



810 ACACIA AVE

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SCC SOUTH COAST COMMERCIAL | CORFAC INTERNATIONAL



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PROPERTY
INFORMATION





OFFERING SUMMARY

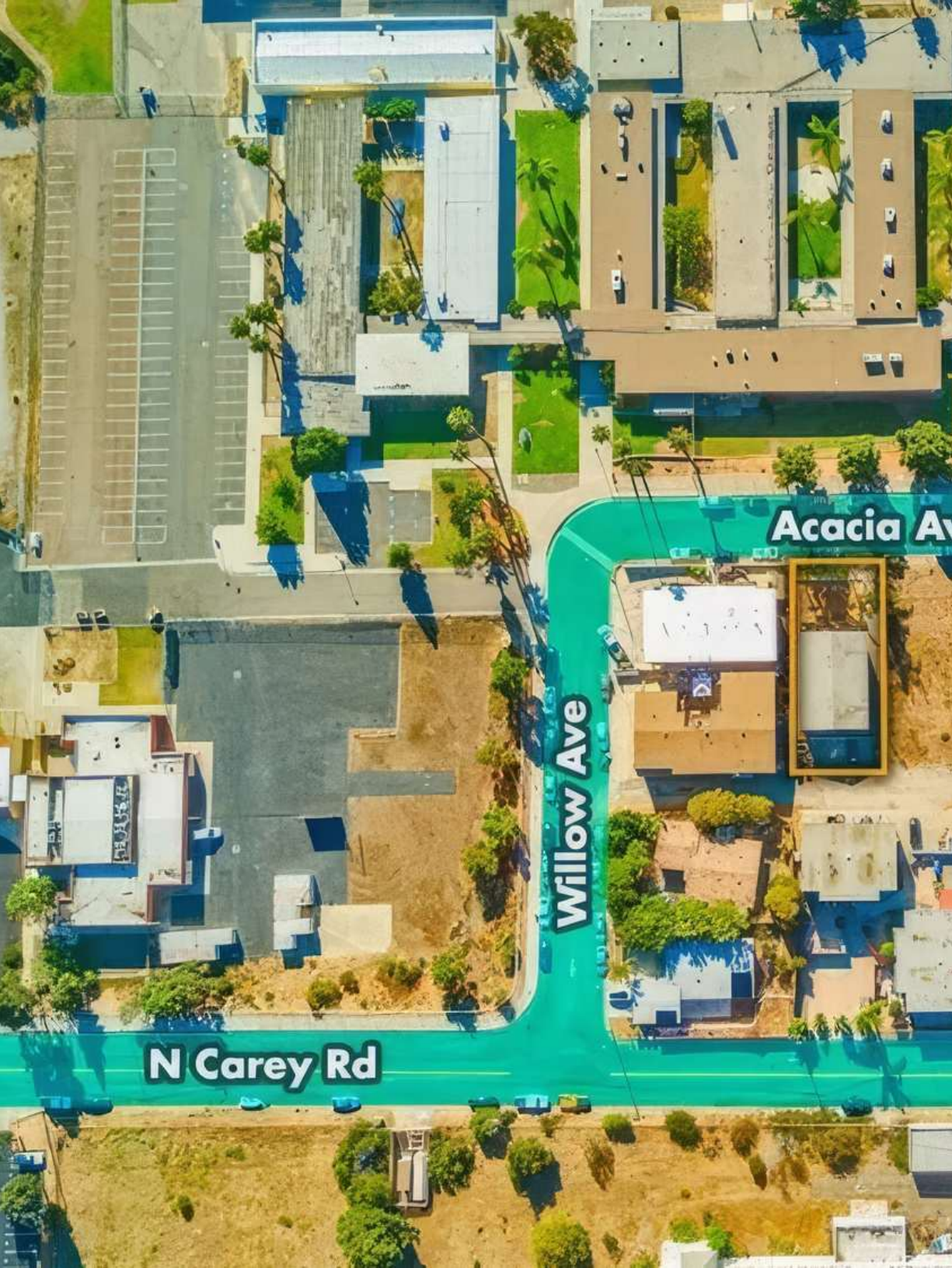
Sale Price:	\$1,500,000
Building Size:	3,570 SF
Lot Size:	6,098 SF
Number of Units:	4
Price / SF:	\$420.17
Cap Rate:	3.56%
NOI:	\$53,366
Year Built:	1963
Zoning:	RH
Market:	San Diego
APN	145-162-07-00

PROPERTY OVERVIEW

Nestled just under 2 miles from the iconic Oceanside Pier, 810 Acacia Ave offers a prime value-add investment opportunity in the rapidly growing Oceanside market. This 4-unit property, built in 1963, sits on a raised lot in a low-density residential neighborhood. Featuring a desirable unit mix of spacious 2-bedroom, 1-bath units, the property boasts a solid concrete slab foundation, a durable pitched roof, and off-street parking in the rear.

