



2908-12 E 8th Street

National City, CA 91950

**4-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY
ON A LARGE CORNER LOT IN NATIONAL CITY**

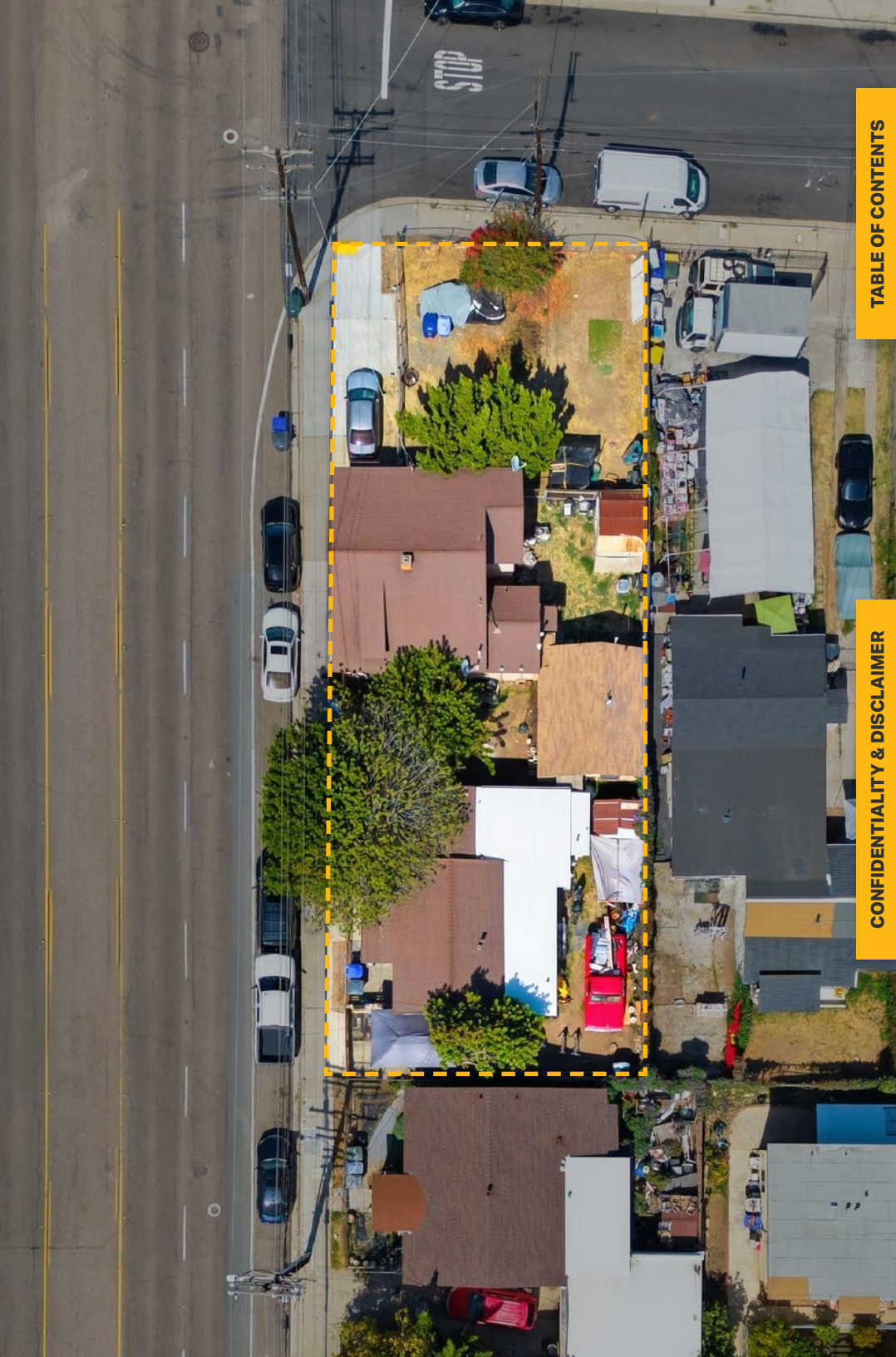


CONTACT

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www.scc1031.com



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2908-12 E 8TH STREET

Executive Summary

2908

THE OFFERING

South Coast Commercial is pleased to present 2908-12 E 8th Street, a 4-unit multifamily investment opportunity located in National City. The property sits on a large $\pm 7,410$ SF corner lot, offering off-street driveway parking and private yards alongside a diverse unit mix of two three-bedroom/one-bathroom units and two studios, providing a broad and practical distribution that appeals to a wide tenant base.

