

630 N JUNIPER STREET Escondido, CA 92025



****2025 CONSTRUCTION** / 4 UNITS / 2 BEDS, 2 BATH EACH / 10,018 SQ FT LOT**

Property Overview



Price: \$2,349,000

No. Units: 4

Property Type: Residential Multifamily

Sale Type: Investment, 1031 Exchange

Year Built: 2025

Building size: 3,784 SF

No. Stories: 2 / No. Stories: 2

Lot Size: 10,018 SF

GRM: 17.80

Cap Rate: 3.39%

Parking Spaces: 8

Parking Ratio: 2.11/1,000 SF

APN / Parcel ID: 229-220-07-00

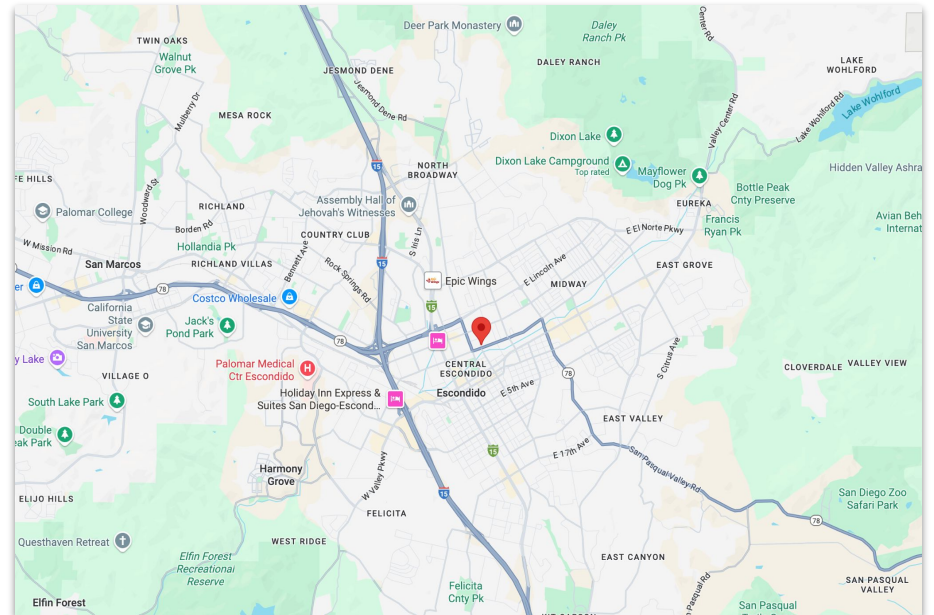
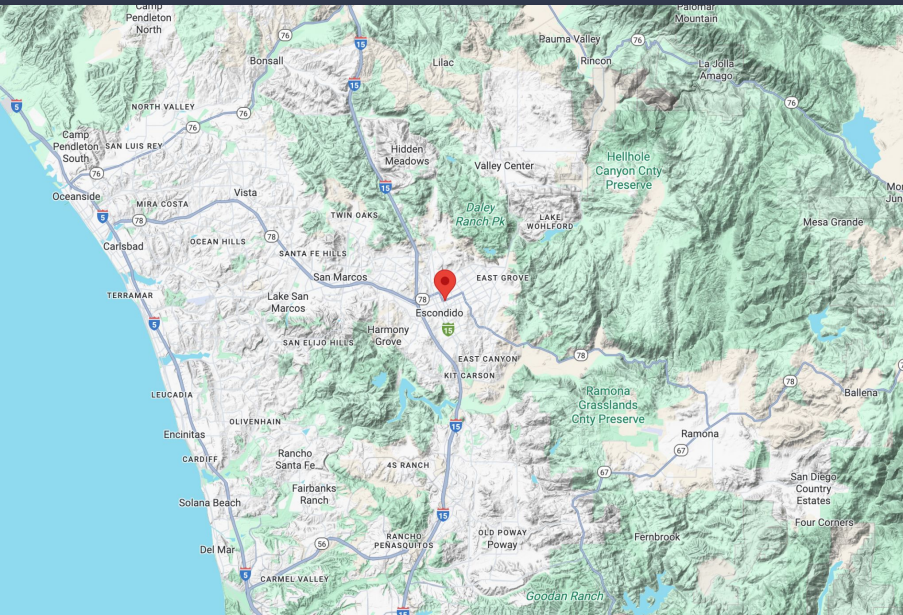
Walk Score ®: 92 (Walker's Paradise)

Transit Score ®: 47 (Some Transit)

Location

630 N Juniper St, Escondido, CA 92025

630 N Juniper St is located near downtown in Central Escondido. It's a few blocks away from highways 78 and 15, which offer easy access west to the Pacific ocean, south to San Diego, Temecula to the north and San Pasqual Valley to the east. There are many local amenities such as the San Diego Zoo & Safari Park, universities, rec centers, parks, restaurants, breweries and more!



