

➔ For Sale

351-363 Gavin Street, San Diego, CA 92102



ami

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NICOLE ASTORGA

PRESIDENT

C: (760) 815-9559

nicole.astorga@assetmanagersinc.net

CA DRE# 01970401

Offer Summary

ASKING PRICE	\$1,275,000	BUILDING SIZE	3,000 SF
PRICE PER SF	\$425.00	NOI	\$44,115.51
NUMBER OF UNITS	4	APN	547-143-04-00 & 05-00
LOT SIZE	±10,681 SF	ZONING	RM-1-1



Property Overview

PROPERTY TYPE	Multifamily	LOCATION	San Diego, CA
YEAR BUILT	1973 / 2000	WALK SCORE	55
TENANCY	Multiple	PARKING	1 Spot Per Unit

PROPERTY SUMMARY

351–363 Gavin Street presents a well-located infill San Diego investment opportunity in the 92102 submarket, just minutes from Downtown and major employment corridors. Positioned in a supply-constrained urban market, the property benefits from strong long-term demand drivers, walkable neighborhood amenities, and efficient access throughout the greater San Diego region. This offering is well-suited for investors seeking a centrally located asset with durable fundamentals and potential upside through improved operations, repositioning, or future redevelopment (buyer to verify).

Property Images



Site Map



351-363 Gavin Street, San Diego, CA 92102

Aerial Map

DOWNTOWN, SAN DIEGO

Greenwood Memorial Park

351-363 GAVIN ST

Gavin Street

J Street

44th Street

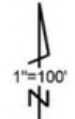
351-363 Gavin Street, San Diego, CA 92102

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Parcel Map

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547 - 14



01/09/2015 NL

CHANGES				
BLK	OLD	NEW	TR	CUT
143	11	26	703	3920
144	12	26	703	3920
144	PICKUP	12	76	2837
144	PICKUP	13	76	2839
144	PICKUP	14	76	2849
144	PICKUP	15	76	1475
143	PICKUP	27	76	1482
144	PICKUP	16	77	1311
146	ST. CLSD	89	15591	
141	13	SAME	13	4632



Rent Roll

SUITE	BED	BATH	SIZE (SF)	RENT	MARKET RENT	COMMENTS
351	2	1	750 SF	\$1,975	\$2,200	*Sec 8 - \$886
355	2	1	750 SF	\$1,510	\$2,200	*Sec 8 - \$1,284
359	2	1	750 SF	\$1,400	\$2,200	*Sec 8 - \$550
363	2	1	750 SF	\$1,600	\$2,200	*Sec 8 - \$1,373
TOTALS			3,000 SF	\$6,485.00	\$8,800.00	



Income & Expenses

INCOME SUMMARY	CURRENT	YEAR 1
Gross Scheduled Rent	\$77,820.00	\$105,600.00
Total Vacancy	(\$2,334.60)	(\$3,168.00)
Other Income (Water Bill Back)	-	\$3,564.00
GROSS INCOME	\$75,485.40	\$105,996.00
EXPENSES SUMMARY	CURRENT	YEAR 1
Real Estate Taxes	\$18,449.89	\$18,449.89
Insurance	\$2,176.00	\$2,176.00
Water	\$3,564.00	\$3,564.00
Repairs & Maintenance	\$5,000.00	\$5,000.00
Landscaping	\$1,300.00	\$1,300.00
Reserves & Replacements	\$880.00	\$880.00
TOTAL EXPENSES	\$31,369.89	\$31,369.89
Expenses as % of EGI	41.56%	29.60%
NET OPERATING INCOME	\$44,115.51	\$74,626.11



➔ Location Summary

351–363 Gavin Street is located in San Diego's **92102 submarket**, just southeast of Downtown, where limited land supply and continued reinvestment support long-term value. The property benefits from **convenient access to major transportation routes** and **nearby employment centers**, strengthening tenant demand and overall market liquidity. For an investor, this central urban positioning offers the advantages of an established neighborhood setting with strong regional connectivity — **supporting stable occupancy** today and potential upside through future repositioning or redevelopment strategies (buyer to verify).