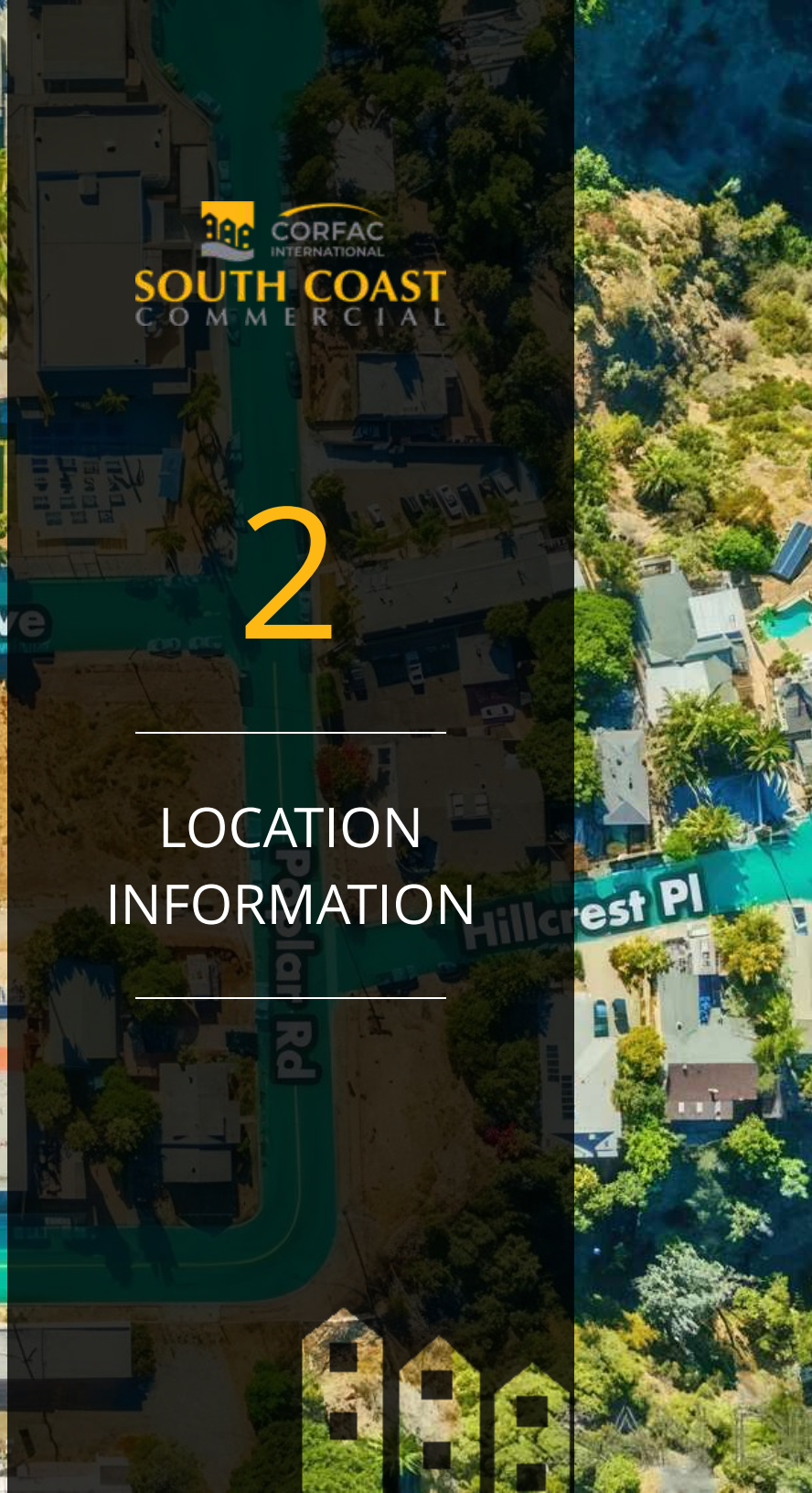
The property is ideally situated across from Mission Elementary and Jefferson Middle School and provides residents with convenient access to the beach, shopping, transportation, and local schools. Additionally, an unused laundry room presents an immediate income-generating opportunity for the new owner.

