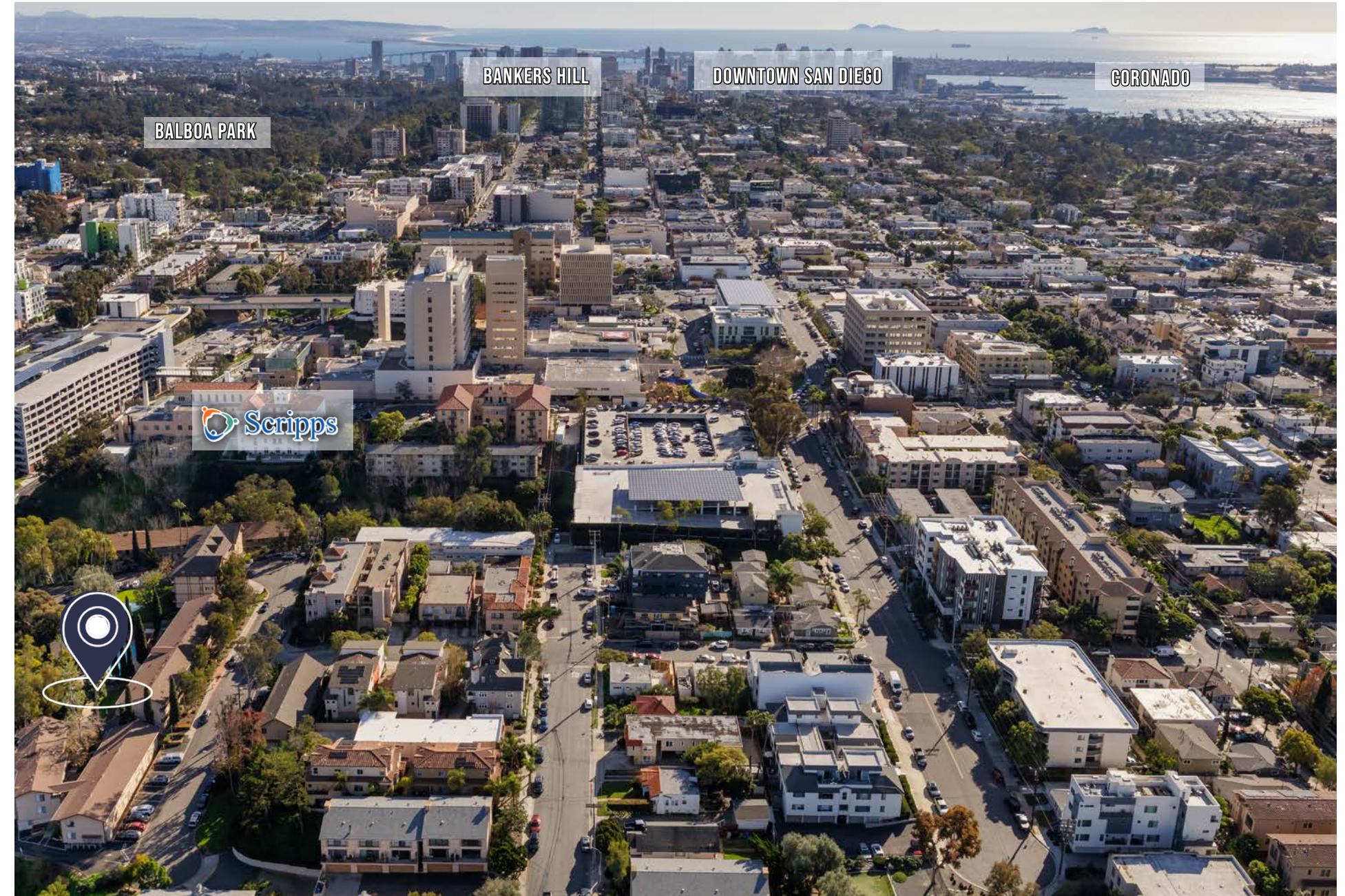