Location Map

351-363 Gavin Street

San Diego

San Diego International Airport

Balboa Park

Coronado

National City

Lincoln Acres

San Diego Bay

Cabrillo National Monument

Mission Basilica San Diego de Alcalá

San Diego State University

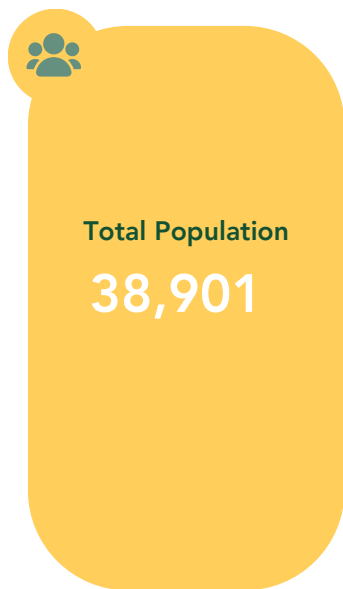
Old Town San Diego St Hist Pk

Interstates: 5, 8, 805

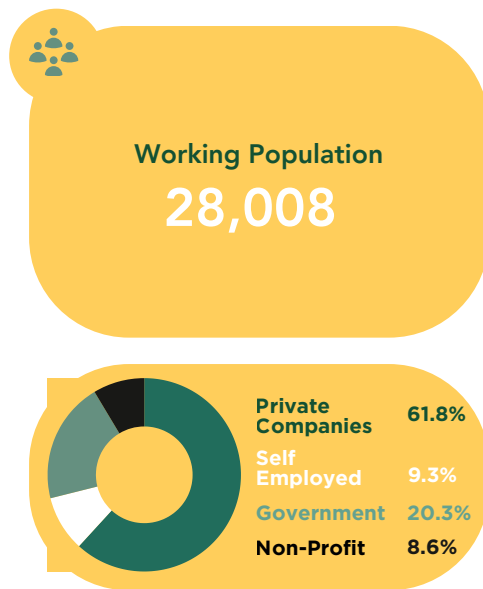
State Routes: 52, 54, 56, 58, 67, 78, 94, 163, 905

Demographics

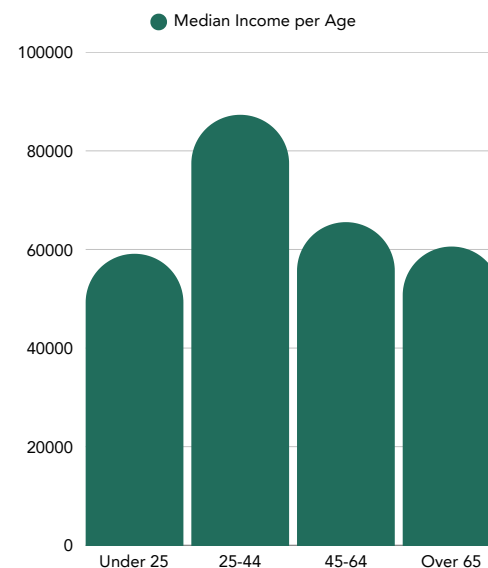
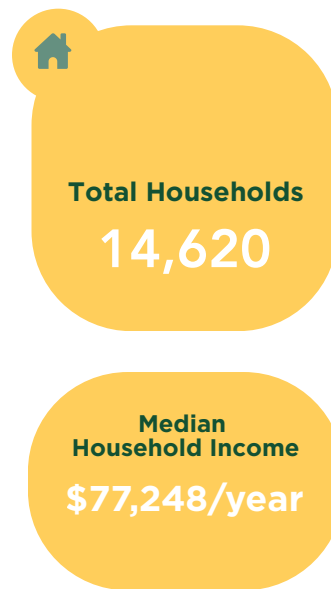
POPULATION



EMPLOYMENT



HOUSEHOLDS & INCOMES



SAN DIEGO, CA

Located in the 92102 urban area, the surrounding neighborhood supports 38,901 residents across 14,620 households, with a median age of 34.3—a young, working-age demographic that typically drives steady housing demand in centrally located submarkets. The area's median household income is \$77,248, and the local employment base is predominantly white-collar (80.8%), supporting stable tenancy fundamentals. For a buyer, these demographics reinforce the appeal of a supply-constrained, near-Downtown location with durable demand drivers and ongoing neighborhood reinvestment.

Disclaimer

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NICOLE ASTORGA

President
Cell: (760) 815-9559
nicole.astorga@assetmanagersinc.net
DRE # 01970401