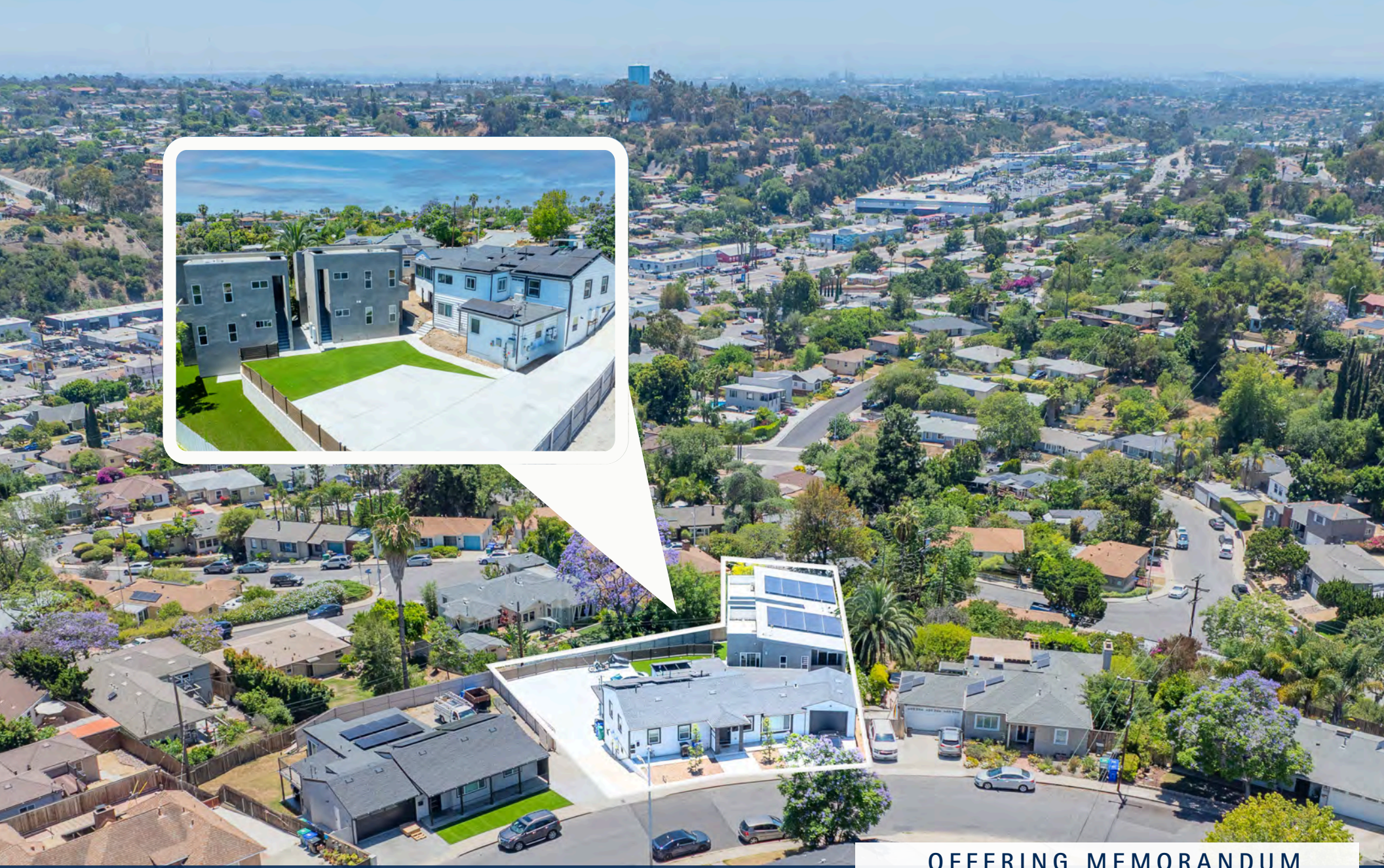


OFFERING MEMORANDUM

Marcus & Millichap
ZORBAS HUFFMAN GROUP

6283 LORCA DRIVE

SAN DIEGO, CA 92115

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

Activity ID #ZAG0090482

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
marcusmillichap.com



EXCLUSIVELY LISTED BY

Austin Ray Huffman

Senior Director
Office: San Diego Del Mar
Direct: 858.373.3122
ahuffman@ipausa.com
License: CA #01981817

Graeme Henderson

Director
Office: San Diego Del Mar
Direct: 858.373.3156
Graeme.Henderson@marcusmillichap.com
License: CA #02068512

Wyatt Darien

Associate
Office: San Diego Del Mar
Direct: 858.373.3209
Wyatt.Darien@marcusmillichap.com
License: CA #02138891