Current ownership has implemented strategic improvements, including re-routing plumbing out of the slab to prevent costly slab leaks. Starting February 1, 2025, rent increases will go into effect, further boosting cash flow. Ownership has also instituted RUBS (Ratio Utility Billing System) at \$150 per unit per month, ensuring efficient utility cost recovery. With an impressive 60% upside potential, this property is a rare find for investors seeking a strong return in one of Southern California's most desirable coastal markets.



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LOCATION
INFORMATION



LOCATION DESCRIPTION

810 ACACIA AVE
MULTIFAMILY PROPERTY FOR SALE

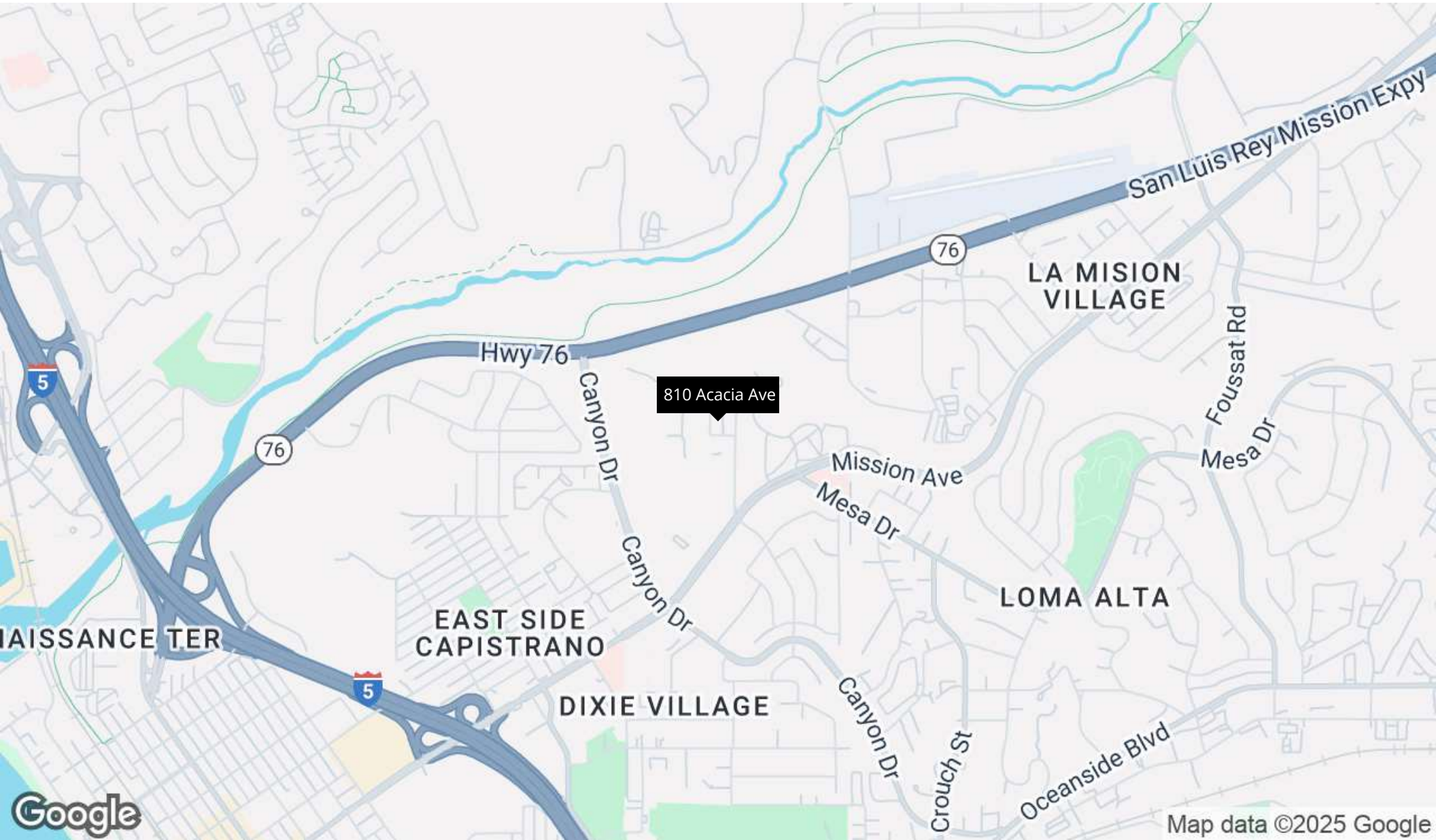


LOCATION DESCRIPTION

Located in the thriving city of Oceanside, CA, the area surrounding the property is a hub of activity and opportunity for prospective Office / Office Building investors. With its close proximity to the vibrant San Diego market, investors will find themselves within easy reach of renowned attractions such as the Oceanside Pier and the scenic Oceanside Harbor. Additionally, the area boasts a diverse mix of dining, entertainment, and recreational options, providing an attractive environment for potential tenants. This prime location offers a rare combination of coastal charm and urban convenience, making it an appealing choice for those seeking investment opportunities in the lively Oceanside and San Diego area.