Features & Highlights



General:

- 2 separate buildings of 4 total units, each 2 bed/ 2 bath, approx 946 sq ft
- Fully leased
- 8 parking spaces with 4 steel covered carports and 4 add'l spaces (1 ADA compliant)
- Upstairs units have balconies and downstairs have patios that open to the back yard area
- Plans in progress for (1) ADU that can provide more rental income

Interior features:

- Milgard windows, recessed lighting and 9' & 10' ceilings
- Oversized 8' & 9' interior doors
- Central heat & AC and tankless water heaters
- Full in-unit washer & dryers, private storage outside
- Stainless steel appliances are installed and included for all units

Unit Mix & Rents



Rent roll (Proforma)

<u>Unit</u>	<u>Beds</u>	<u>Baths</u>	<u>Sq Ft</u>	<u>Actual Rent</u>	<u>Market Rent</u>
624 N Juniper St	2	2	946	\$ 2,750/mo	\$2,950/mo
626 N Juniper St	2	2	946	\$ 2,750/mo	\$2,950/mo
628 N Juniper St	2	2	946	\$ 2,750/mo	\$2,950/mo
630 N Juniper St	2	2	946	\$ 2,750/mo	\$2,950/mo
Total (4)	8	8	3,784	\$11,000/mo	\$11,800/mo

The property has 8 parking spaces, with 7 designated + 1 ADA compliant space, plus outside storage that can either be included or charged as additional rent.

Financial Summary



Projected Income & Expenses

<u>Item</u>	<u>Total Monthly</u>	<u>Total Annual</u>	<u>%</u>
Rent (\$2,750 x4)	\$11,000	\$132,000	100.00%
Less vacancy:	<u>\$ 330</u>	<u>\$ 3,960</u>	3.00%
Gross operating income	\$10,670	\$128,040	97.00%
Est. Property tax (1.14%)	\$ 2,447	\$ 29,362	22.24%
Est. op expenses:	<u>\$ 1,580</u>	<u>\$ 18,960</u>	14.36%
Total expenses:	\$ 4,027	\$ 48,322	36.60%
NOI:	\$ 6,643	\$79,716	60.39%
Price: \$2,349,000	 Cap Rate: 3.39%	 GRM: 17.80	

Comparable Sales



1533 39 Chalcedony St



San Diego • [Map](#)

Closed • N/A •

List / Sold:
\$2,300,000 / \$2,246,000 ⬇

12 days active in MLS • Sold On 03/24/2026
4 units • \$575,000/unit • sqft • 6,230 sqft lot • No \$/Sqft data • Built in 1947
BAC: %

Don't miss this exceptional investment opportunity in the heart of desirable Pacific Beach. This four-unit property features two 2BD/1BA units and two 1BD/1BA units, each with its own one-car garage. Outstanding upside potential with opportunities to expand, convert garages, or renovate to maximize rental income and overall value.... [More](#)

ML# 260003651SD

1308 14 Locust St



San Diego • [Map](#)

Closed • N/A •

List / Sold:
\$2,400,000 / \$2,505,000 ⬆

17 days active in MLS • Sold On 12/29/2025
4 units • \$600,000/unit • sqft • 5,053 sqft lot • No \$/Sqft data • Built in 1991
BAC: %

NO MORE SHOWINGS, NO MORE OFFERS. Prime Point Loma 4-Unit Apartment Building & #8211; Steps to Shelter Island Exceptional opportunity to own a well-maintained 4-unit apartment building in one of Point Loma's most desirable locations & #8212; just three blocks from Shelter Island. All four units are identical, spacious 1055 sq ft, 2-bed/2-bath floor plans, each with in-unit washer/dryer, generous livi... [More](#)

ML# 250044460SD

2735 37 Teresita St



San Diego • [Map](#)

Closed • N/K •

List / Sold:
\$2,600,000 / \$2,400,000 ⬇

59 days active in MLS • Sold On 11/26/2025
4 units • \$650,000/unit • sqft • 12,382 sqft lot • No \$/Sqft data • Built in 1976
BAC: %

A rare, investment opportunity in prime North Park. Surrounded by single detached homes in the charming, historic Altadena neighborhood, this multi unit property is truly a rare find. Situated on two separate parcels totaling 12,382 SF, the property features four individual 3 BD 2 BA units. Comprising of two 2 story buildings with a shared driveway, onsite covered parking stalls and laundry facilities.... [More](#)

ML# 250037245SD

721 27 E 22nd St



National City • [Map](#)

Closed • Na •

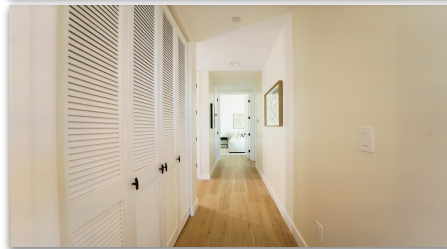
List / Sold:
\$2,100,000 / \$2,010,000 ⬇

77 days active in MLS • Sold On 11/17/2025
4 units • \$525,000/unit • sqft • No lot size data • No \$/Sqft data • Built in 2023
BAC: %

Exceptional 4-plex investment or owner-user opportunity near downtown, beaches, & military bases. Unit mix: two new 3BR/3BA units (2023), one renovated 3BR/2BA (2023), & one renovated 1BR/1BA (2023). Live in one unit and rent the rest to offset your mortgage & #8212; perfect for VA buyers looking to maximize benefits while enjoying a prime coastal lifestyle.... [More](#)

ML# 250036155SD







Contact



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Due Diligence

All information provided is deemed reliable but not guaranteed. Buyers are to satisfy any and all concerns they have regarding the Property and are advised to independently verify the accuracy of all information through personal inspections, the City and with appropriate professionals.

Broker/Agent does not guarantee accuracy of permits, square footage, lot size, zoning, rent control, use codes, schools, HOA information and/or other information concerning the condition or features of the property provided by the seller or obtained from public records. Agent strongly recommends that Buyer verify all systems including but not limited to, appliances, plumbing, sewer/septic, roof, taxes, schools, permits, easements, square footage and lot size, possible noise from traffic, aircraft and watercraft activities, appliances, and neighbors.