Marcus & Millichap





DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

Marcus & Millichap



TABLE OF CONTENTS

SECTION 1
Executive Summary 7

SECTION 2
Property Information 13

SECTION 3
Financial Analysis 17

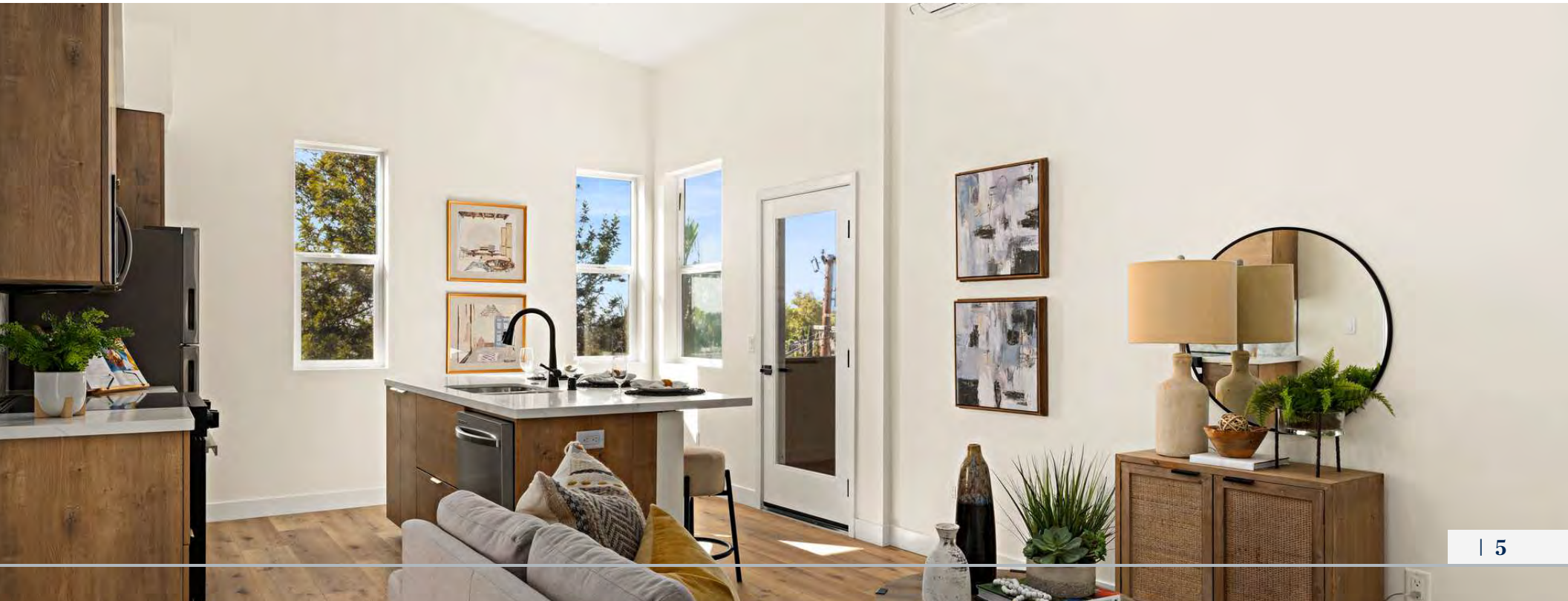
SECTION 4
Sale Comparables 21

SECTION 5
Lease Comparables 33

SECTION 6
Market Overview 43

Marcus & Millichap



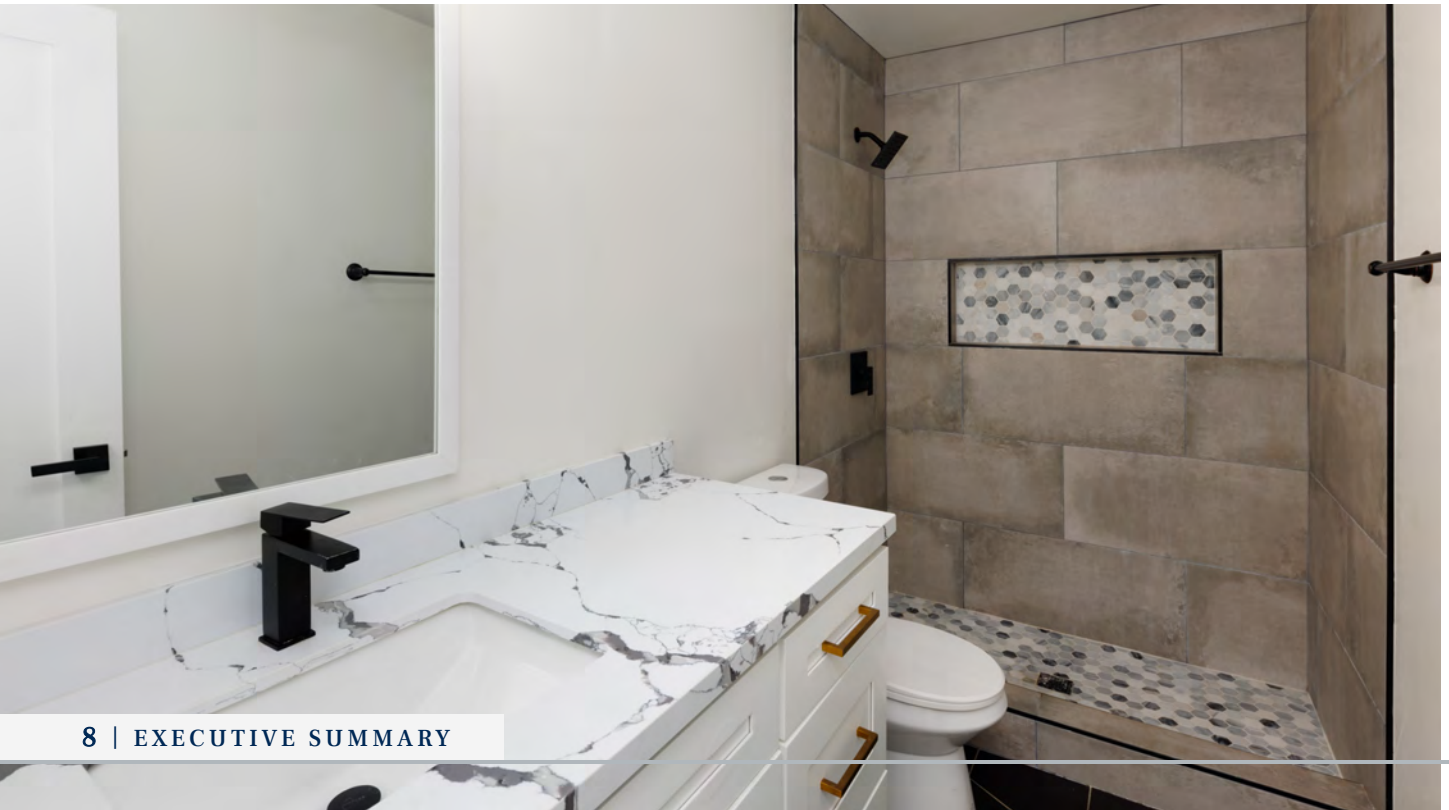


Executive Summary

1









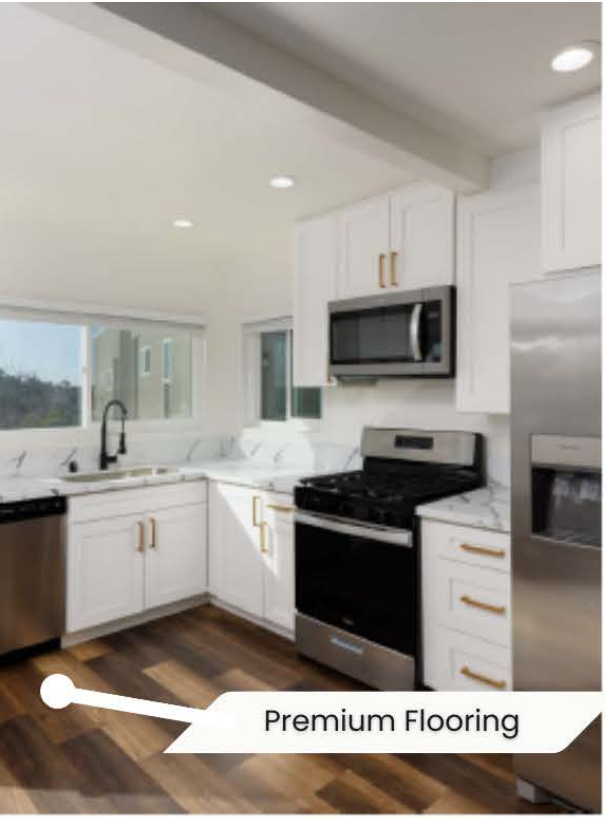
OFFERING SUMMARY

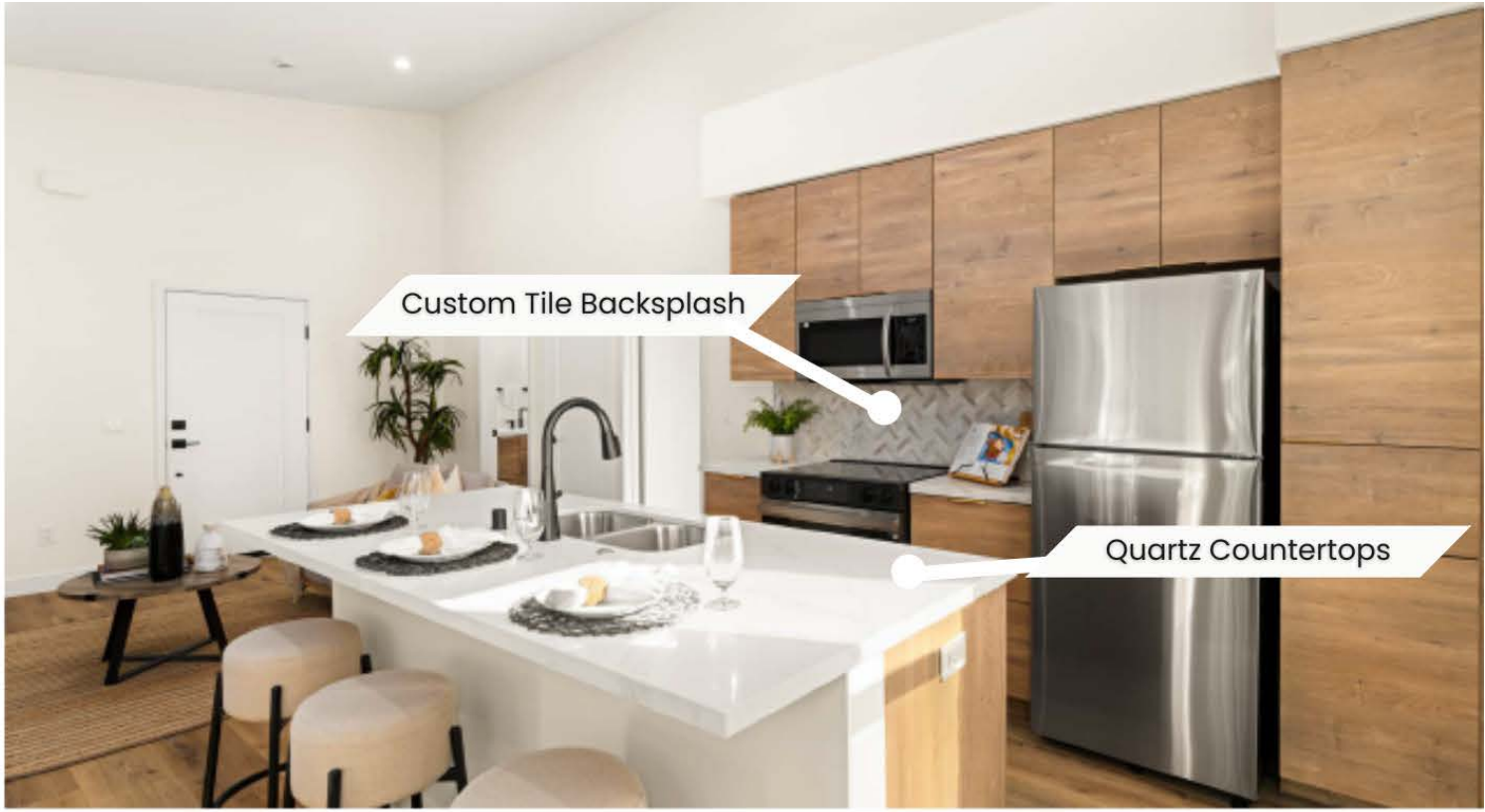
Listing Price	Cap Rate	# of Units
$3,250,000	**5.21%**	**6**

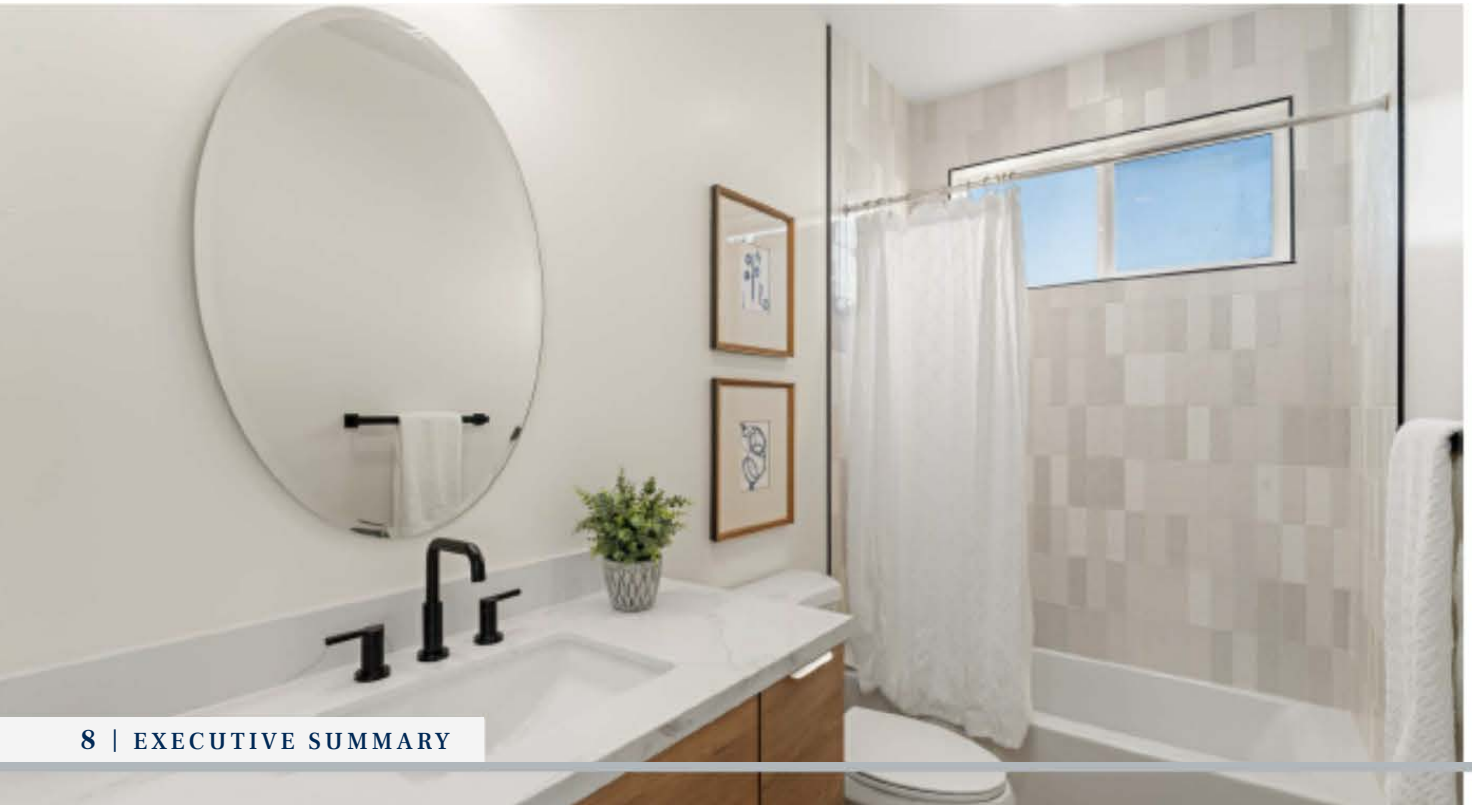
FINANCIAL	
Listing Price	$3,250,000
Down Payment	44% / $1,413,750
NOI	$169,449
Cap Rate	5.21%
Total Return	4.52%
Price/SF	$528.28
Rent/SF	$3.61
Price/Unit	$541,667

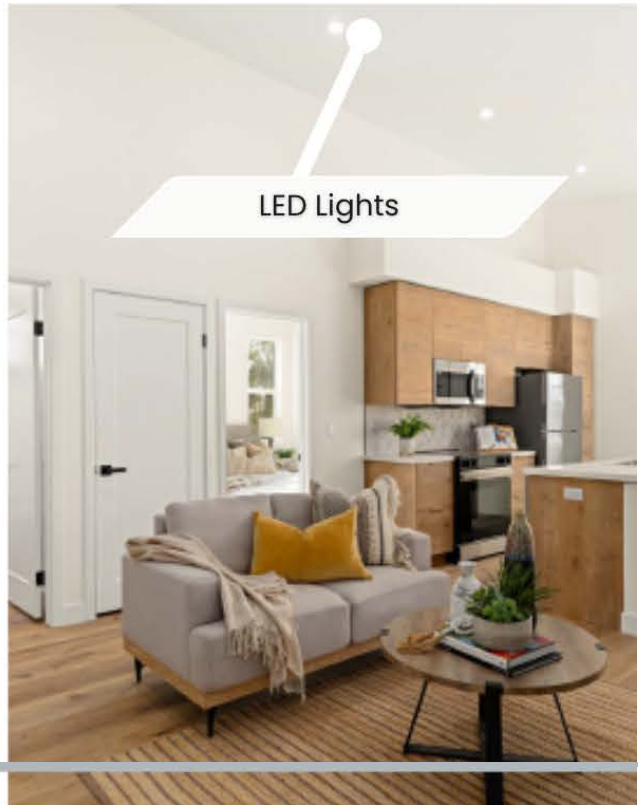
OPERATIONAL	
Rentable SF	6,152 SF
# of Units	6
Lot Size	0.27 Acres (11,761 SF)
Occupancy	97%
Year Built	1944




Premium Flooring


Custom Tile Backsplash
Quartz Countertops




LED Lights

6283 LORCA DR

San Diego, CA 92115

INVESTMENT OVERVIEW

The Zorbas Huffman Group is proud to present 6283 Lorca Drive, a newly remodeled multifamily complex located in the heart of San Diego, California.

Completed in 2025, this high-quality asset consists of six units, including four (4) spacious two-bedroom/two-bathroom units (738 SF each), one (1) three-bedroom/two-bathroom unit (1,260 SF), and one (1) five-bedroom/three-bathroom single-family residence totaling 1,940 SF.