Situated within an established residential area of National City, the property benefits from proximity to nearby retail, dining, and everyday amenities, along with convenient access to Interstates 5 and 805 and State Route 54. Zoned MXC-1, the site carries long-term upside beyond its current residential use, including potential ADU development. This offering presents an opportunity to acquire a well-located value-add asset with significant rental upside, as current in-place rents sit meaningfully below market across the unit mix.



OFFERING SUMMARY

2908-12 E 8TH ST

STREET ADDRESS



\$999,000

LISTING PRICE



6.1%

CURRENT CAP RATE



\$61,227

CURRENT NOI



4

UNITS



7,410 SF

LOT SIZE



1,919 SF

BUILDING SIZE

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INVESTMENT HIGHLIGHTS



Rare Corner-Lot Positioning

±7,410 SF corner parcel, generous relative to the unit count



Clear Path to Income Growth

Current rents sit meaningfully below market across the unit mix, presenting a clear opportunity for upside



A Rare Tenant Amenity

Off-street driveway parking, uncommon among comparable National City infill multifamily assets



Built-In Future Upside

MXC-1 mixed-use zoning opens the door to ADU development beyond the property's current residential use



Private Outdoor Space Drives Retention

Private yards for tenants, supporting stronger retention and rent premiums



Strong Regional Access

Convenient access to Interstate 5, Interstate 805, and State Route 54 throughout San Diego County and the South Bay

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2908-12 E 8TH STREET

**Property
Information**

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PROPERTY DESCRIPTION

2908-12 E 8TH STREET

2908-12 E 8th Street is a four-unit multifamily asset located in an established residential neighborhood in National City, California.

Situated on a ±7,410-square-foot corner lot, the property offers a relatively low-density residential setting with greater privacy and outdoor space than many higher-density alternatives nearby. Off-street driveway parking and private yards further differentiate the asset, providing desirable amenities that are less commonly available among comparable infill multifamily properties.

The property consists of two three-bedroom/one-bathroom units and two studio units, providing a diverse unit mix that appeals to both individual renters and larger households. The site's MXC-1 mixed-use zoning provides additional long-term flexibility and potential upside, including the opportunity to explore ADU development, subject to applicable zoning and development requirements.



