

# 810 G Avenue

810 G Avenue, Coronado CA 92118



OFFERING MEMORANDUM



# 810 G Avenue

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01 Executive Summary  
Investment Summary  
Unit Mix Summary

# 810 G AVENUE

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## OFFERING SUMMARY

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ADDRESS	810 G Avenue Coronado CA 92118
COUNTY	San Diego
NUMBER OF UNITS	6
YEAR BUILT	1962
YEAR RENOVATED	2020

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## FINANCIAL SUMMARY

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PRICE	\$5,900,000
PRICE PER UNIT	\$983,333
OCCUPANCY	97.00%
NOI (CURRENT)	\$182,941
NOI (Pro Forma)	\$193,981
CAP RATE (CURRENT)	3.10%
CAP RATE (Pro Forma)	3.29%
GRM (CURRENT)	20.40
GRM (Pro Forma)	19.59

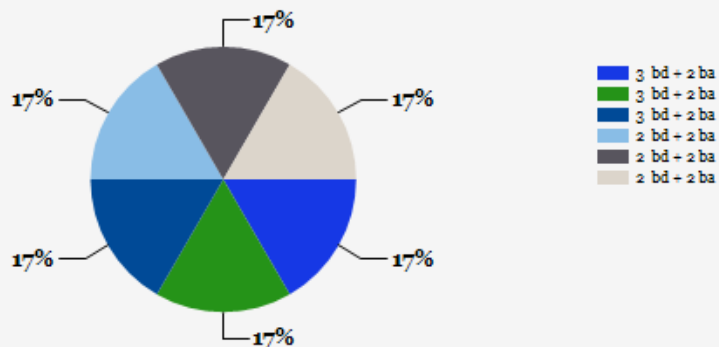
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- Fully renovated in 2020 with over \$500,000 in upgrades, this turn-key, 6-unit multifamily property in Coronado offers a prime investment opportunity. The desirable unit mix includes three 3-bedroom, 2-bath units and three 2-bedroom, 2-bath units, with very large, spacious floor plans averaging 1,100 sq./ft., high-end finishes, in-unit washers and dryers. Recent renovations include a new roof, gutters, upgraded electrical, plumbing, and added central air in two of the units, along with fresh stucco and paint, double-pane windows, and enhanced privacy fencing. The beautifully designed outdoor spaces feature new concrete, synthetic lawn, custom planters, a fire pit, and upgraded lighting, along with a BBQ and fireplace area for tenant enjoyment. With five dedicated parking spaces and modern amenities throughout, this property is a rare opportunity to own a premium asset in one of San Diego's most desirable zip codes.

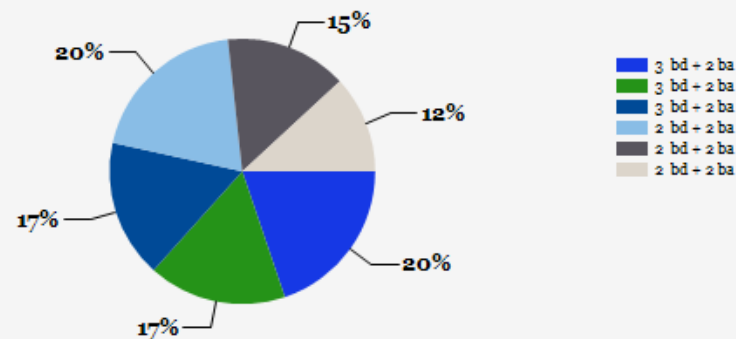


Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
3 bd + 2 ba	1	1,312	\$4,200	\$3.20	\$4,200	\$4,500	\$3.43	\$4,500
3 bd + 2 ba	1	1,120	\$4,200	\$3.75	\$4,200	\$4,400	\$3.93	\$4,400
3 bd + 2 ba	1	1,120	\$4,400	\$3.93	\$4,400	\$4,400	\$3.93	\$4,400
2 bd + 2 ba	1	1,295	\$3,800	\$2.93	\$3,800	\$4,100	\$3.17	\$4,100
2 bd + 2 ba	1	979	\$4,000	\$4.09	\$4,000	\$4,000	\$4.09	\$4,000
2 bd + 2 ba	1	800	\$3,500	\$4.38	\$3,500	\$3,700	\$4.63	\$3,700
<b>Totals/Averages</b>	<b>6</b>	<b>1,104</b>	<b>\$4,017</b>	<b>\$3.71</b>	<b>\$24,100</b>	<b>\$4,183</b>	<b>\$3.86</b>	<b>\$25,100</b>