This pride-of-ownership property showcases a thoughtfully executed renovation with no expense spared. Each unit is crafted to offer an abundance of natural light, complemented by luxury finishes such as recessed LED lighting, designer ceiling fans, premium entryways and flooring, quartz countertops, custom tile backsplashes, and stylish bathroom designs. Residents enjoy in-unit laundry, full appliance packages, generous closet space, and efficient ductless split HVAC systems. Select units offer private patios and elevated ceilings for added comfort and appeal.

Strategically located in Rolando Village, one of San Diego's most sought-after mid-city neighborhoods, the property provides residents with a unique blend of suburban tranquility and urban accessibility. The area is known for its quiet, winding streets, vibrant small business district, and strong sense of community. Residents benefit from walkable access to local dining, retail, and entertainment options, while being just minutes from San Diego State University, Mission Valley, Downtown San Diego, and area beaches.

Rolando Village is part of the College Area Business District, a growing hub that supports the thriving community around SDSU. The university—just six minutes from Lorca Dr.—boasts over 34,000 students and contributes approximately $2.4 billion annually to the local economy. This prime location offers all the advantages of living in San Diego—the eighth-largest city in the U.S.—without the congestion often found in more densely populated coastal areas.

6283 Lorca Dr. presents a rare opportunity for investors to acquire a fully remodeled, turnkey asset in one of San Diego's strongest and most dynamic submarkets. The property is ideally positioned near comparable multifamily communities, schools, employment centers, and essential infrastructure, offering long-term value, steady rental demand, and excellent growth potential.

INVESTMENT HIGHLIGHTS

Fully remodeled and developed in 2025 with modern systems, interiors, and high-quality construction throughout

Attractive unit mix featuring two-, three-, and five-bedroom layouts to appeal to a wide range of renters

Comprised of large units, averaging over 1,000 sq ft.

Abundant off-street parking for tenants

High-end designer finishes including quartz countertops, premium fixtures, in-unit washers & dryers, ductless split HVAC systems, and select units with private patios, balconies, and elevated ceilings

Prime central location with convenient access to major employment centers including Downtown San Diego, Mission Valley, and San Diego State University

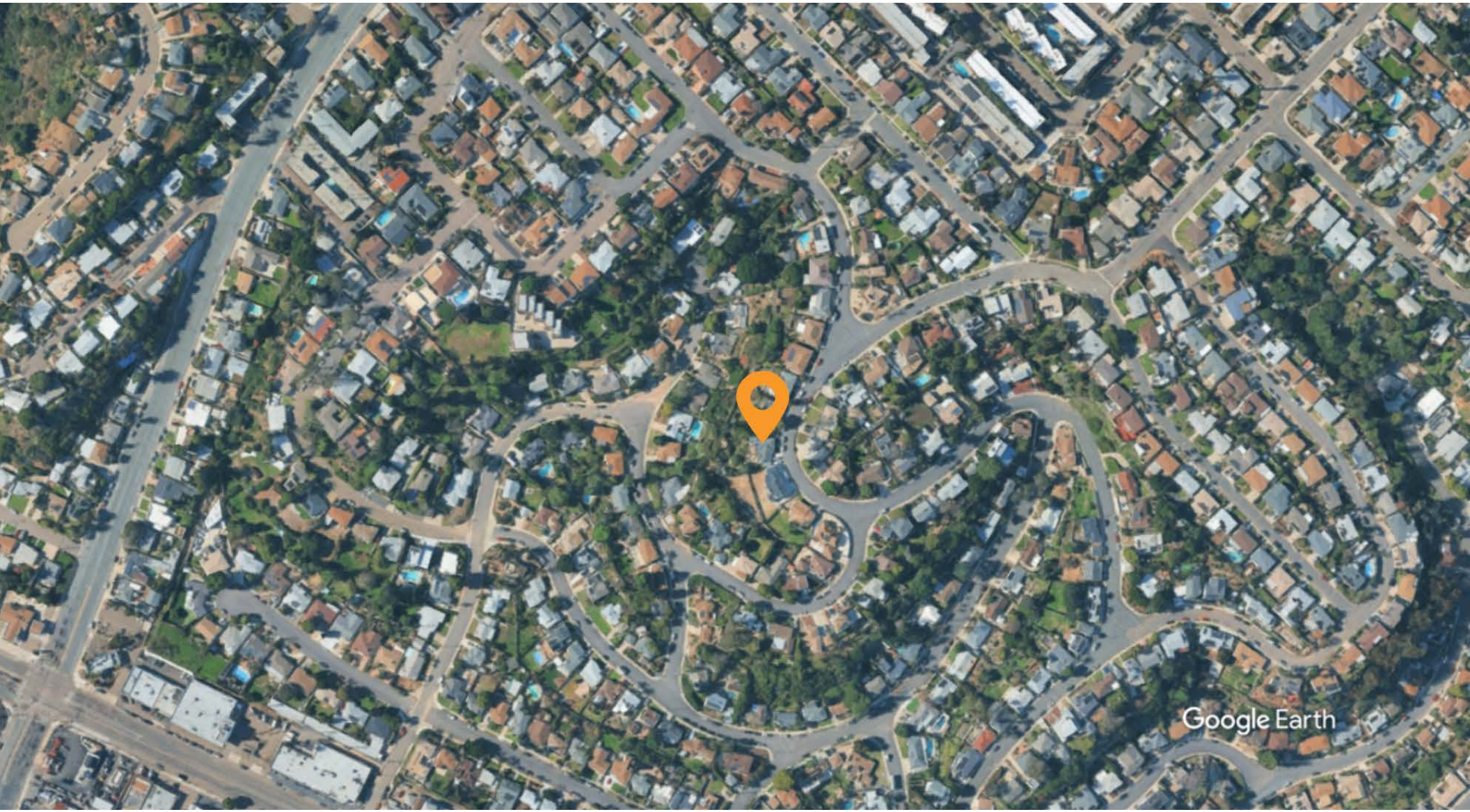
Market rate units exempt from AB 1482 rent control for 15 years allowing market rate rental flexibility and long term income potential





Property Information 2

REGIONAL MAP // 6283 LORCA DR





RETAILER MAP // 6283 LORCA DR





Financial Analysis

3

FINANCIAL DETAILS // 6283 Lorca Dr

SUMMARY		
Price	$3,250,000	
Down Payment	$1,413,750	44%
Number of Units	6	
Price Per Unit	$541,667	
Price Per SqFt	$528.28	
Rentable SqFt	6,152	
Lot Size	0.27 Acres	
Approx. Year Built	1944/2024	

RETURNS	Current	Year 1	Reno
CAP Rate	5.21%	5.79%	0.00%
GRM	13.22	12.21	
Cash-on-Cash	4.52%	5.84%	
Debt Coverage Ratio	1.60	1.78	

FINANCING	1st Loan
Loan Amount	$1,836,250
Loan Type	New
Interest Rate	5.75%
Amortization	30 Years
Year Due	2055

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporati

# OF UNITS	UNIT TYPE	SQFT/UNIT	CHEDULED RENT	MARKET RENTS
4	2 Bed / 2 Bath	738	$2,810	$3,165
1	3 Bed / 2 Bath	1,260	$3,495	$3,600
1	5 Bed / 3 Bath	1,940	$5,750	$5,923

OPERATING DATA

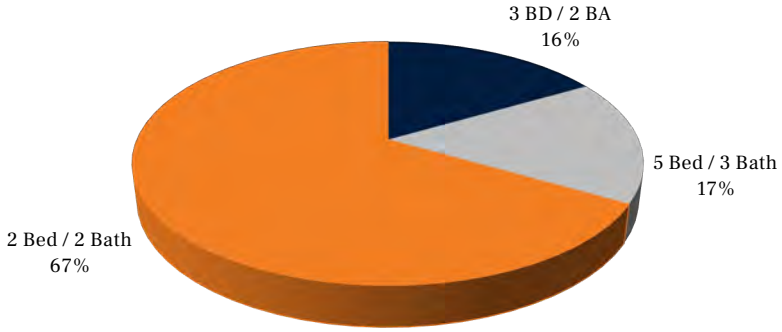
INCOME		Current		Year 1
Gross Scheduled Rent		$245,820		$266,173
Less: Vacancy/Deductions	3.0%	$7,375	3.0%	$7,985
Total Effective Rental Income		$238,445		$258,187
Other Income		$4,834		$4,834
Effective Gross Income		$243,280		$263,022
Less: Expenses	30.3%	$73,831	28.4%	$74,818
Net Operating Income		$169,449		$188,204
Cash Flow		$169,449		$188,204
Debt Service		$105,584		$105,584
Net Cash Flow After Debt Servi	4.52%	$63,864	5.84%	$82,619
Principal Reduction		$0		$0
TOTAL RETURN	4.52%	$63,864	5.84%	$82,619

EXPENSES	Current	Year 1
Real Estate Taxes	$39,975	$39,975
Insurance	$7,455	$7,455
Utilities	$6,082	$6,082
Contract Services	$1,500	$1,500
Repairs & Maintenance	$4,255	$4,255
Marketing & Promotion	$300	$300
General & Administrative	$900	$900
Operating Reserves	$1,200	$1,200
Management Fee	$12,164	$13,151
TOTAL EXPENSES	$73,831	$74,818
Expenses/Unit	$12,305	$12,470
Expenses/SF	$12.00	$12.16

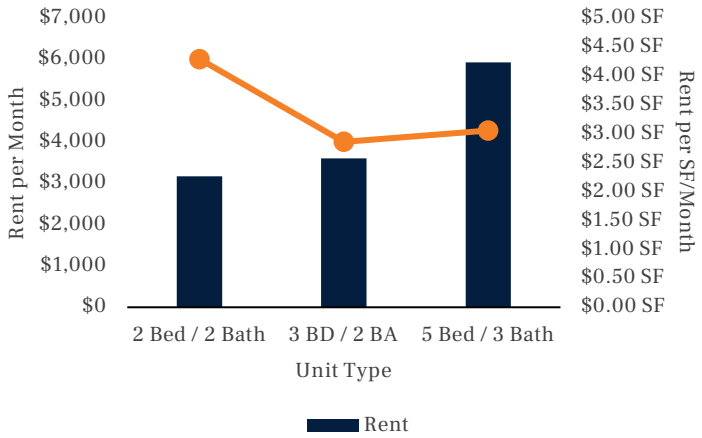
UNIT TYPE	# OF UNITS	AVG SQ FEET	SCHEDULED AVERAGE RENT	SCHEDULED AVERAGE RENT / SF	SCHEDULED MONTHLY INCOME	POTENTIAL AVERAGE RENT	POTENTIAL AVERAGE RENT / SF	POTENTIAL MONTHLY INCOME
2 Bed / 2 Bath (AMI)	2	738	$2,773	$3.76	$5,545	$3,085	$4.18	$6,170
2 Bed / 2 Bath (Top Floor)	2	738	$2,848	$3.86	$5,695	$3,245	$4.40	$6,489
3 Bed / 2 Bath	1	1,260	$3,495	$2.77	$3,495	$3,600	$2.86	$3,600
5 Bed / 3 Bath	1	1,940	$5,750	$2.96	$5,750	$5,923	$3.05	$5,923
TOTALS/WEIGHTED AVERAG	6	1,025	$3,414	$3.33	$20,485	$3,697	$3.61	$22,181

