



2674-2676 Main St.
San Diego, CA 92113

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THE OFFERING

Define Real Estate is proud to offer a premier investment opportunity in vibrant Barrio Logan. Located at 2674-76 Main Street, this dynamic asset sits amid arguably one of San Diego's most culturally rich and continuously evolving neighborhoods. Surrounded by acclaimed galleries, artisan eateries, craft breweries, and local boutiques, the property enjoys exceptional walkability and neighborhood energy. Just a short bike ride to Downtown San Diego, it also offers connectivity to the city's core business and entertainment districts. Currently improved with three newly completed and fully leased residential units generating nearly \$72,000 in annual gross income, the property offers strong in-place cash flow with significant upside. Investors can unlock additional value through a range of strategies—from modestly expanding the existing structures to pursuing a full redevelopment of the lot, with the potential for up to 8 units, including live/work configurations that align with the area's creative and entrepreneurial spirit.





PROPERTY FEATURES

- **Approximate Lot Size:** 3,500 Sq Ft.
- **Zoning:** CC-2-4
- **APN:** 538-811-15-00
- **Parking:** 3 Designated Off-Street Parking Spaces With Ample Street Parking

GROSS RENTAL INCOME

- **Current Annual Income:** \$71,730
- **Annual Market Rent** (Current Configuration) : \$84,000

CURRENT ANNUALIZED EXPENSES

- Insurance: \$2,103
- Property Management (Estimated): \$6599
- Repairs & Maintenance (Estimated): \$4,000
- Utilities* (Estimated): \$2,200
- Property Taxes**: \$9,028

*Landlord Pays Trash & Sewer

**Taxes based on 1.33% Tax Rate on Sellers Basis





2674-A MAIN ST.

1 Bed/1 Bath

- Vaulted Ceilings
- In-Unit Washer & Dryer
- Additional Loft Storage
- 1 Off-Street Parking Space
- Private Patio

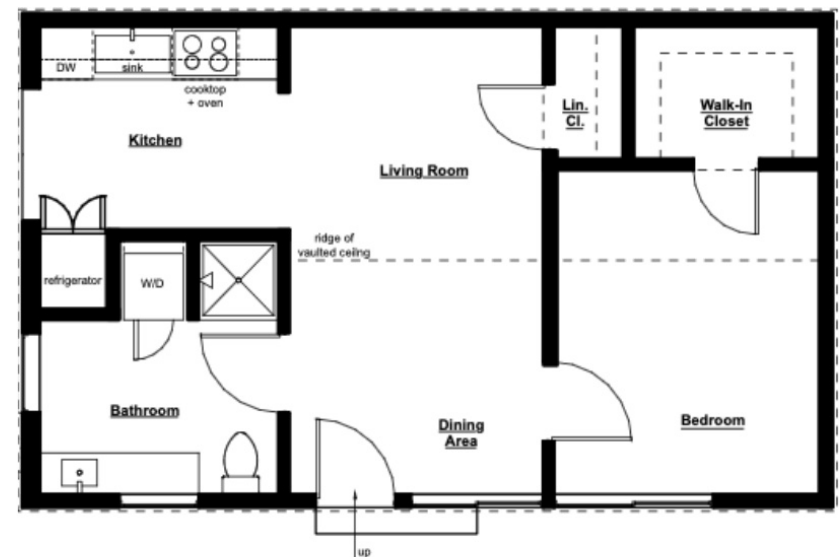




2674-B MAIN ST.

1 Bed/1 Bath

- Vaulted Ceilings
- In-Unit Washer & Dryer
- Additional Loft Storage
- 1 Off-Street Parking Space
- Shared Landscaped Backyard