7,410 SF

LOT SIZE



1,919 SF

BUILDING SIZE



4

UNITS



1925

YEAR BUILT



* PROPERTY LINES ARE ESTIMATES

EXECUTIVE SUMMARY

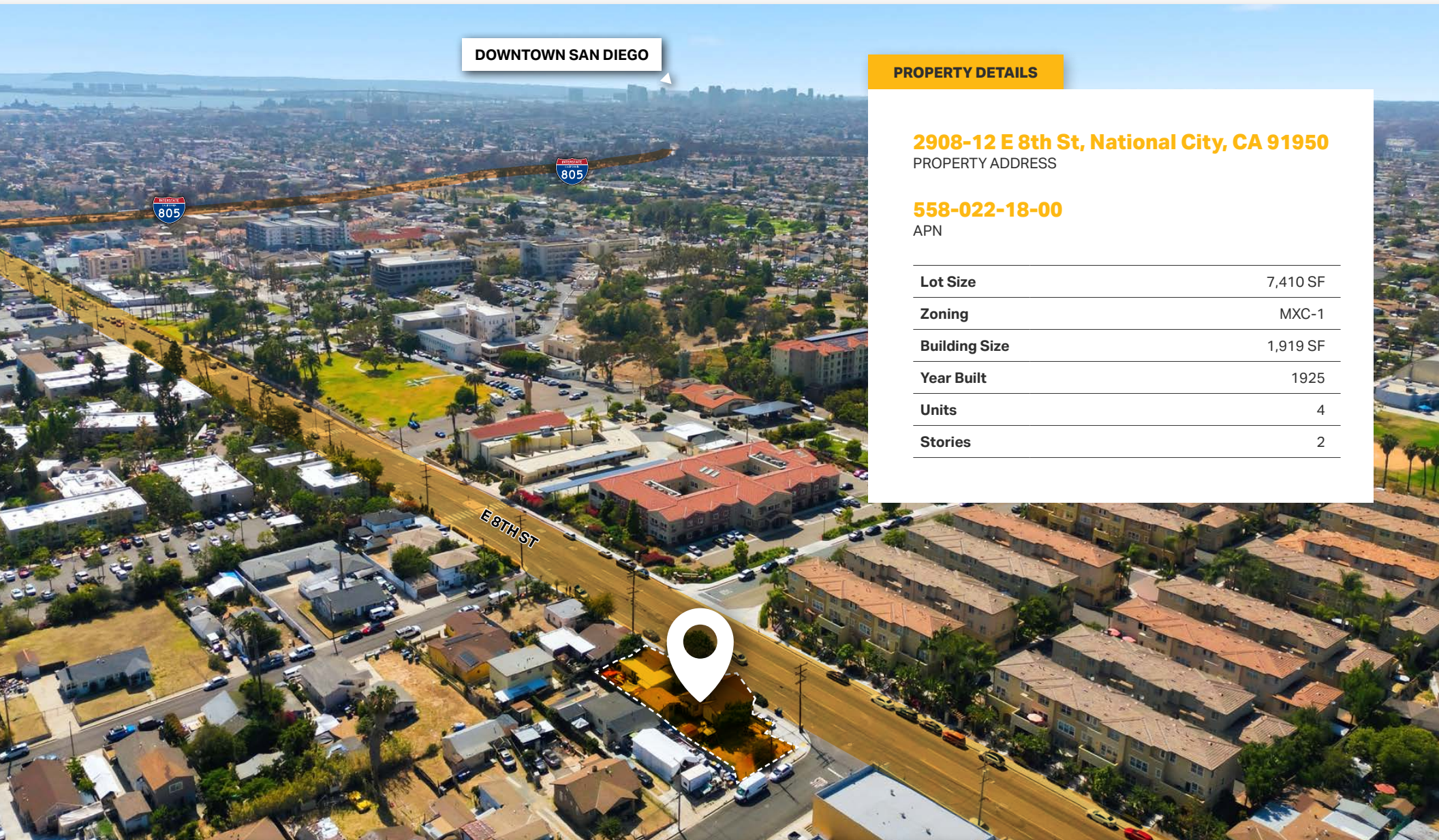
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PROPERTY DESCRIPTION



DOWNTOWN SAN DIEGO

PROPERTY DETAILS

2908-12 E 8th St, National City, CA 91950
PROPERTY ADDRESS

558-022-18-00
APN

Lot Size	7,410 SF
Zoning	MXC-1
Building Size	1,919 SF
Year Built	1925
Units	4
Stories	2