GROSS ANNUALIZED RENTS	$245,820	$266,173

Unit Distribution



Unit Rent



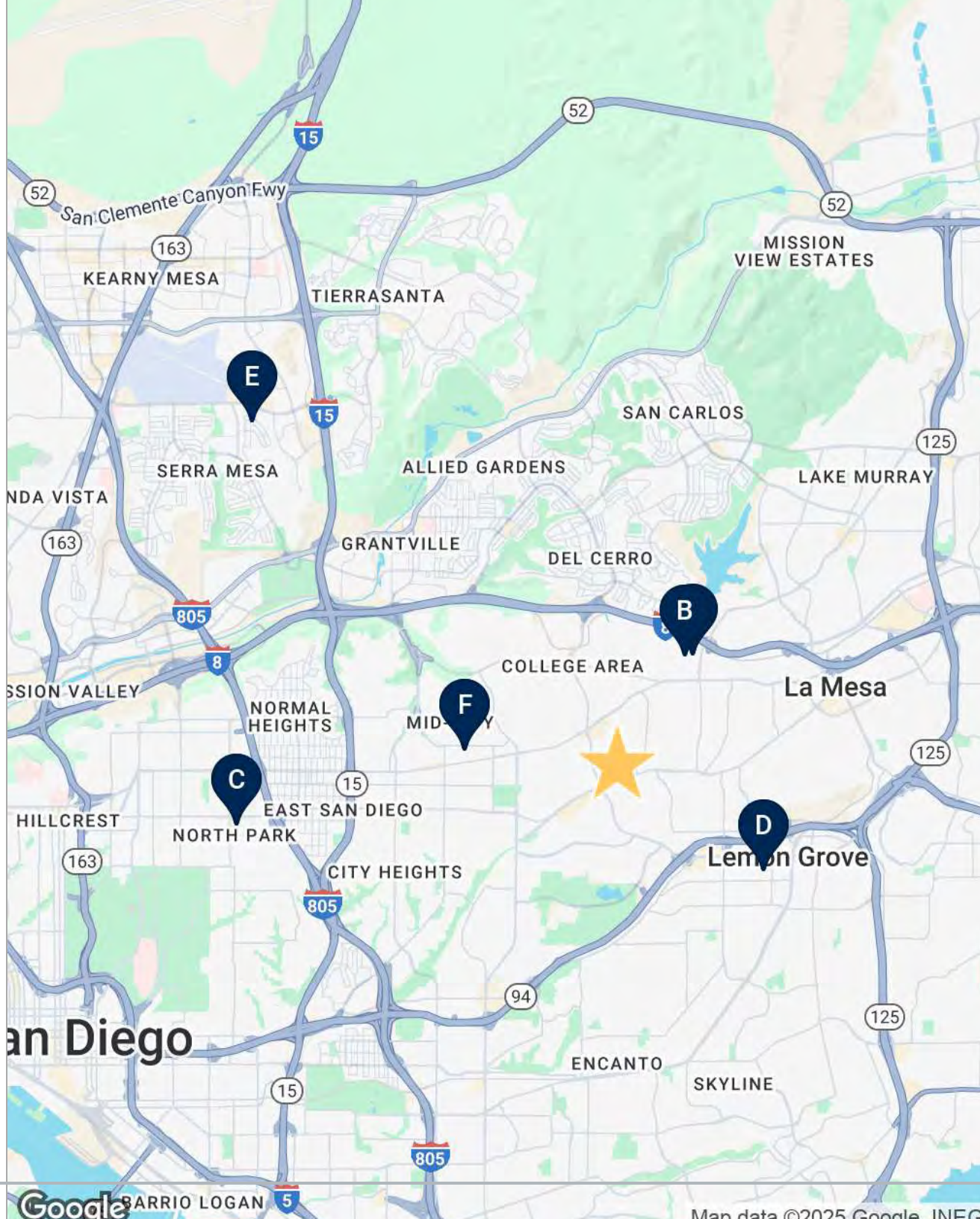




Sales Comparables 4

SALE COMPS MAP

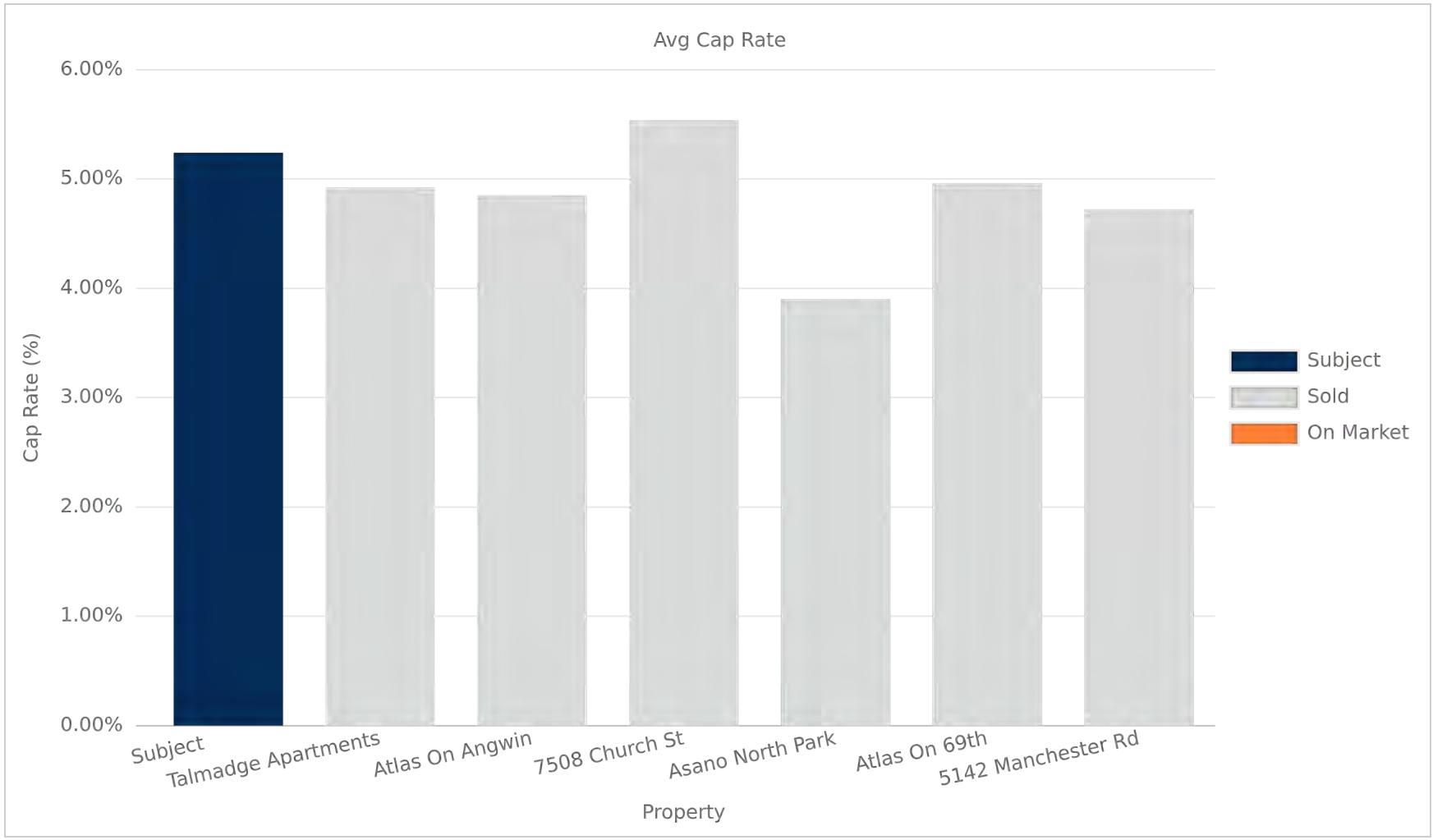
- 6283 Lorca Dr
- A — 5142 Manchester Rd
- B — Atlas On 69th
- C — Asano North Park
- D — 7508 Church St
- E — Atlas On Angwin
- F — Talmadge Apartments

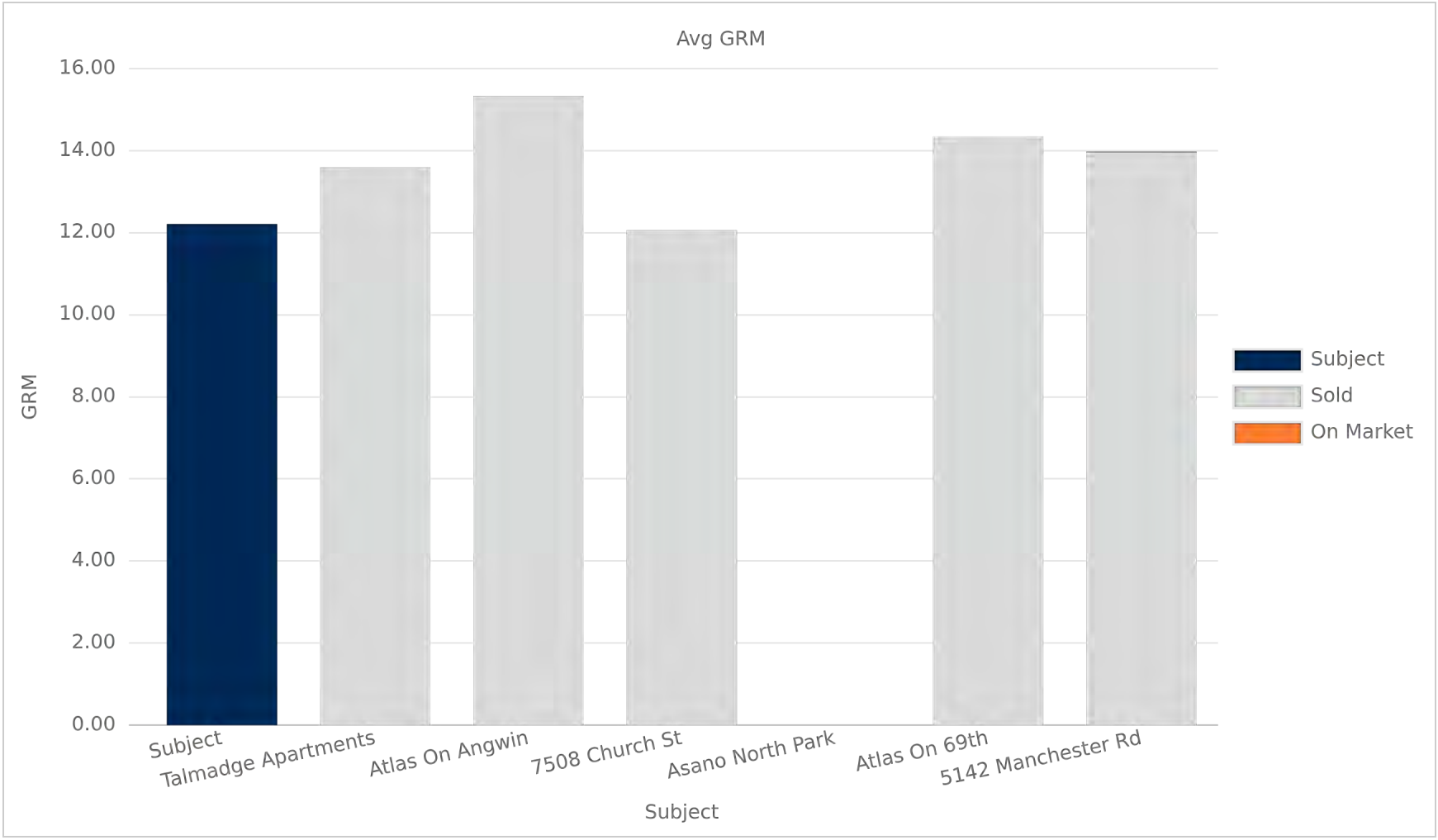


	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
★	**6283 Lorca Dr** San Diego, CA 92115	$3,250,000	6,152 SF	$528.28	0.27 AC	$541,667	5.21%	6	On Market