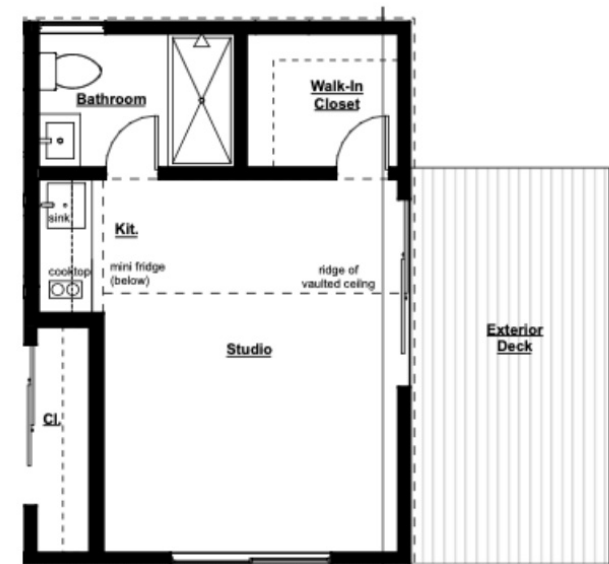




2676 MAIN ST.

Studio/1 Bathroom ADU

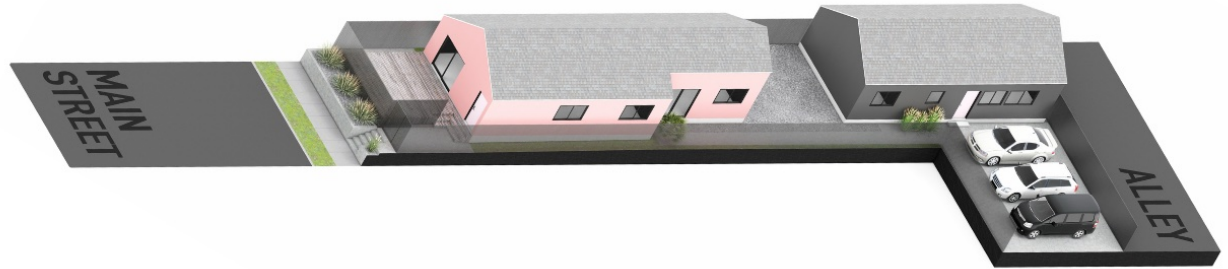
- Vaulted Ceilings
- Additional Loft Storage
- 1 Off-Street Parking Space
- Shared Backyard



Development Options

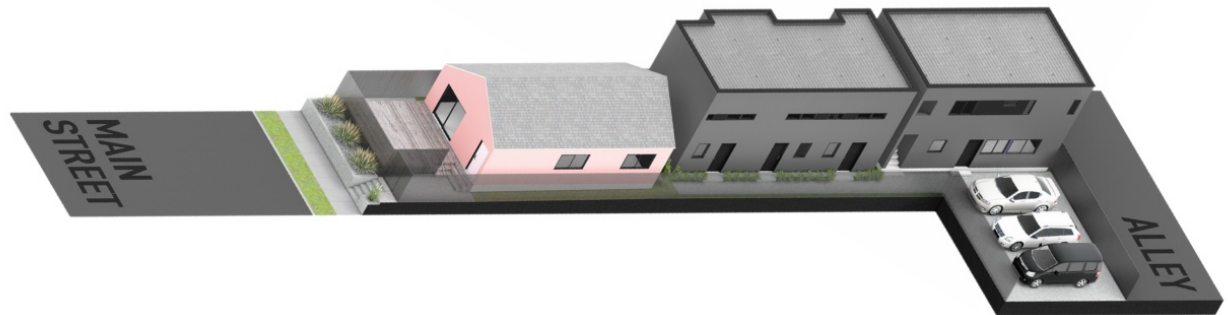
Option #1:

This may be the fastest and easiest option as the development would be exempt from coastal commission review. This consists of the addition of 4 bedrooms to the existing structures.



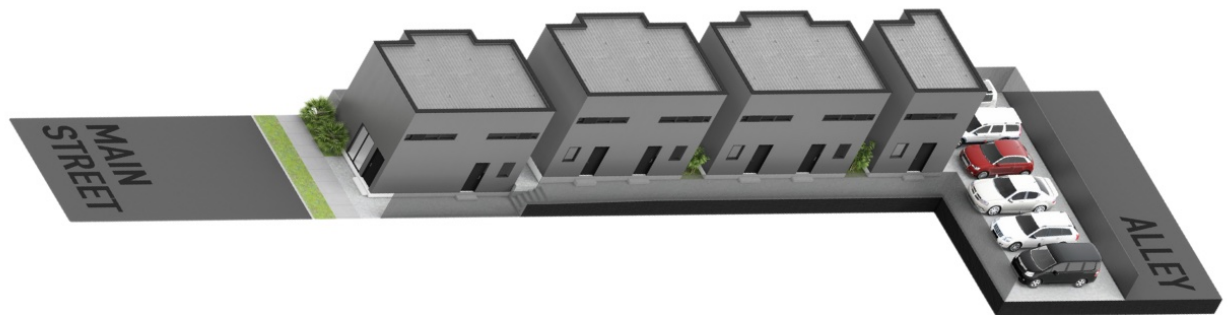
Option #2:

This option will allow for an owner to continue to receive rental income as it will not disturb the front duplex. Although this option will require a coastal permit, an owner can cash flow during this time. Plans would include the construction of 3 live/work zoned units and 1 residential unit.