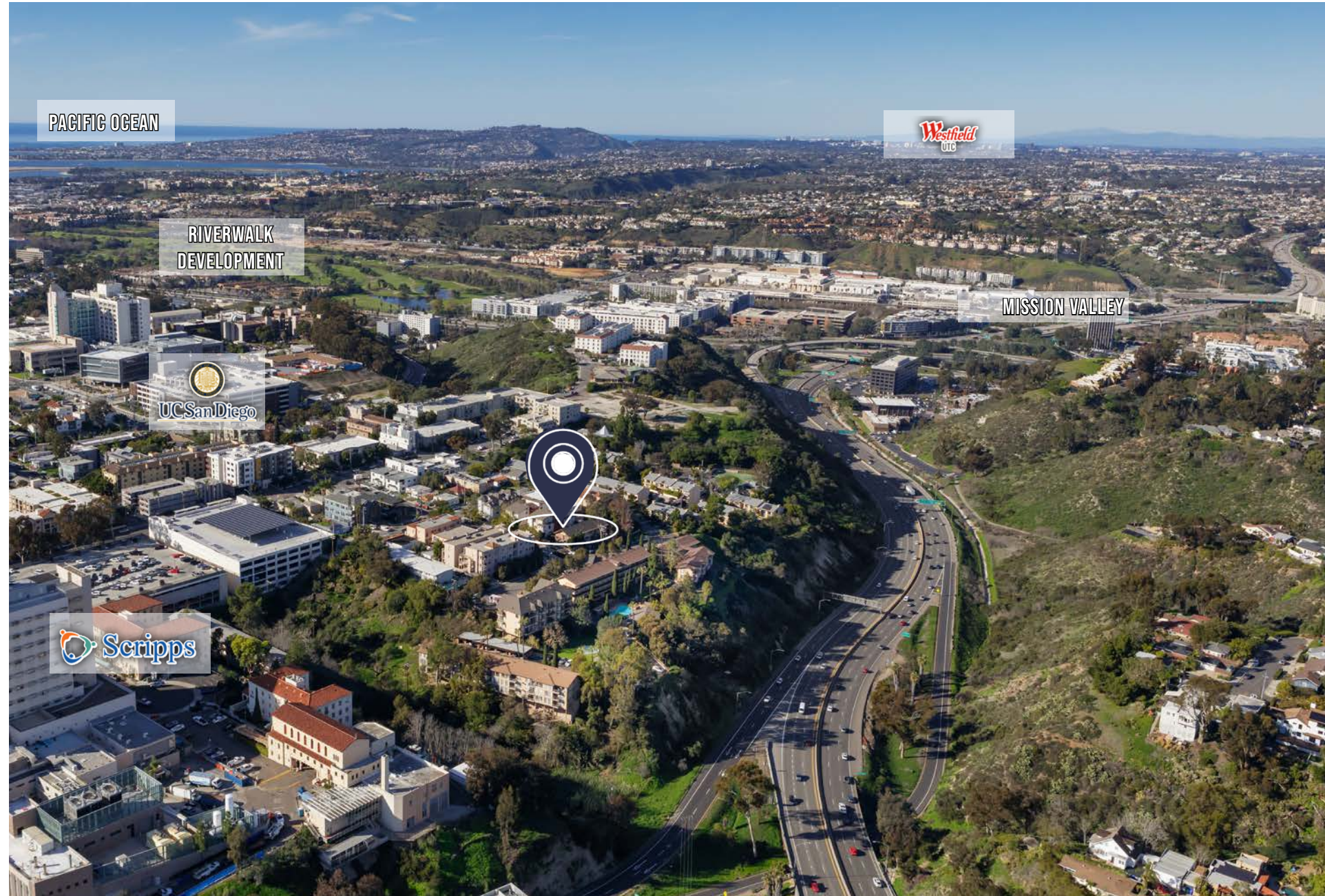