EXTERIOR PHOTOS



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Location Overview

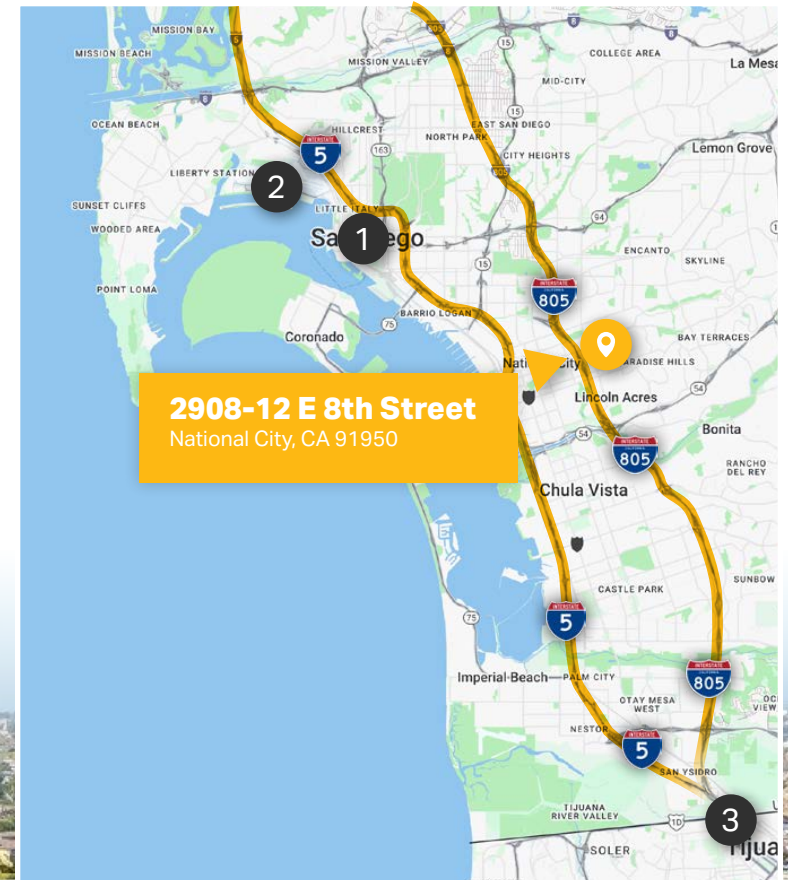
LOCATION OVERVIEW

STRATEGIC SOUTH BAY POSITION – NATIONAL CITY'S CENTRAL CONNECTIVITY AND ESTABLISHED URBAN APPEAL

National City occupies one of the most strategically advantageous positions in all of San Diego County, sitting at the intersection of accessibility, affordability, and long-term growth potential. As the county's second-oldest city, National City offers investors and residents alike a proven submarket with deep roots and a clear trajectory forward — positioned just minutes from **1 Downtown San Diego**, **2 San Diego International Airport**, and the **3 U.S.-Mexico border**.

The surrounding community delivers a full spectrum of everyday amenities, from established retail corridors and diverse dining options to neighborhood parks and family-owned businesses that reflect the area's strong cultural identity. National City is not standing still — the Port of San Diego's recently certified Balanced Plan unlocks major bayfront redevelopment, paving the way for expanded commercial recreation, improved public access, and new hospitality development along the waterfront. Combined with the upcoming Union Tower Apartments and continued infrastructure investment citywide, the submarket is entering a new era of momentum that directly benefits residential income properties.

For commuters and renters, National City is simply unmatched in the South Bay. Direct **access to Interstates 5 and 805 and State Route 54**, combined with the **San Diego Trolley Blue Line** running along E 8th Street, connects residents to every major employment center across the metro with ease. Its relative affordability compared to neighboring submarkets, paired with accelerating demand and a constrained supply pipeline, creates a compelling foundation for sustained rental performance and long-term asset appreciation.



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IMMEDIATE MAP



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2908-12 E 8TH STREET

Financial Analysis

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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

\$520.58

PRICE PER SF

\$999,000

PRICE

\$249,750

PRICE PER UNIT

CURRENT

PROFORMA

10.66

GRM

9.40

6.1%

CAP Rate

7.9%

3.2%

Cash-on-Cash
Return (Yr 1)

8.9%

\$17,772

Total Return (Yr 1)

\$35,033

1.19

Debt Coverage Ratio

1.52

CURRENT

PROFORMA

OPERATING DATA

	CURRENT	PROFORMA
Gross Scheduled Income	\$93,728	\$111,432
Total Scheduled Income	\$93,728	\$111,432
Vacancy Cost	\$2,343	\$2,786
Gross Income	\$91,385	\$108,646
Operating Expenses	\$30,158	\$30,158
Net Operating Income	\$61,227	\$78,488
Pre-Tax Cash Flow	\$9,581	\$26,842
FINANCING DATA		
Down Payment	\$300,000	\$300,000
Loan Amount	\$699,000	\$699,000
Debt Service	\$51,646	\$51,646
Debt Service Monthly	\$4,304	\$4,304
Principal Reduction (Yr 1)	\$8,191	\$8,191