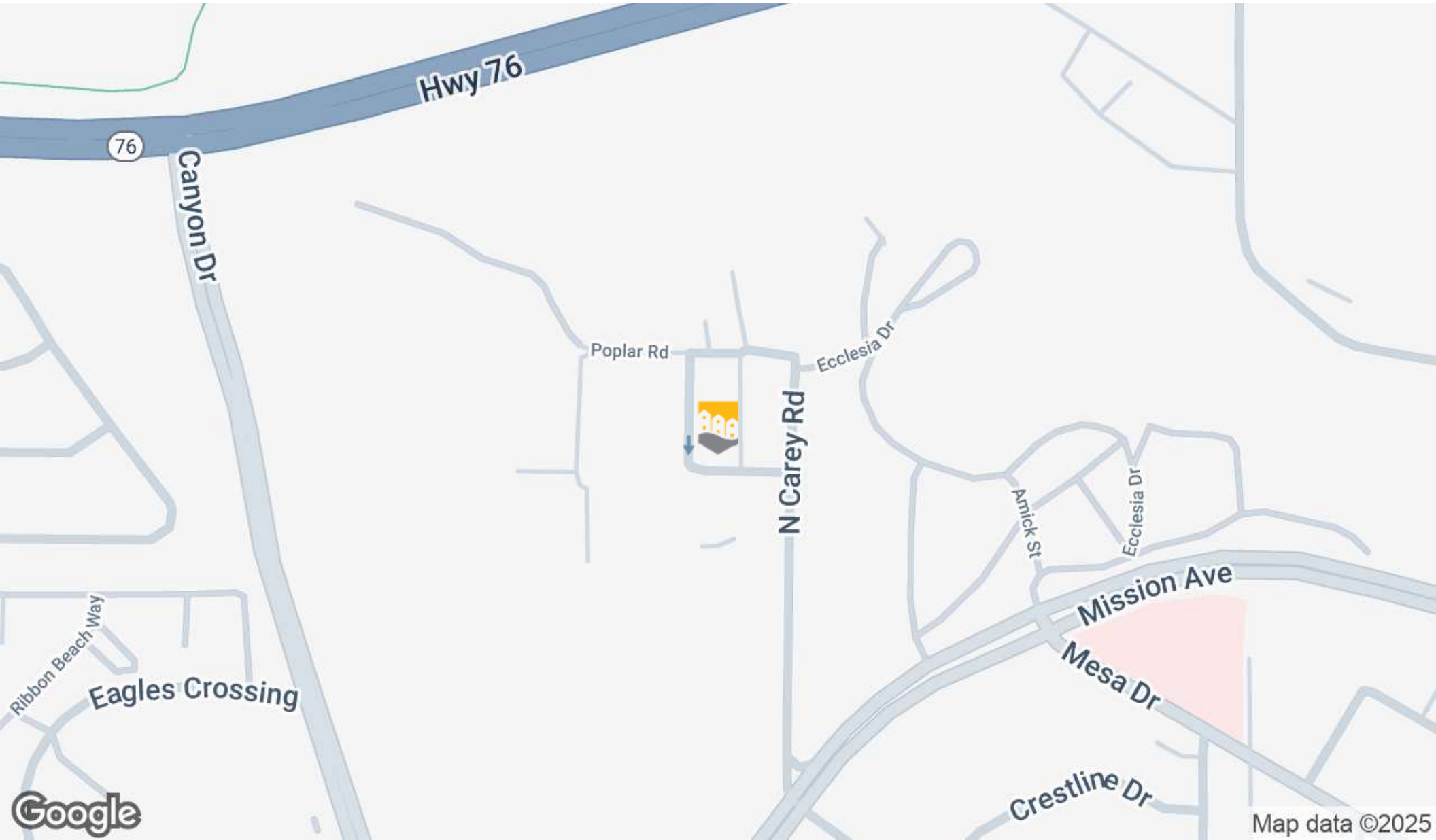
LOCATION DETAILS

County	San Diego
Submarket	Oceanside



LOCATION MAP

810 ACACIA AVE
MULTIFAMILY PROPERTY FOR SALE







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FINANCIAL ANALYSIS



FINANCIAL SUMMARY

810 ACACIA AVE
MULTIFAMILY PROPERTY FOR SALE

INVESTMENT OVERVIEW	CURRENT	PROPOSED
Price	\$1,500,000	\$1,500,000
Price per SF	\$420	\$420
Price per Unit	\$375,000	\$375,000
GRM	17.73	11.26
CAP Rate	3.56%	6.67%
Cash-on-Cash Return (yr 1)	3.56%	6.67%
Total Return (yr 1)	\$53,366	\$100,022

OPERATING DATA	CURRENT	PROPOSED
Gross Scheduled Income	\$84,600	\$133,200
Total Scheduled Income	\$84,600	\$133,200
Vacancy Cost	\$3,384	\$5,328
Gross Income	\$81,216	\$127,872
Operating Expenses	\$27,850	\$27,850
Net Operating Income	\$53,366	\$100,022
Pre-Tax Cash Flow	\$53,366	\$100,022