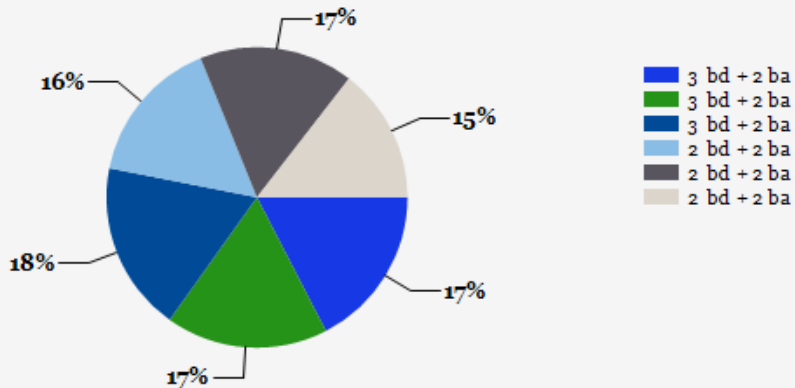
Unit Mix Summary



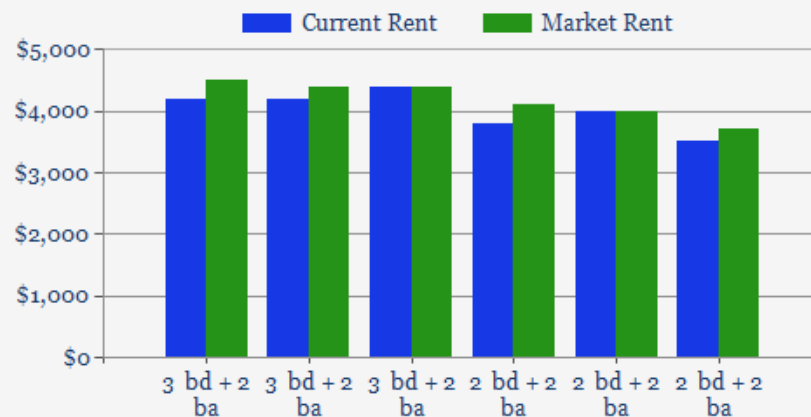
Unit Mix SF



Unit Mix Revenue



Actual vs. Market Revenue





02

Property Description

Property Images

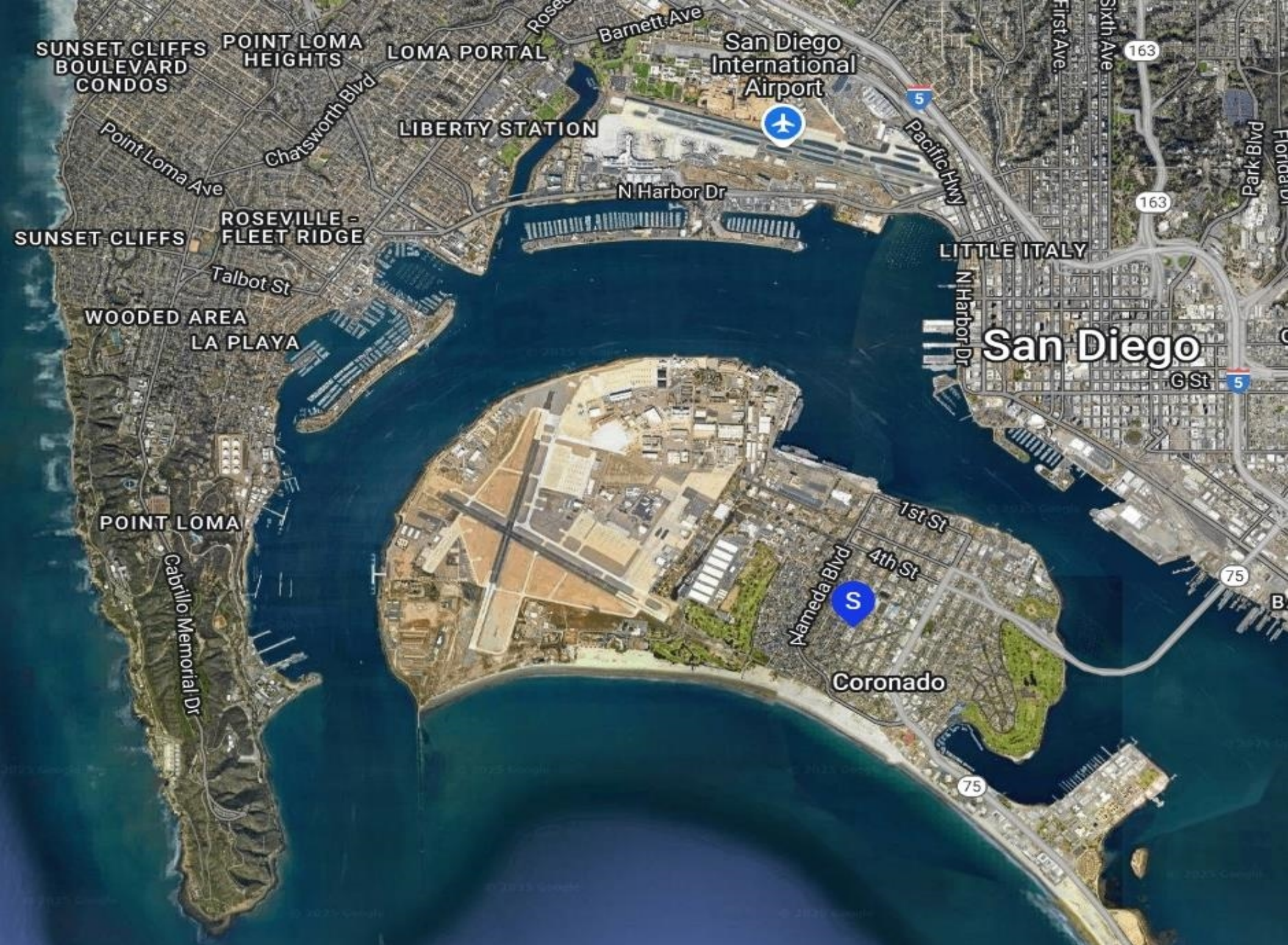
# 810 G AVENUE











SUNSET CLIFFS  
BOULEVARD  
CONDOS

POINT LOMA  
HEIGHTS

LOMA PORTAL

San Diego  
International  
Airport

LIBERTY STATION

LITTLE ITALY

San Diego

Coronado



03

Demographics

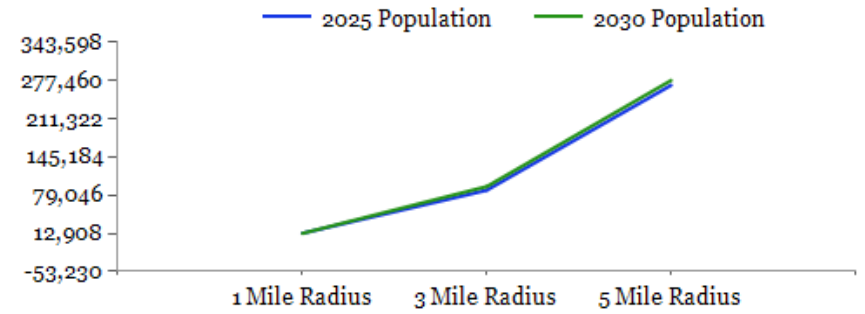
Demographics

# 810 G AVENUE

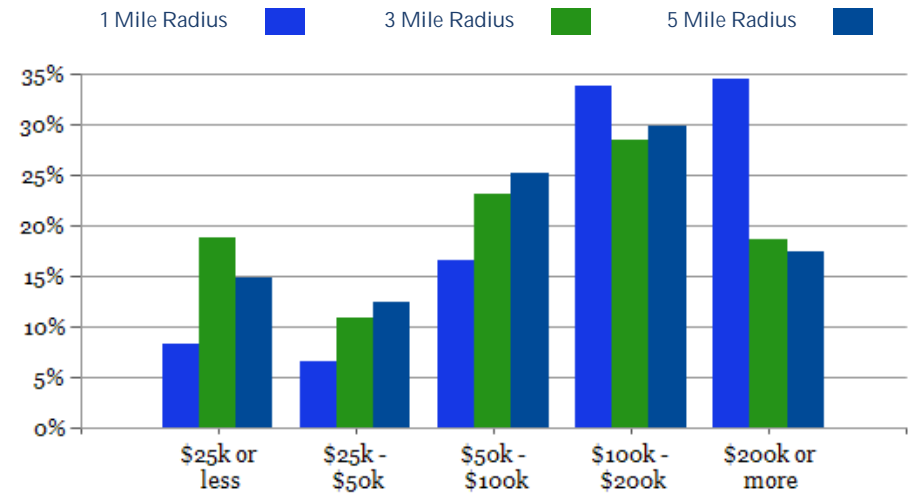
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,382	59,670	241,538
2010 Population	14,477	73,791	258,518
2025 Population	13,072	87,647	269,101
2030 Population	12,908	93,900	277,460
2025-2030: Population: Growth Rate	-1.25%	6.95%	3.05%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	244	5,467	10,330
\$15,000-\$24,999	160	2,462	6,677
\$25,000-\$34,999	149	2,197	6,366
\$35,000-\$49,999	174	2,394	7,932
\$50,000-\$74,999	415	5,571	15,812
\$75,000-\$99,999	385	4,161	12,960
\$100,000-\$149,999	1,016	7,507	21,901
\$150,000-\$199,999	617	4,534	12,276
\$200,000 or greater	1,664	7,858	19,961
Median HH Income	\$141,058	\$91,665	\$93,092
Average HH Income	\$197,181	\$134,181	\$133,900