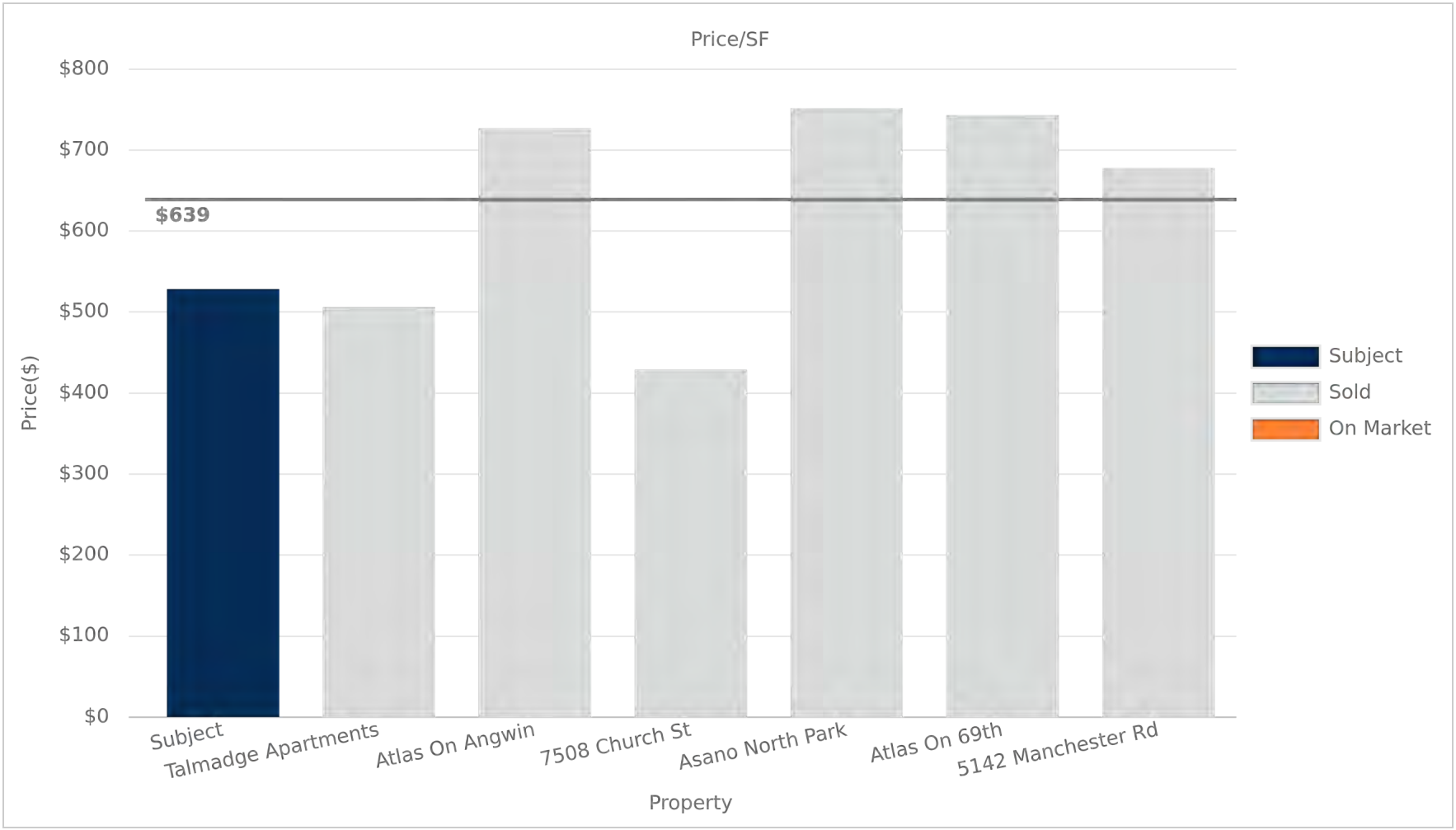
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
A	**5142 Manchester Rd** San Diego, CA 92115	$3,985,000	5,878 SF	$677.95	0.26 AC	$498,125	4.72%	8	06/27/2025
B	**Atlas On 69th** 5160 69th St San Diego, CA 92115	$3,495,000	4,703 SF	$743.14	0.21 AC	$499,285	4.96%	7	03/10/2025
C	**Asano North Park** 3779 Ray St San Diego, CA 92104	$15,187,500	20,197 SF	$751.97	0.23 AC	$799,342	3.90%	19	09/03/2024
D	**7508 Church St** Lemon Grove, CA 91945	$8,175,000	19,080 SF	$428.46	0.96 AC	$480,882	5.54%	17	07/30/2024
E	**Atlas On Angwin** 3557 Angwin Dr San Diego, CA 92123	$3,350,000	4,610 SF	$726.68	0.2 AC	$558,333	4.85%	6	04/04/2024
F	**Talmadge Apartments** 4475 49th St San Diego, CA 92115	$6,300,000	12,455 SF	$505.82	0.29 AC	$525,000	4.92%	12	09/28/2023
	AVERAGES	**$6,748,750**	**11,154 SF**	**$639.00**	**0.36 AC**	**$560,161**	**4.82%**	**12**	**-**

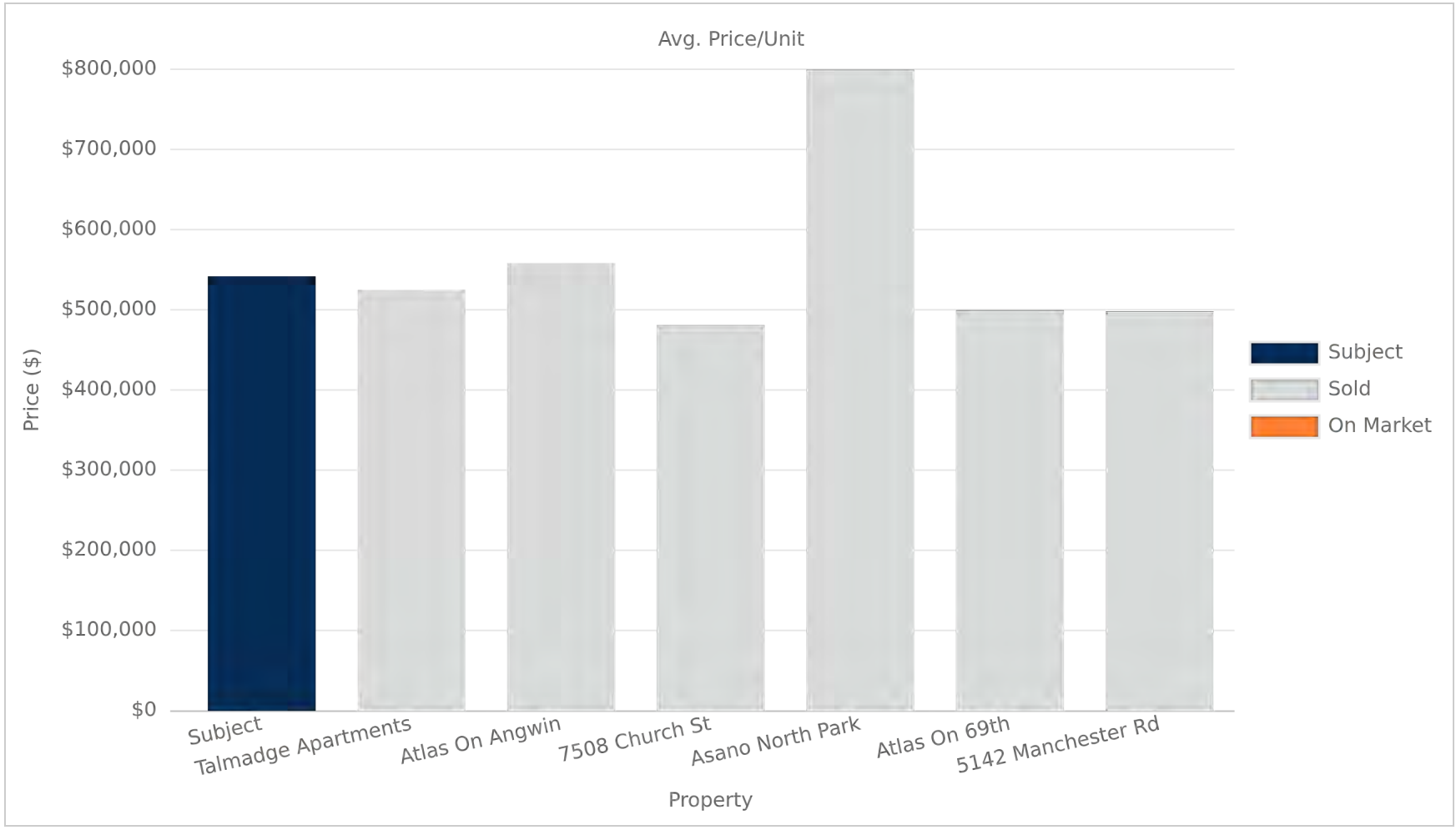
CAP RATE CHART // 6283 Lorca Dr




Avg GRM
16.00
14.00
12.00
10.00
8.00
6.00
4.00
2.00
0.00
GRM
Subject
Talmadge Apartments
Atlas On Angwin
7508 Church St
Asano North Park
Atlas On 69th
5142 Manchester Rd
Subject
Subject
Sold
On Market

PRICE PER SF CHART // 6283 Lorca Dr




Avg. Price/Unit
$800,000
$700,000
$600,000
$500,000
$400,000
$300,000
$200,000
$100,000
$0
Price ($)
Subject
Talmadge Apartments
Atlas On Angwin
7508 Church St
Asano North Park
Atlas On 69th
5142 Manchester Rd
Property
Subject
Sold
On Market

SALE COMPS // 6283 Lorca Dr



6283 Lorca Dr
San Diego, CA 92115

Listing Price:	$3,250,000	Price/SF:	$528.28
GRM:	12.21	Cap Rate:	5.21%
Year Built:	1944	Number Of Units:	6
Lot Size:	0.27 Acres	Price/Unit:	$541,667
Total SF:	6,152 SF		

UNIT TYPE	# UNITS	% OF
2 Bed / 2 Bath	4	66.7
3 BD / 2 BA	1	16.7
5 Bed / 3 Bath	1	16.7
TOTAL/AVG	6	100%



A 5142 Manchester Rd
San Diego, CA 92115

Sale Price:	$3,985,000	Price/SF:	$677.95
GRM:	13.97	Cap Rate:	4.72%
Year Built:	2022	COE:	06/27/2025
Number Of Units:	8	Lot Size:	0.26 Acres
Price/Unit:	$498,125	Total SF:	5,878 SF

UNIT TYPE	# UNITS	% OF
2 Bed / 1 Bath	7	87.5
2 Bed / 2 Bath	1	12.5
TOTAL/AVG	8	100%



B **Atlas On 69th**
5160 69th St San Diego, CA 92115

Sale Price:	$3,495,000	Price/SF:	$743.14
GRM:	14.34	Cap Rate:	4.96%
Year Built:	2024	COE:	03/10/2025
Number Of Units:	7	Lot Size:	0.21 Acres
Price/Unit:	$499,285	Total SF:	4,703 SF

UNIT TYPE	# UNITS	% OF
1 Bed / 1 Bath	4	57.1
2 Bed / 1 Bath	2	28.6
3 Bed / 2 Bath	1	14.3
TOTAL/AVG	7	100%



C **Asano North Park**
3779 Ray St San Diego, CA 92104

Sale Price:	$15,187,500	Price/SF:	$751.97
GRM:	-	Cap Rate:	3.90%
Year Built:	2020	COE:	09/03/2024
Number Of Units:	19	Lot Size:	0.23 Acres
Price/Unit:	$799,342	Total SF:	20,197 SF

UNIT TYPE	# UNITS	% OF
1 Bed / 1 Bath	3	15.8
2 Bed / 2 Bath	10	52.6
2 Bed / 3 Bath	1	5.3
3 Bed / 2 Bath	3	15.8
3 Bed / 3 Bath	1	5.3
4 Bed / 3 Bath	1	5.3
TOTAL/AVG	19	100%