FINANCING DATA	CURRENT	PROPOSED
Down Payment	\$1,500,000	\$1,500,000

INCOME & EXPENSES

810 ACACIA AVE
MULTIFAMILY PROPERTY FOR SALE

INCOME SUMMARY	CURRENT	PROPOSED
Vacancy Cost	(\$3,384)	(\$5,328)
GROSS INCOME	\$81,216	\$127,872
EXPENSES SUMMARY	CURRENT	PROPOSED
Gas & Electric	\$650	\$650
Water & Sewer	\$4,800	\$4,800
Landscaping	\$0	\$0
Trash Removal	\$1,450	\$1,450
Pest Control	\$0	\$0
Maintenance	\$2,000	\$2,000
Management (Off Site)	\$0	\$0
Insurance	\$2,000	\$2,000
Taxes	\$16,950	\$16,950
OPERATING EXPENSES	\$27,850	\$27,850
NET OPERATING INCOME	\$53,366	\$100,022

UNIT MIX SUMMARY

810 ACACIA AVE
MULTIFAMILY PROPERTY FOR SALE

UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	RENT	MARKET RENT
2Bd 1Ba	2	1	3	75%	\$1,650	\$2,600
2Bd 1Ba	2	1	1	25%	\$1,500	\$2,600
TOTALS/AVERAGES			4	100%	\$1,613	\$2,600