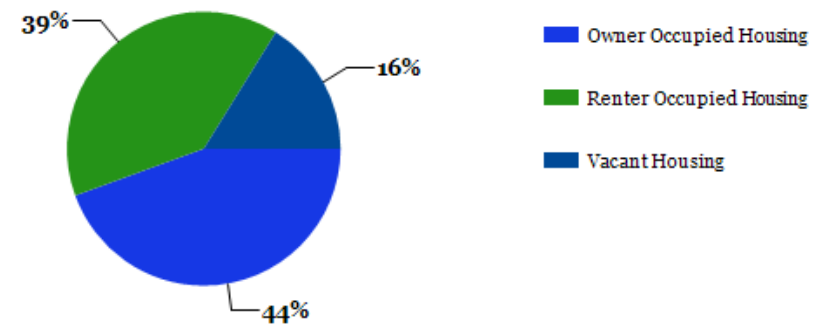
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,774	25,398	94,402
2010 Total Households	5,019	31,186	99,069
2025 Total Households	4,824	42,154	114,226
2030 Total Households	4,842	47,347	121,647
2025 Average Household Size	2.39	1.78	2.13
2025-2030: Households: Growth Rate	0.35%	11.75%	6.35%



2025 Household Income

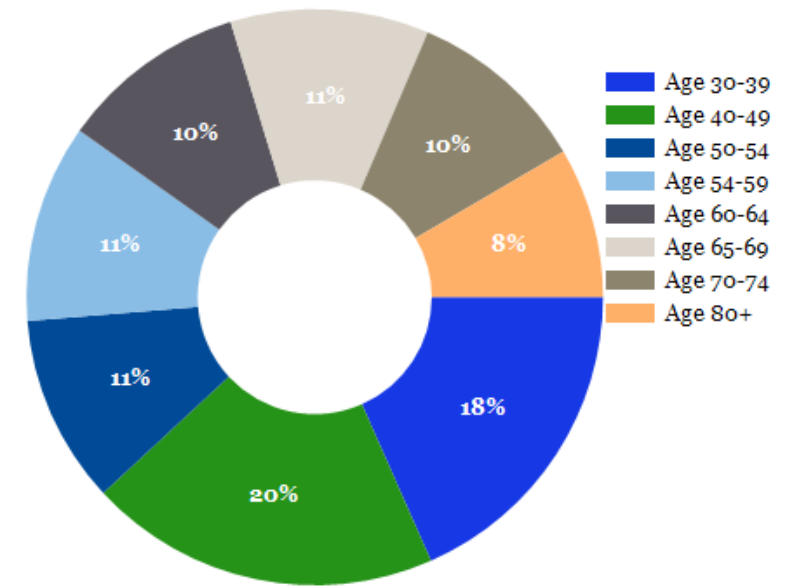


2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	643	10,380	29,237
2025 Population Age 35-39	695	8,144	23,552
2025 Population Age 40-44	689	6,390	19,540
2025 Population Age 45-49	745	5,005	15,621
2025 Population Age 50-54	770	5,031	15,245
2025 Population Age 55-59	810	4,987	14,271
2025 Population Age 60-64	761	4,804	13,669
2025 Population Age 65-69	810	4,538	12,489
2025 Population Age 70-74	738	3,458	10,136
2025 Population Age 75-79	614	2,721	7,906
2025 Population Age 80-84	391	1,526	4,470
2025 Population Age 85+	415	1,504	4,370
2025 Population Age 18+	10,925	78,693	230,032
2025 Median Age	42	38	36
2030 Median Age	42	39	38



2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$137,418	\$94,908	\$93,095
Average Household Income 25-34	\$195,637	\$126,065	\$122,819
Median Household Income 35-44	\$168,737	\$111,410	\$108,789
Average Household Income 35-44	\$225,691	\$154,618	\$151,240
Median Household Income 45-54	\$190,326	\$116,273	\$114,295
Average Household Income 45-54	\$244,364	\$163,812	\$162,661
Median Household Income 55-64	\$179,527	\$101,165	\$102,660
Average Household Income 55-64	\$232,399	\$150,387	\$150,019
Median Household Income 65-74	\$121,357	\$71,650	\$78,473
Average Household Income 65-74	\$176,141	\$124,369	\$125,627
Average Household Income 75+	\$133,705	\$92,800	\$96,042