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INCOME & EXPENSES SUMMARY

	CURRENT	PROFORMA
INCOME SUMMARY		
Gross Scheduled Income	\$93,728	\$111,432
Vacancy Cost	(\$2,343)	(\$2,786)
GROSS INCOME	\$91,385	\$108,646
EXPENSES SUMMARY		
Water & Sewer	\$3,600	\$3,600
Landscaping	\$720	\$720
Trash Removal	\$1,440	\$1,440
Pest Control	\$480	\$480
Maintenance	\$2,100	\$2,100
Management	\$3,749	\$3,749
Licenses & Fees	\$100	\$100
Miscellaneous	\$400	\$400
Reserves	\$600	\$600
Insurance	\$4,000	\$4,000
Taxes	\$11,289	\$11,289
Electricity	\$1,680	\$1,680
OPERATING EXPENSES	\$30,158	\$30,158
NET OPERATING INCOME	\$61,227	\$78,488



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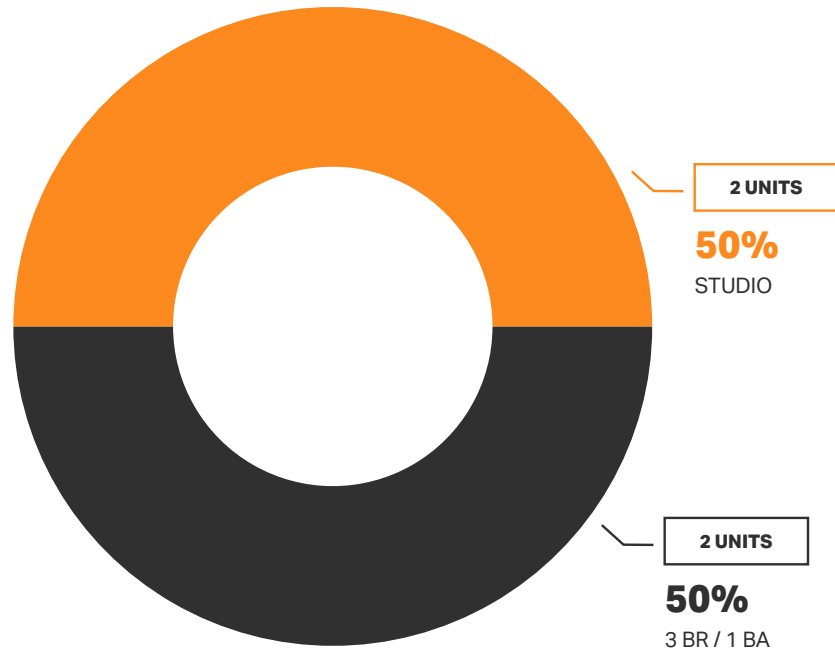
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UNIT MIX SUMMARY



UNIT TYPE	COUNT	% OF TOTAL	RENT	MARKET RENT
Studio	1	25.0%	\$1,350	\$1,543
Studio	1	25.0%	\$1,400	\$1,543
3Bd 1Ba	1	25.0%	\$2,400	\$3,100
3Bd 1Ba	1	25.0%	\$2,661	\$3,100
TOTAL / WTD AVG	4	100.0%	\$1,953	\$2,322