SALE COMPS // 6283 LORCA DR



D **7508 Church St**
Lemon Grove, CA 91945

Sale Price:	$8,175,000	Price/SF:	$428.46
GRM:	12.06	Cap Rate:	5.54%
Year Built:	2024	COE:	07/30/2024
Number Of Units:	17	Lot Size:	0.96 Acres
Price/Unit:	$480,882	Total SF:	19,080 SF

UNIT TYPE	# UNITS	% OF
2 Bed / 2 Bath	10	58.8
3 Bed / 2 Bath	2	11.8
3 Bed / 2.5 Bath	5	29.4
TOTAL/AVG	17	100%



E **Atlas On Angwin**
3557 Angwin Dr San Diego, CA 92123

Sale Price:	$3,350,000	Price/SF:	$726.68
GRM:	15.33	Cap Rate:	4.85%
Year Built:	2023	COE:	04/04/2024
Number Of Units:	6	Lot Size:	0.2 Acres
Price/Unit:	$558,333	Total SF:	4,610 SF

UNIT TYPE	# UNITS	% OF
2 Bed / 1 Bath	5	83.3
3 Bed / 2 Bath	1	16.7
TOTAL/AVG	6	100%



F **Talmadge Apartments**
4475 49th St San Diego, CA 92115

Sale Price:	$6,300,000	Price/SF:	$505.82
GRM:	13.59	Cap Rate:	4.92%
Year Built:	1965	COE:	09/28/2023
Number Of Units:	12	Lot Size:	0.29 Acres
Price/Unit:	$525,000	Total SF:	12,455 SF

UNIT TYPE	# UNITS	% OF
2 Bed / 2 Bath	12	100
TOTAL/AVG	12	100%

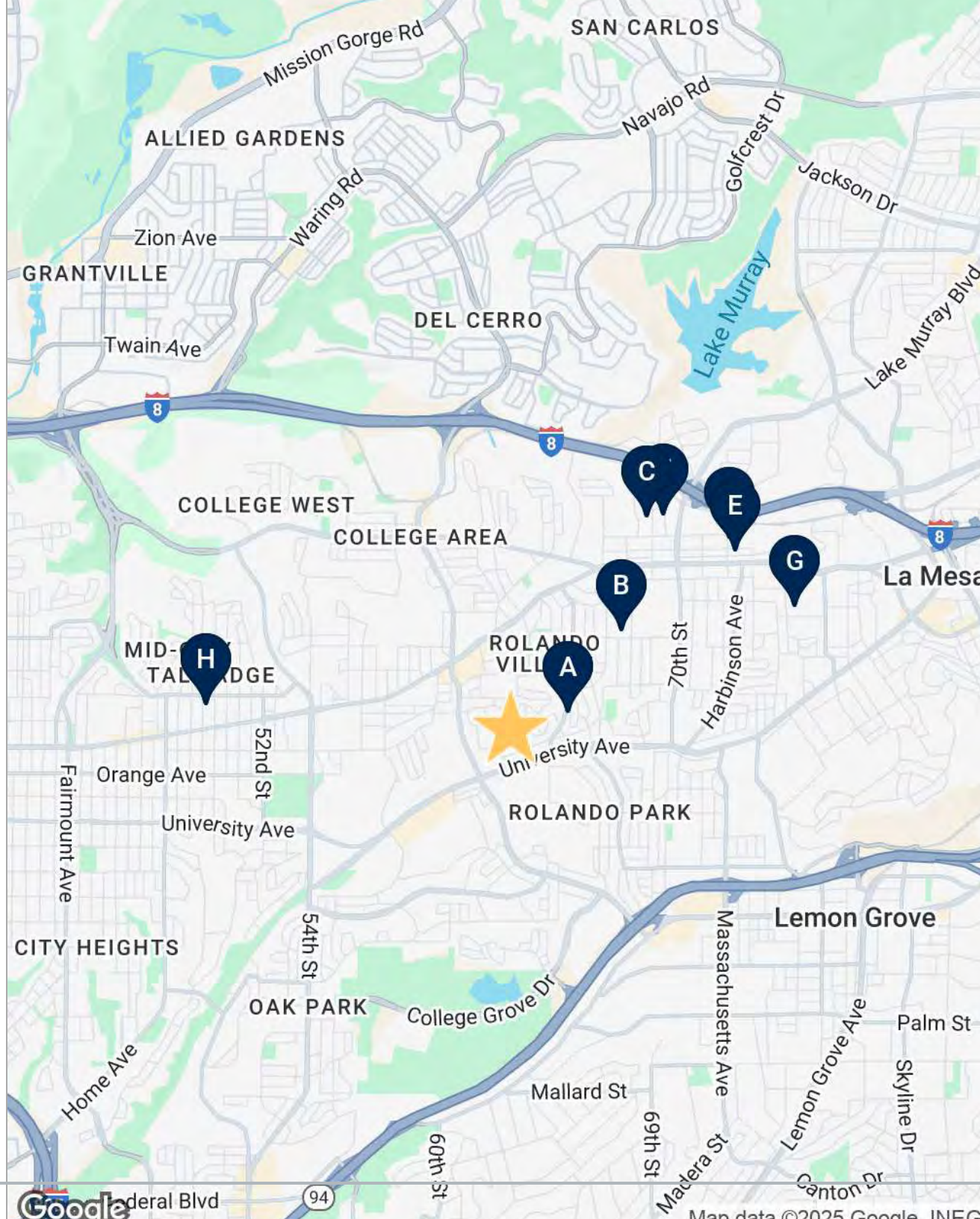




Lease Comparables 5

RENT COMPS MAP

- 6283 Lorca Dr
- A 4383 Rolando Blvd
- B 6752 Solita Ave
- C Atlas On 69th
- D 5061-71 72nd St
- E 7225 Mohawk St
- F 5142 Manchester Rd
- G The Pointe
- H Talmadge Apartments

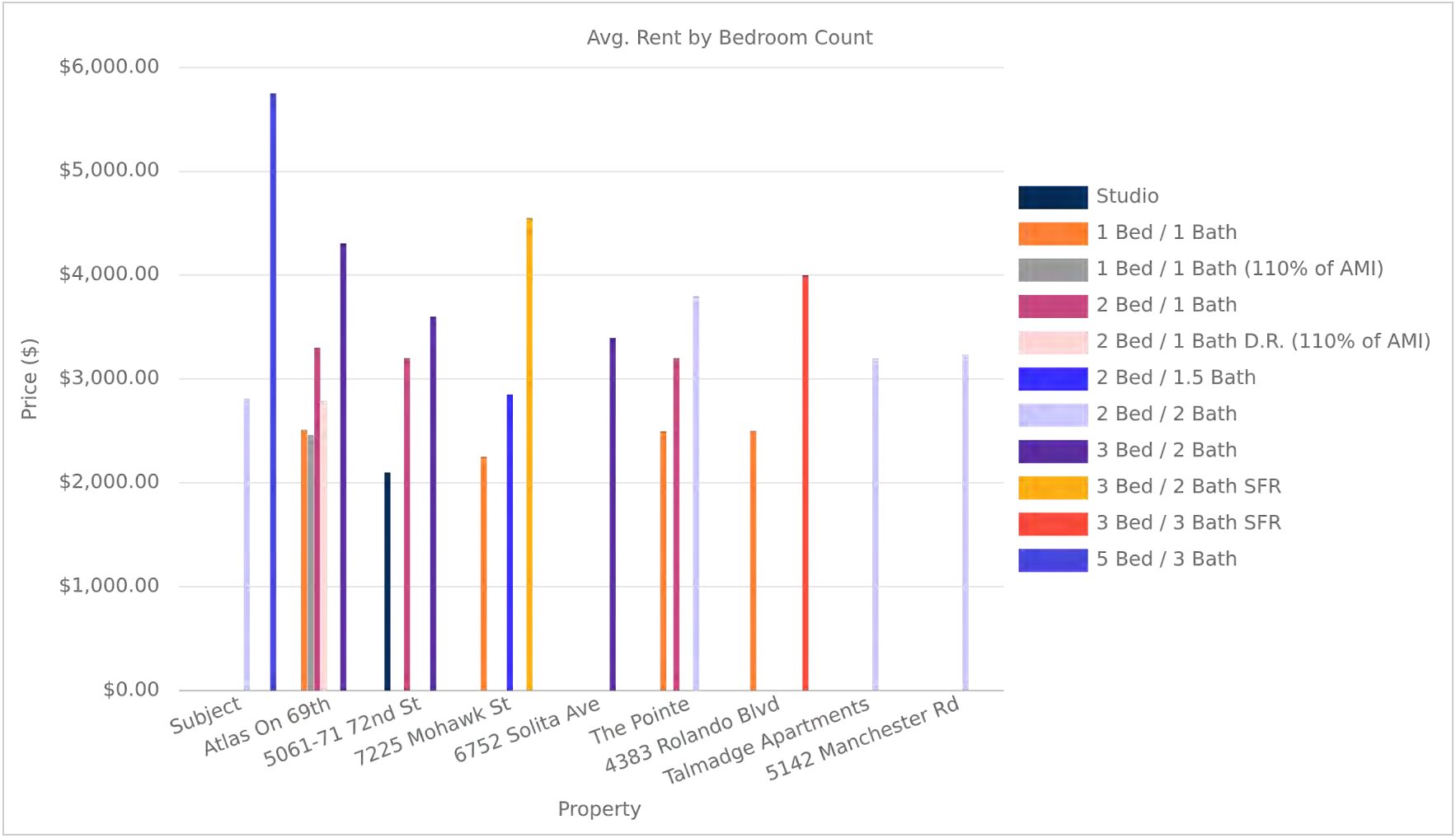


	SUBJECT PROPERTY	RENT/SF	AVAILABLE SF	LOT SIZE	# OF UNITS	OCCUPANCY %
★	**6283 Lorca Dr** San Diego, CA 92115	$3.33	6,152 SF	0.27 AC	6	97%

	RENT COMPARABLES	RENT/SF	AVAILABLE SF	LOT SIZE	# OF UNITS	OCCUPANCY %
A	**4383 Rolando Blvd** San Diego, CA 92115	$3.79	10,795 SF	0.25 AC	3	100%
B	**6752 Solita Ave** San Diego, CA 92115	$3.57	9,500 SF	0.75 AC	10	100%
C	**Atlas On 69th** 5160 69th St San Diego, CA 92115	$4.32	4,709 SF	0.21 AC	7	100%
D	**5061-71 72nd St** San Diego, CA 92115	$3.99	16,194 SF	0.37 AC	23	100%
E	**7225 Mohawk St** San Diego, CA 92115	$3.69	7,288 SF	0.17 AC	5	100%
F	**5142 Manchester Rd** San Diego, CA 92115	$4.27	5,878 SF	0.13 AC	8	100%

RENT COMPS SUMMARY // 6283 Lorca Dr

	SUBJECT PROPERTY	RENT/SF	AVAILABLE SF	LOT SIZE	# OF UNITS	OCCUPANCY %
G	**The Pointe** 4747 Jessie Ave La Mesa, CA 91942	$3.39	23,650 SF	1.27 AC	31	97%
H	**Talmadge Apartments** 4475 49th St San Diego, CA 92115	$3.20	12,455 SF	0.29 AC	12	100%
	AVERAGES	**$3.78**	**11,309 SF**	**0.43 AC**	**12**	**99.62%**


Avg. Rent by Bedroom Count
$6,000.00
$5,000.00
$4,000.00
$3,000.00
$2,000.00
$1,000.00
$0.00
Price ($)
Subject
Atlas On 69th
5061-71 72nd St
7225 Mohawk St
6752 Solita Ave
The Pointe
4383 Rolando Blvd
Talmadge Apartments
5142 Manchester Rd
Property
Studio
1 Bed / 1 Bath
1 Bed / 1 Bath (110% of AMI)
2 Bed / 1 Bath
2 Bed / 1 Bath D.R. (110% of AMI)
2 Bed / 1.5 Bath
2 Bed / 2 Bath
3 Bed / 2 Bath
3 Bed / 2 Bath SFR
3 Bed / 3 Bath SFR
5 Bed / 3 Bath