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ADDITIONAL
PHOTOS





ADDITIONAL PHOTOS

810 ACACIA AVE
MULTIFAMILY PROPERTY FOR SALE



ADDITIONAL PHOTOS

810 ACACIA AVE
MULTIFAMILY PROPERTY FOR SALE



ADDITIONAL PHOTOS

810 ACACIA AVE
MULTIFAMILY PROPERTY FOR SALE



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DEMOGRAPHICS



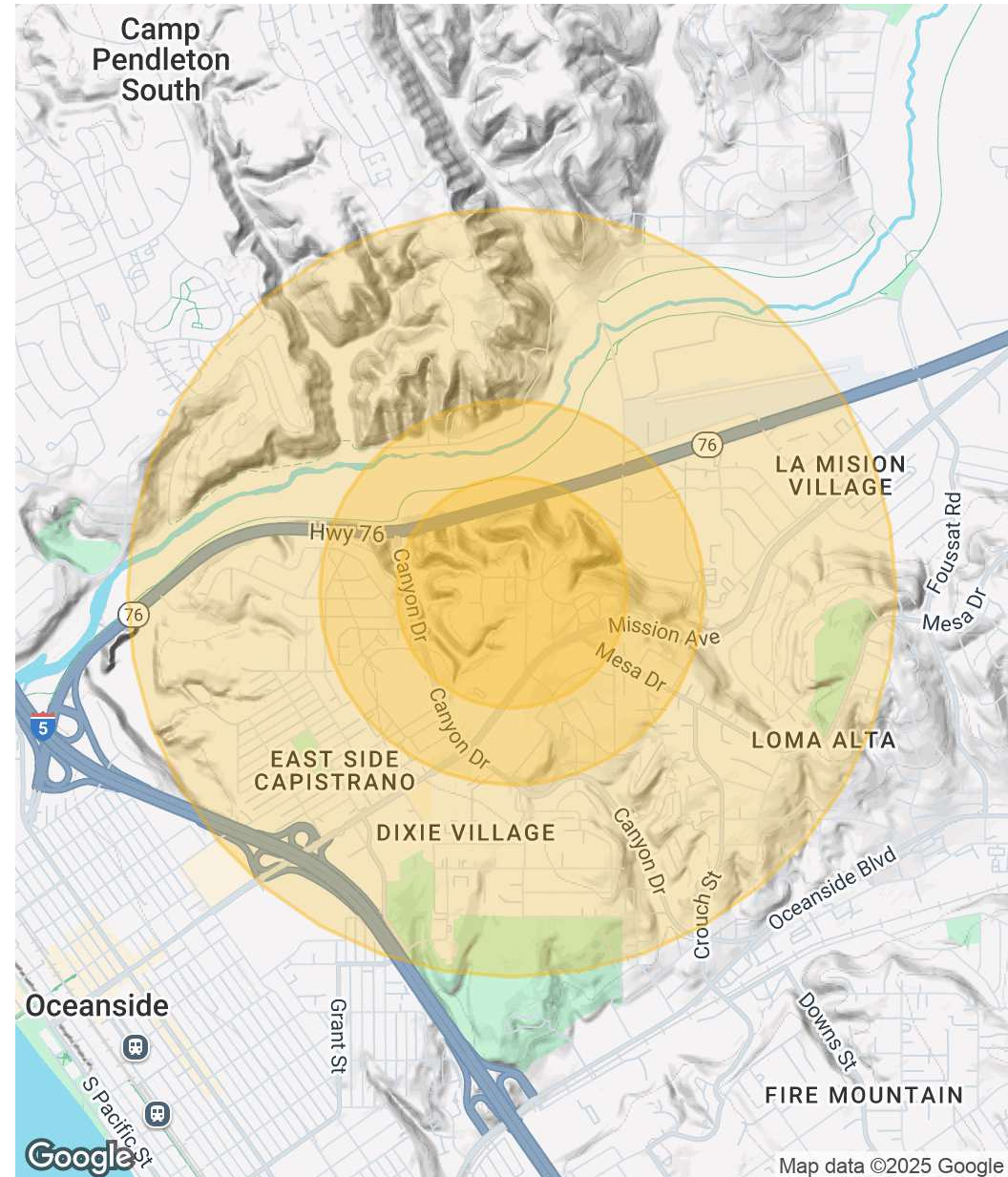
DEMOGRAPHICS MAP & REPORT

810 ACACIA AVE
MULTIFAMILY PROPERTY FOR SALE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	760	3,885	14,750
Average Age	42	39	38
Average Age (Male)	39	37	37
Average Age (Female)	44	40	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	271	1,365	5,083
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$61,849	\$71,565	\$80,519
Average House Value	\$771,383	\$715,417	\$726,993

Demographics data derived from AlphaMap



Map data ©2025 Google

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ADVISOR BIOS



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PROFESSIONAL BACKGROUND

Gary Kaufman (DRE# 01816761) has been a licensed broker since 2007. He received his Bachelor's degree in Management Science from The University of California, San Diego and then went to The University of California, Irvine, Paul Merage School of Business to receive his M.B.A with an emphasis in Finance.

Gary brings a vast business background to South Coast Commercial, having spent 20 years as a manufacturer's representative for one of the largest domestic furniture manufacturers and also having owned his own retail furniture business for over 6 years. During that time he operated 2 successful retail furniture stores with 50 employees as well as some personal investment properties. Gary possesses an operational understanding of what it takes to successfully manage and steer a business to profitability and client satisfaction. As a property owner and landlord for more than 30 years Gary has real world experience in all aspects of the multi-tenant business from tenant relations to property renovations to investment underwriting.

Gary specializes in multi-family investment properties in North San Diego County, particularly along the 78 corridor.

"My goal is to partner with my clients and give them the necessary advice and guidance to evaluate various real estate investment opportunities that will increase their wealth. This includes strategies that maximize cash flow, utilize tax deferral, and increase the client's net worth. As a business owner and investor I recognize the value of communication, service, and follow through. I am focused on building long term relationships with my clients and watching their net worth grow. Like an accountant or family attorney, I will provide years of service and value." – Gary

South Coast Commercial

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