OPTIONALITY
Possible assemblage upside

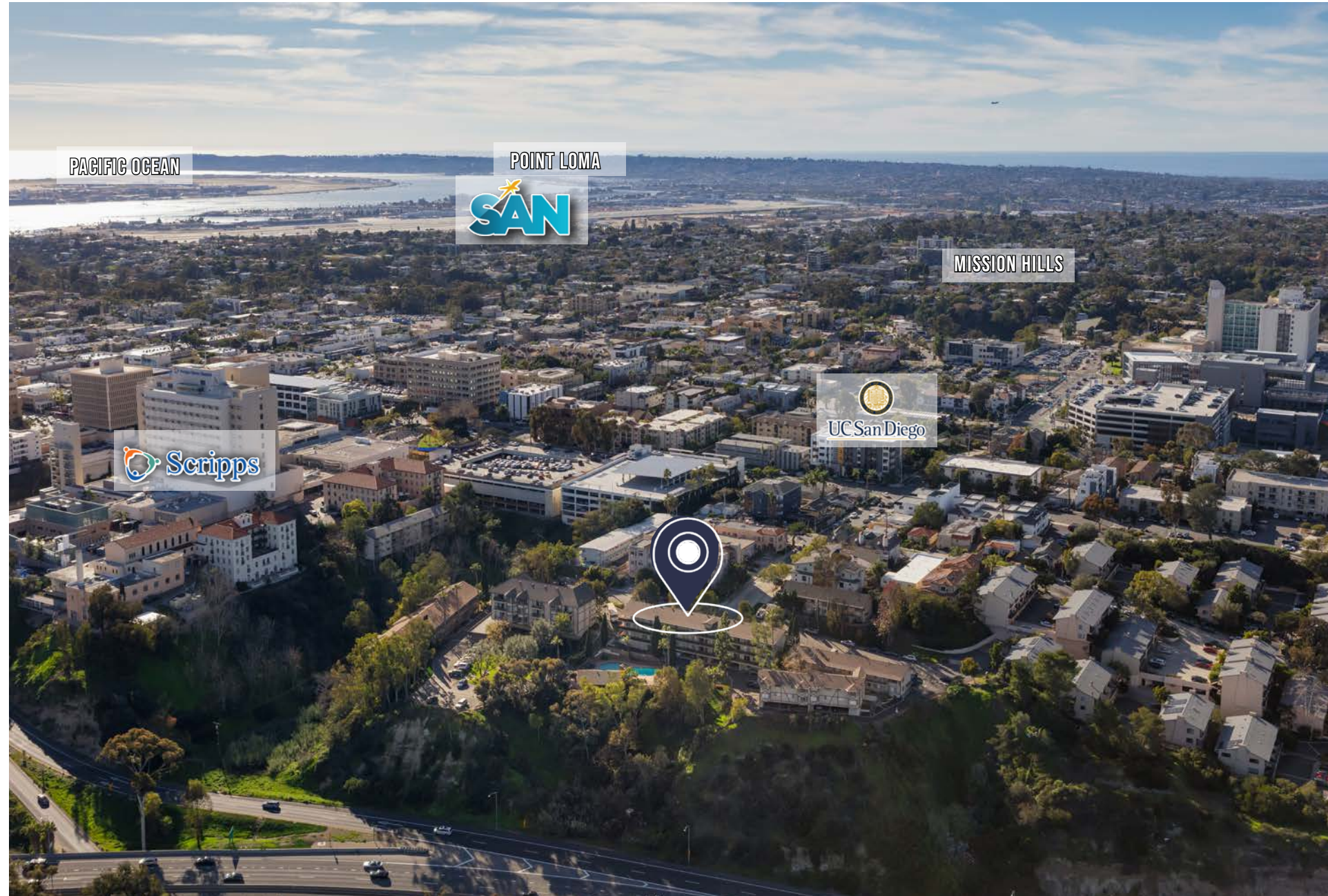


EXISTING IMPROVEMENTS PROVIDING
INTERIM INCOME AND FLEXIBILITY

06 LOCATION AERIALS



08 LOCATION AERIALS



10 RENT ROLL

TYPE	Bedroom	BATHS	COUNT	AVG. UNIT SIZE	CURRENT RENT		
					AVG. RENT / UNIT	TOTAL RENTS	RENT/SF
0 x 1	0	1	18	398	\$1,469	\$26,434	\$3.69
1 x 1	1	1	20	522	\$1,232	\$24,632	\$2.36
2 x 1	2	1	32	892	\$2,288	\$73,221	\$2.56
2 x 2	2	2	12	1,163	\$2,506	\$30,072	\$2.15
TOTAL / AVERAGE:			82	733	\$1,882	\$154,359	\$2.57



12 DEMOGRAPHIC SUMMARY

POPULATION SUMMARY	1 MILE	3 MILES	5 MILES
2010 Total Population	27,210	204,737	501,446
2020 Total Population	29,278	225,274	521,817
2025 Total Population	30,126	232,899	523,982
2030 Total Population	30,507	243,651	535,372
Growth 2010 to 2020	7.6%	10.3%	4.0%
Growth 2020 to 2025	3.0%	3.3%	0.4%
Growth 2025 to 2030	1.6%	4.6%	2.2%
HOUSEHOLD SUMMARY	1 MILE	3 MILES	5 MILES
2010 Households	16,091	97,927	200,859
2020 Households	17,002	109,821	216,541
2025 Households	17,874	117,588	225,052
2030 Households	18,431	125,492	234,868
Growth 2010 to 2020	5.7%	12.2%	8.1%
Growth 2020 to 2025	5.1%	7.1%	3.9%
Growth 2025 to 2030	3.1%	6.7%	4.4%
MEDIAN HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025	\$141,587	\$125,643	\$124,780
2030	\$153,760	\$135,707	\$136,024



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