RENT COMPS // 6283 Lorca Dr

6283 Lorca Dr
San Diego, CA 92115

6 Units | 97% Total Occupancy | Year Built 1944



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 2 Bath	4	66.7	738	$2,810	$3.81
3 BD / 2 BA	1	16.7	1,260	$3,495	$2.77
5 Bed / 3 Bath	1	16.7	1,940	$5,750	$2.96
TOTAL/AVG	6	100%	1,025	$3,414	$3.33

A **4383 Rolando Blvd**
San Diego, CA 92115

3 Units | 100% Total Occupancy | Year Built 1944



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath ADU	2	66.7	500	$2,500	$5.00
3 Bed / 3 Bath SFR	1	33.3	1,376	$4,000	$2.91
TOTAL/AVG	3	100%	792	$3,000	$3.79

B **6752 Solita Ave**
San Diego, CA 92115

10 Units | 100% Total Occupancy | Year Built 1984



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
3 Bed / 2 Bath	10	100	950	$3,395	$3.57
TOTAL/AVG	10	100%	950	$3,395	$3.57

C **Atlas On 69th**
5160 69th St, San Diego, CA 92115

7 Units | 100% Total Occupancy | Year Built 2024



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath (110% of AMI)	2	28.6	512	$2,460	$4.80
1 Bed / 1 Bath	2	28.6	512	$2,510	$4.90
2 Bed / 1 Bath D.R. (110% of AMI)	1	14.3	750	$2,785	$3.71
2 Bed / 1 Bath	1	14.3	750	$3,300	$4.40
3 Bed / 2 Bath	1	14.3	1,155	$4,305	$3.73
TOTAL/AVG	7	100%	671	$2,904	$4.32

RENT COMPS // 6283 LORCA DR

D **5061-71 72nd St**
San Diego, CA 92115

23 Units | 100% Total Occupancy | Year Built 2024



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio	7	30.4	428	$2,100	$4.91
2 Bed / 1 Bath	8	34.8	683	$3,200	$4.69
3 Bed / 2 Bath	8	34.8	1,110	$3,600	$3.24
TOTAL/AVG	23	100%	753	$3,004	$3.99

E **7225 Mohawk St**
San Diego, CA 92115

5 Units | 100% Total Occupancy | Year Built 1950



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	2	40	600	$2,250	$3.75
2 Bed / 1.5 Bath ADU	2	40	750	$2,850	$3.80
3 Bed / 2 Bath SFR	1	20	1,300	$4,550	$3.50
TOTAL/AVG	5	100%	800	$2,950	$3.69

F **5142 Manchester Rd**
San Diego, CA 92115

8 Units | 100% Total Occupancy | Year Built 2022



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 2 Bath	7	87.5	744	$3,275	$4.40
2 Bed / 2 Bath	1	12.5	847	$2,944	$3.48
TOTAL/AVG	8	100%	756	$3,233	$4.27

G **The Pointe**
4747 Jessie Ave, La Mesa, CA 91942

31 Units | 97% Total Occupancy | Year Built 1976



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	27	87.1	750	$2,495	$3.33
2 Bed / 1 Bath	2	6.5	906	$3,105	$3.43
2 Bed / 1 Bath Cottage	1	3.2	708	$3,200	$4.52
2 Bed / 2 Bath Cottage	1	3.2	975	$3,795	$3.89
TOTAL/AVG	31	100%	765	$2,599	$3.39

RENT COMPS // 6283 LORCA DR

Talmadge Apartments
4475 49th St, San Diego, CA 92115

12 Units | 100% Total Occupancy | Year Built 1965



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 2 Bath	12	100	1,000	$3,195	$3.20
TOTAL/AVG	12	100%	1,000	$3,195	$3.20

Market Overview

6



SAN DIEGO

The San Diego-Carlsbad metro is located in the southwestern portion of the state of California. Composed of San Diego County, it sits adjacent to the Mexican border, extending north to the southern edges of Orange County and Riverside County. From west to east, it is situated between the Pacific Ocean and Imperial County. San Diego is the most populous city in the county, with nearly 1.4 million residents, followed by Chula Vista, with 268,000, and Oceanside, with 174,000 people. A diverse economic base includes military, finance, life sciences, tourism and real estate-related companies. Employment in these industries and a strong retail base draw many job seekers to the region.



METRO HIGHLIGHTS

WHITE-COLLAR JOBS

The professional and business services sector accounts for an 18 percent share of total employment, exceeding the United States average.

POPULATION GROWTH

A gain of approximately 65,000 residents in the metro over the next five years will increase the need for basic health and education services.

AFFLUENT POPULATION

San Diego's median household income of $88,400 per year is well above the national median.

ECONOMY

- The U.S. Department of Defense has a significant impact on the local economy. The largest employer in the county is the U.S. Navy at Naval Base Coronado, which includes the North Island Naval Air Station. Camp Pendleton is also a sizable employer.
- Tech and life science firms are proliferating. Major tech and research companies include Leidos, General Dynamics NASSCO, Qualcomm and BAE Systems.



*Forecast

MAJOR AREA EMPLOYERS

- Qualcomm
- General Dynamics NASSCO
- Kaiser Permanente
- Palomar Health
- Scripps Health
- Rady Children's Hospital
- Cubic Corporation
- Sharp HealthCare
- Sony Electronics
- Illumina



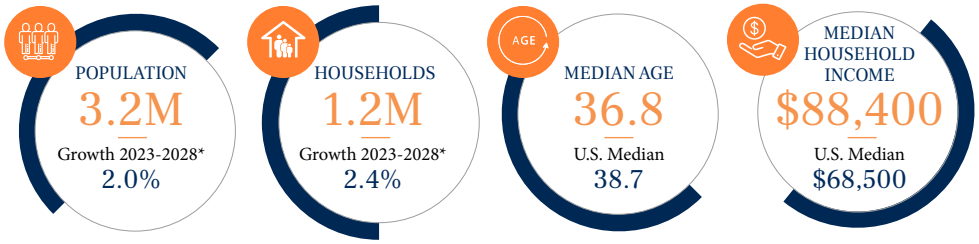
SHARE OF 2023 TOTAL EMPLOYMENT

- 8% MANUFACTURING
- 18% PROFESSIONAL AND BUSINESS SERVICES
- 16% GOVERNMENT
- 12% LEISURE AND HOSPITALITY
- 5% FINANCIAL ACTIVITIES
- 15% TRADE, TRANSPORTATION, AND UTILITIES
- 6% CONSTRUCTION
- 15% EDUCATION AND HEALTH SERVICES
- 2% INFORMATION
- 3% OTHER SERVICES

Note: Figures are rounded to nearest whole percentage point

DEMOGRAPHICS

- The metro is home to roughly 1.2 million households and is expected to expand by 29,000 residents through 2028.
- A median home price of $980,000 is significantly above the U.S. median, resulting in approximately half of the metro's residents slotting into the renter pool.
- Residents are more educated than the nation on average. Roughly 39 percent of people ages 25 and older have a bachelor's degree, compared with 29 percent for the U.S.



2023 POPULATION BY AGE

6%	18%	7%	30%	24%	15%
0-4 YEARS	5-19 YEARS	20-24 YEARS	25-44 YEARS	45-64 YEARS	65+ YEARS

QUALITY OF LIFE

San Diego is California's oldest community. A large harbor, miles of beaches and exceptional weather attract businesses, residents and tourists. San Diego still houses a number of buildings and facilities from its past, including two missions — Old Town San Diego, Balboa Park and the Hotel del Coronado. San Diego County has grown into a sophisticated, urban region. Its downtown area underwent a significant renaissance earlier this century, spurred by the construction of Petco Park — home of the San Diego Padres. Since, the urban core has continued to expand via apartment, office and entertainment-related development, attracting additional residents. San Diego's major tourist attractions include the San Diego Zoo, San Diego Wild Animal Park, SeaWorld San Diego and LEGOLAND.

SPORTS

Baseball | MLB | SAN DIEGO PADRES

Hockey | AHL | SAN DIEGO GULLS

Horse Racing | DMTC | DEL MAR THOROUGHBRED CLUB

Soccer | NWSL | SAN DIEGO WAVE FC

Lacrosse | NLL | SAN DIEGO SEALS

EDUCATION

- UNIVERSITY OF CALIFORNIA, SAN DIEGO
- CALIFORNIA STATE UNIVERSITY, SAN DIEGO
- CALIFORNIA STATE UNIVERSITY, SAN MARCOS
- UNIVERSITY OF SAN DIEGO
- NATIONAL UNIVERSITY
- POINT LOMA NAZARENE UNIVERSITY

ARTS & ENTERTAINMENT

- SAN DIEGO ZOO
- THE SAN DIEGO MUSEUM OF ART
- BALBOA PARK
- SEAWORLD
- LEGOLAND CALIFORNIA
- RADY SHELL AT JACOBS PARK

** Forecast*

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	29,755	232,560	567,138
2024 Estimate			
Total Population	29,367	230,561	563,179
2020 Census			
Total Population	29,184	229,632	566,386
2010 Census			
Total Population	26,010	218,673	548,154
Daytime Population			
2024 Estimate	21,028	201,832	447,913
HOUSEHOLDS	**1 Mile**	**3 Miles**	**5 Miles**
2029 Projection			
Total Households	11,027	83,279	211,290
2024 Estimate			
Total Households	10,930	82,327	209,247
Average (Mean) Household Size	2.7	2.7	2.7
2020 Census			
Total Households	10,795	81,022	206,451
2010 Census			
Total Households	10,070	78,373	198,830
Growth 2024-2029	0.9%	1.2%	1.0%
HOUSING UNITS	**1 Mile**	**3 Miles**	**5 Miles**
Occupied Units			
2029 Projection	11,565	87,078	220,628
2024 Estimate	11,455	86,016	218,411
Owner Occupied	4,976	35,082	93,221
Renter Occupied	5,878	47,234	116,054
Vacant	525	3,689	9,164
Persons in Units			
2024 Estimate Total Occupied Units	10,930	82,327	209,247
1 Person Units	24.4%	26.2%	27.2%
2 Person Units	32.6%	30.7%	32.6%
3 Person Units	18.1%	17.2%	16.1%
4 Person Units	13.3%	13.7%	12.5%
5 Person Units	7.0%	7.0%	6.4%
6+ Person Units	4.5%	5.2%	5.2%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
$200,000 or More	11.0%	10.8%	11.3%
$150,000-$199,999	9.8%	9.1%	10.3%
$100,000-$149,999	19.5%	18.6%	21.1%
$75,000-$99,999	11.6%	12.1%	13.1%
$50,000-$74,999	16.7%	15.6%	15.8%
$35,000-$49,999	9.5%	9.5%	8.4%
$25,000-$34,999	6.4%	7.6%	6.5%
$15,000-$24,999	8.2%	7.4%	6.0%
Under $15,000	7.3%	9.2%	7.4%
Average Household Income	$106,946	$101,296	$108,219
Median Household Income	$82,029	$80,464	$87,617
Per Capita Income	$39,388	$37,586	$41,211
POPULATION PROFILE	**1 Mile**	**3 Miles**	**5 Miles**
Population By Age			
2024 Estimate Total Population	29,367	230,561	563,179
Under 20	21.2%	23.3%	22.7%
20 to 34 Years	32.1%	27.1%	26.4%
35 to 39 Years	7.6%	7.5%	8.2%
40 to 49 Years	12.1%	12.2%	12.6%
50 to 64 Years	15.7%	16.2%	16.5%
Age 65+	11.3%	13.6%	13.7%
Median Age	36.0	37.0	38.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	19,174	153,163	391,242
Elementary (0-8)	4.7%	8.3%	6.9%
Some High School (9-11)	7.1%	7.7%	6.4%
High School Graduate (12)	17.8%	20.3%	19.3%
Some College (13-15)	22.6%	23.1%	22.8%
Associate Degree Only	8.5%	8.2%	8.6%
Bachelor's Degree Only	24.0%	20.5%	23.1%
Graduate Degree	15.4%	11.9%	12.8%
Population by Gender			
2024 Estimate Total Population	29,367	230,561	563,179
Male Population	49.6%	50.6%	50.2%
Female Population	50.4%	49.4%	49.8%

DEMOGRAPHICS // 6283 LORCA DR



POPULATION

In 2024, the population in your selected geography is 563,179. The population has changed by 2.74 percent since 2010. It is estimated that the population in your area will be 567,138 five years from now, which represents a change of 0.7 percent from the current year. The current population is 50.2 percent male and 49.8 percent female. The median age of the population in your area is 36.0, compared with the U.S. average, which is 39.0. The population density in your area is 7,172 people per square mile.