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I Demographics

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DEMOGRAPHICS

525,708

2025 POPULATION

\$102,734

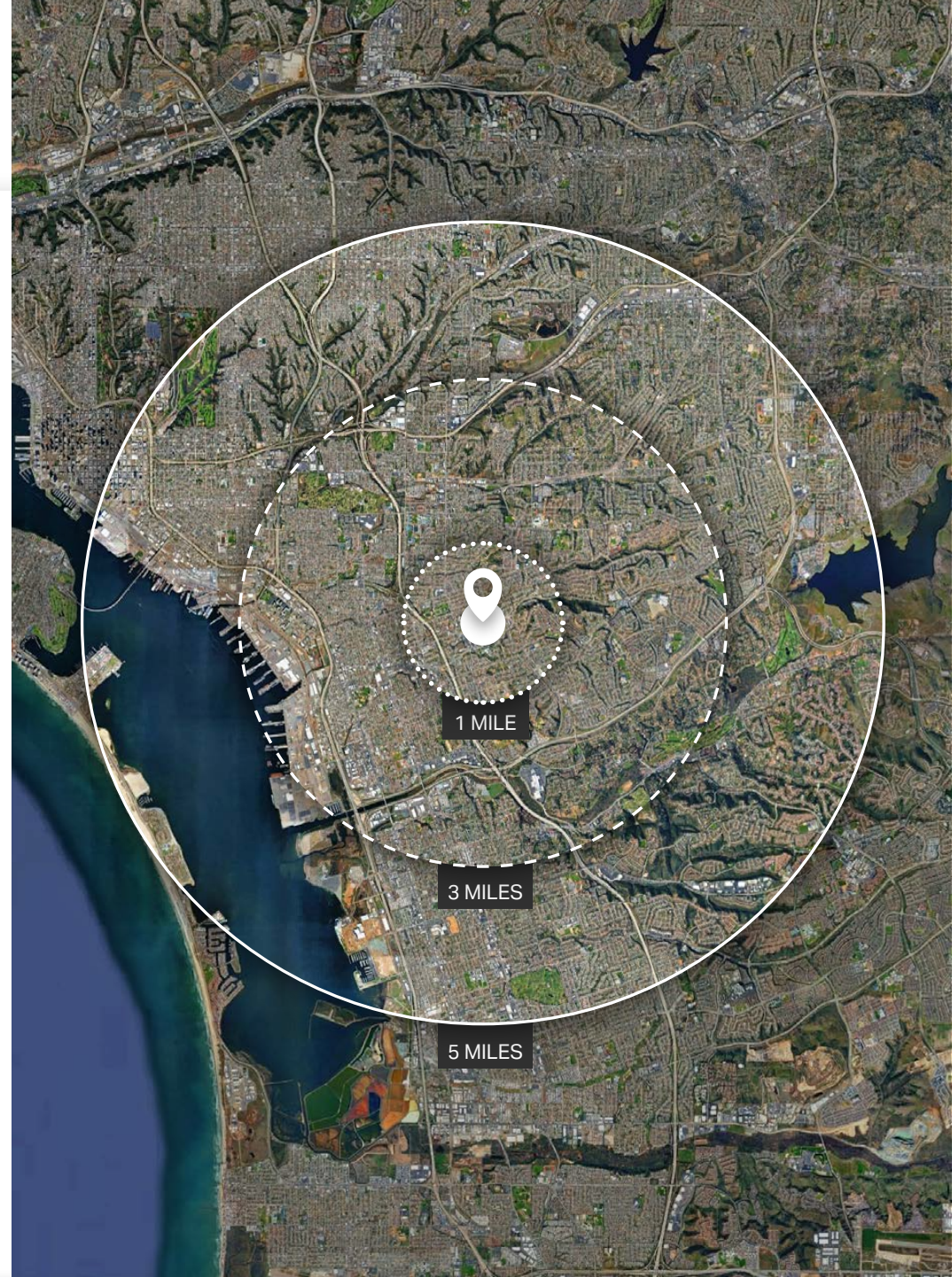
AVG HH INCOME

\$722,360

MEDIAN HOME VALUE

	1-MILE	3-MILE	5-MILE
POPULATION			
2025 Population	31,841	225,065	525,708
2030 Population Projection	31,887	225,135	526,042
Median Age	38.3	36.2	36.9
HOUSEHOLDS			
2025 Households	9,017	63,812	165,505
2030 Household Projection	9,013	63,751	165,559
Owner Occupied Households	4,268	28,966	70,431
Renter Occupied Households	4,745	34,785	95,128
Avg Household Size	3.4	3.3	3
Avg Household Vehicles	2	2	2
INCOME			
Avg Household Income	\$101,149	\$96,441	\$102,734
Median Household Income	\$79,630	\$78,744	\$81,806
HOUSING			
Median Home Value	\$706,464	\$687,412	\$722,360
Median Year Built	1968	1970	1970

Source: CoStar



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| Advisor Bio

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ADVISOR BIO



KEVIN SCUDELARI

SENIOR ASSOCIATE

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Kevin (DRE# 02062391), born and raised in Santa Barbara, CA, moved to San Diego in 2016 to study real estate at San Diego State University. As a student, Kevin was an active member of The Real Estate Society where he found passion in commercial real estate brokerage. Prior to the start of his career in real estate, Kevin worked in wealth management for 4 years and volunteered as a YoungLife leader.

In his free time, Kevin enjoys playing basketball, playing guitar, hiking and furthering his knowledge and professional experience in real estate.



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