EMPLOYMENT

In 2024, 283,461 people in your selected area were employed. The 2010 Census revealed that 60 of employees are in white-collar occupations in this geography, and 17.7 are in blue-collar occupations. In 2024, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 26.00 minutes.



HOUSEHOLDS

There are currently 209,247 households in your selected geography. The number of households has changed by 5.24 percent since 2010. It is estimated that the number of households in your area will be 211,290 five years from now, which represents a change of 1.0 percent from the current year. The average household size in your area is 2.7 people.



HOUSING

The median housing value in your area was $689,710 in 2024, compared with the U.S. median of $321,016. In 2010, there were 90,623.00 owner-occupied housing units and 108,210.00 renter-occupied housing units in your area.



INCOME

In 2024, the median household income for your selected geography is $87,617, compared with the U.S. average, which is currently $76,141.The median household income for your area has changed by 80.29 percent since 2010. It is estimated that the median household income in your area will be $101,257 five years from now, which represents a change of 15.6 percent from the current year.

The current year per capita income in your area is $41,211, compared with the U.S. average, which is $40,471. The current year's average household income in your area is $108,219, compared with the U.S. average, which is $101,307.

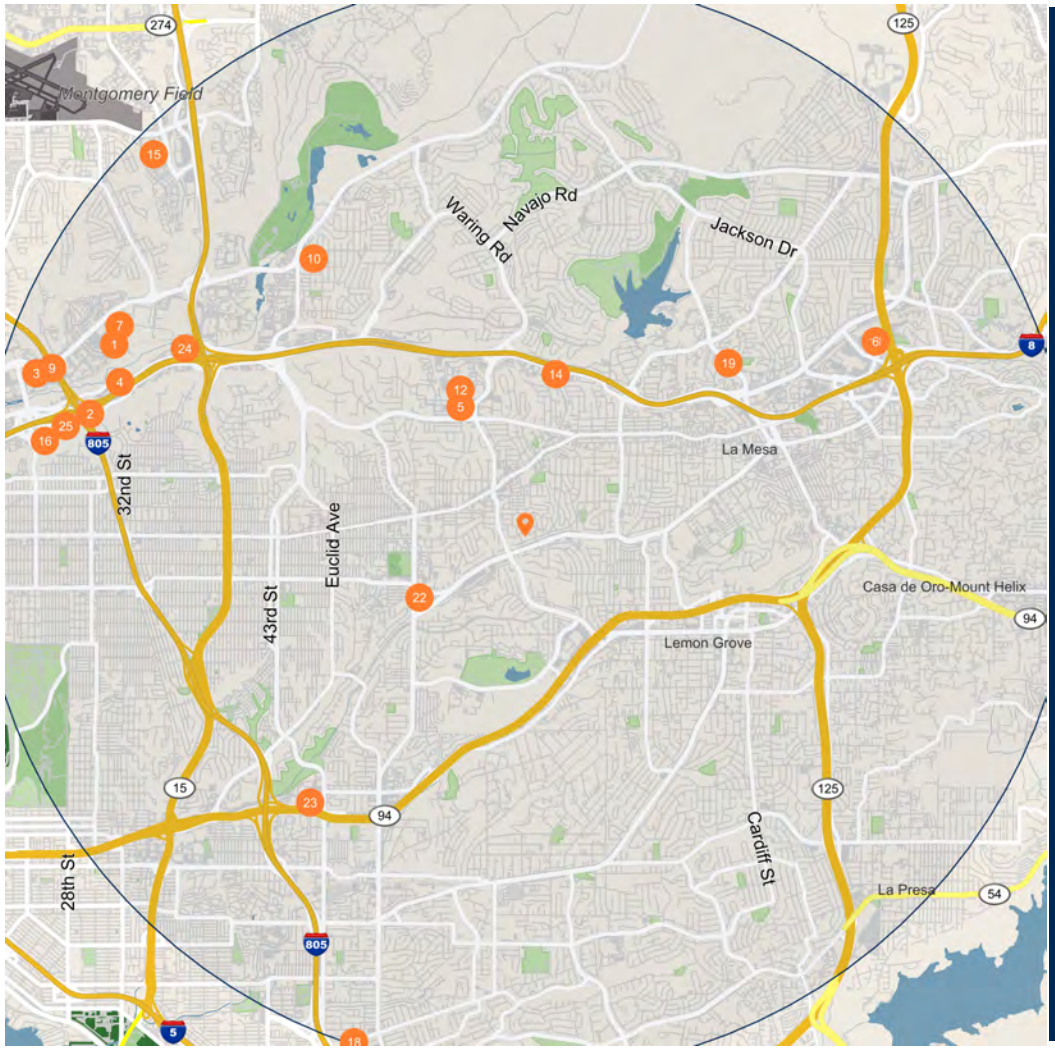


EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S averages. 34.3 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 8.6 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

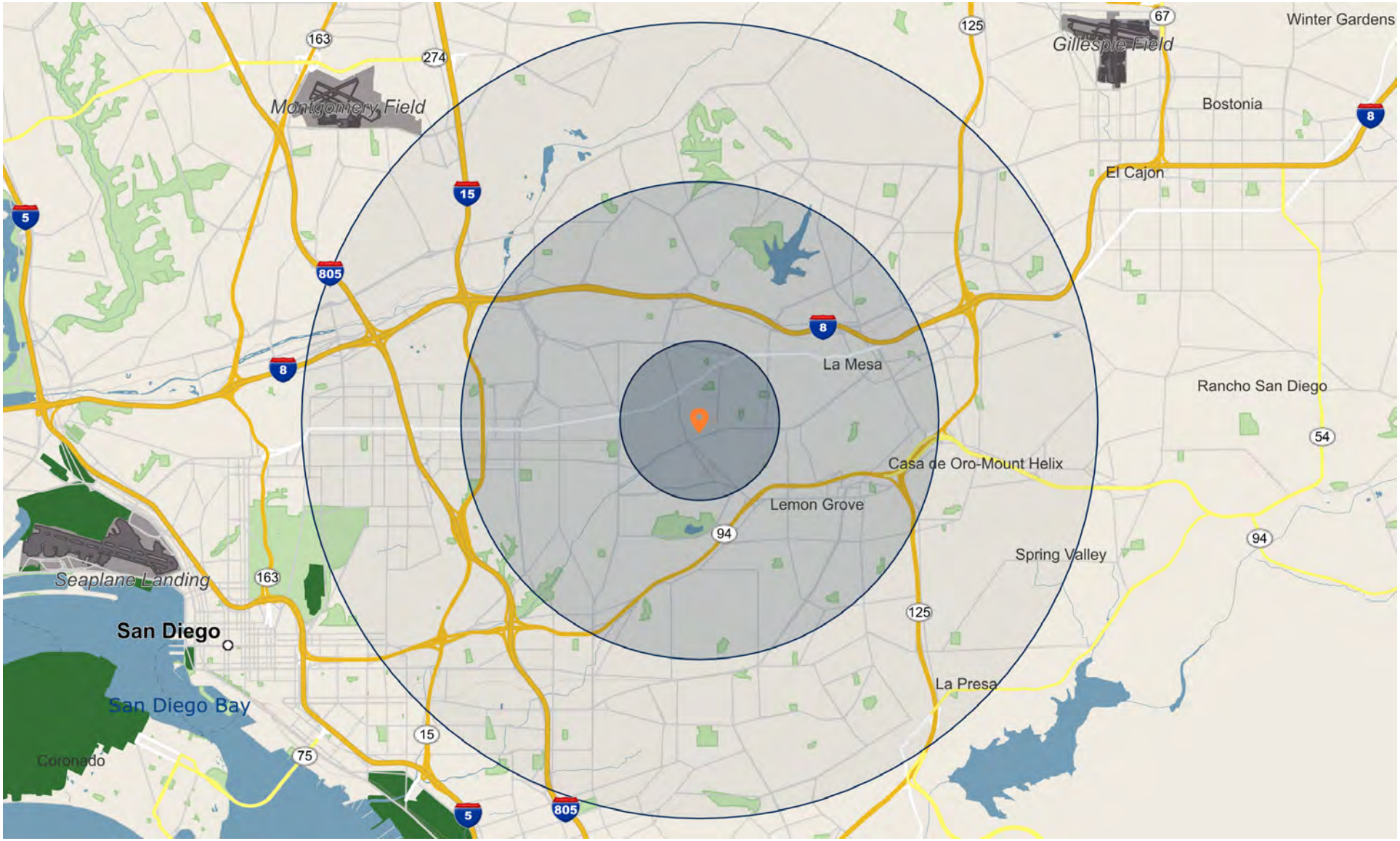
The number of area residents with an associate degree was higher than the nation's at 16.4 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.8 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 25.8 percent in the selected area compared with the 19.7 percent in the U.S.



	Major Employers	Employees
1	Hausten LLC-IKEA San Diego	5,078
2	Elite Show Services Inc	3,123
3	Barrett Business Services Inc-B B S I	2,950
4	Team Risk MGT Strategies LLC-Trust Employee ADM & MGT	2,500
5	San Dego State Univ Foundation-San Dego State Univ RES Fndtio	2,500
6	Grossmont Hospital Corporation	1,740
7	Teg Staffing Inc-Eastridge Workforce Solutions	1,600
8	Eplica Corporate Services Inc-Eastridge Workforce Solutions	1,457
9	Blue Shield Cal Lf Hlth Insur	1,324
10	Kaiser Foundation Hospitals-Kaiser Permanente	1,084
11	Team Health Holdings Inc-Sharp Grssmont Hosp Emrgncy Ca	1,063
12	Assocted Stdnts San Dego State-Mission Bay Aquatic Center	900
13	San Diego State University	899
14	Alvarado Hospital Med Ctr Inc	791
15	Mercury Insurance Company	743
16	SE Scher Corporation-Acrobat Staffing	663
17	San Diego State University-San Diego State University	648
18	National School District-El Toyon Elementary School	619
19	Grossmnt-Cymaca Cmnty Cllege D	592
20	Southern Cal Prmnnte Med Group-Kaiser Permanente	504
21	National School District-Ira Harbison School	482
22	Northgate Gonzalez Inc	444
23	Crest Beverage LLC	400
24	SC Wright Construction Inc	400
25	Quality Loan Service Corp	384

DEMOGRAPHICS // **6283 LORCA DR**







EXCLUSIVELY LISTED BY

Austin Ray Huffman

Senior Director
Office: San Diego Del Mar
Direct: 858.373.3122
ahuffman@ipausa.com
License: CA #01981817

Graeme Henderson

Director
Office: San Diego Del Mar
Direct: 858.373.3156
Graeme.Henderson@marcusmillichap.com
License: CA #02068512

Wyatt Darien

Associate
Office: San Diego Del Mar
Direct: 858.373.3209
Wyatt.Darien@marcusmillichap.com
License: CA #02138891

Marcus & Millichap