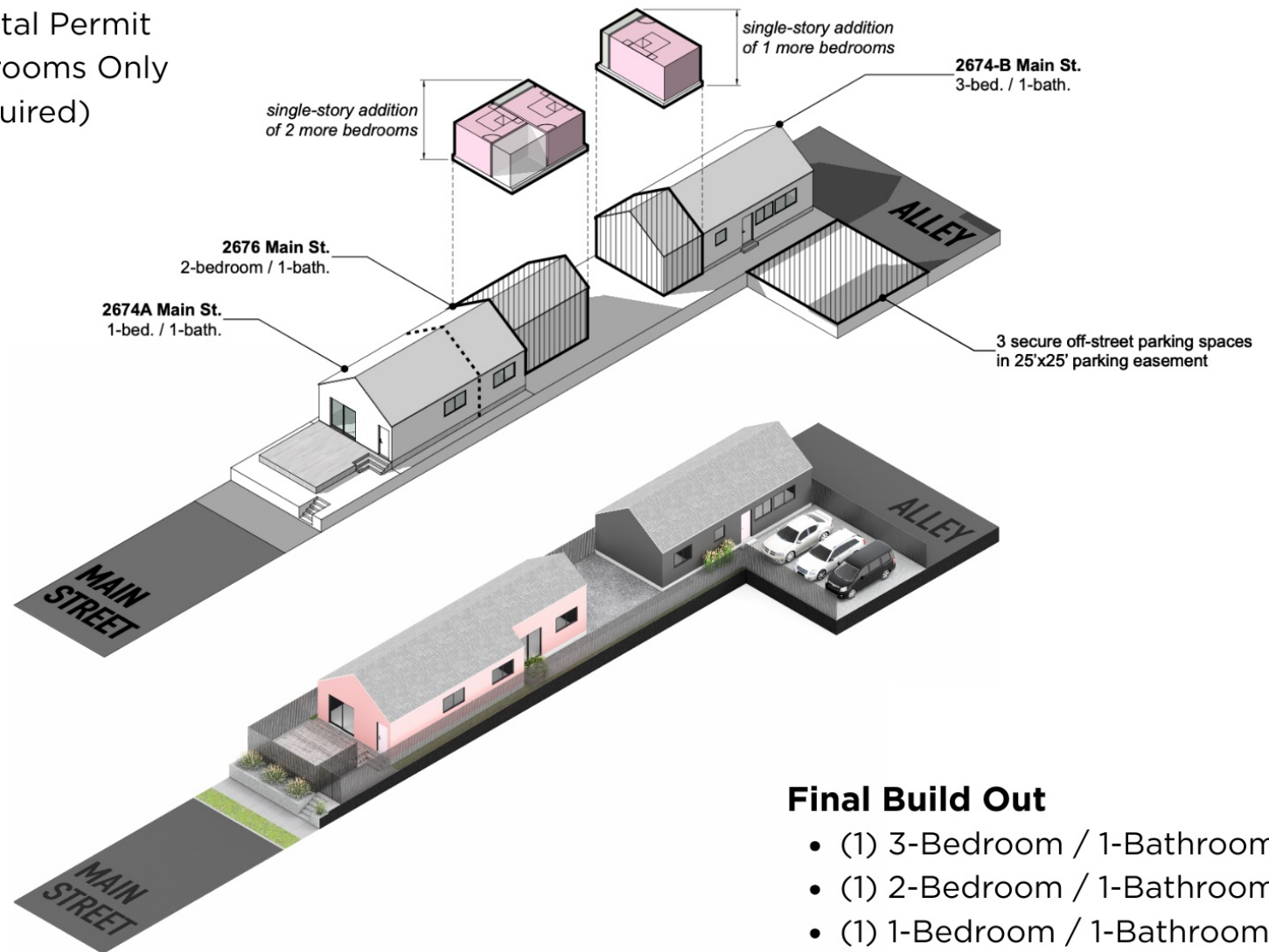
Option #3:

Potentially the most invasive of all options, this would result in an entirely new structure consisting of 6 live/work units and 2 residential units.



Option #1

- Fast + Easy Option
- Exempt from Coastal Permit
- Addition of 4 Bedrooms Only
(No Plumbing Required)



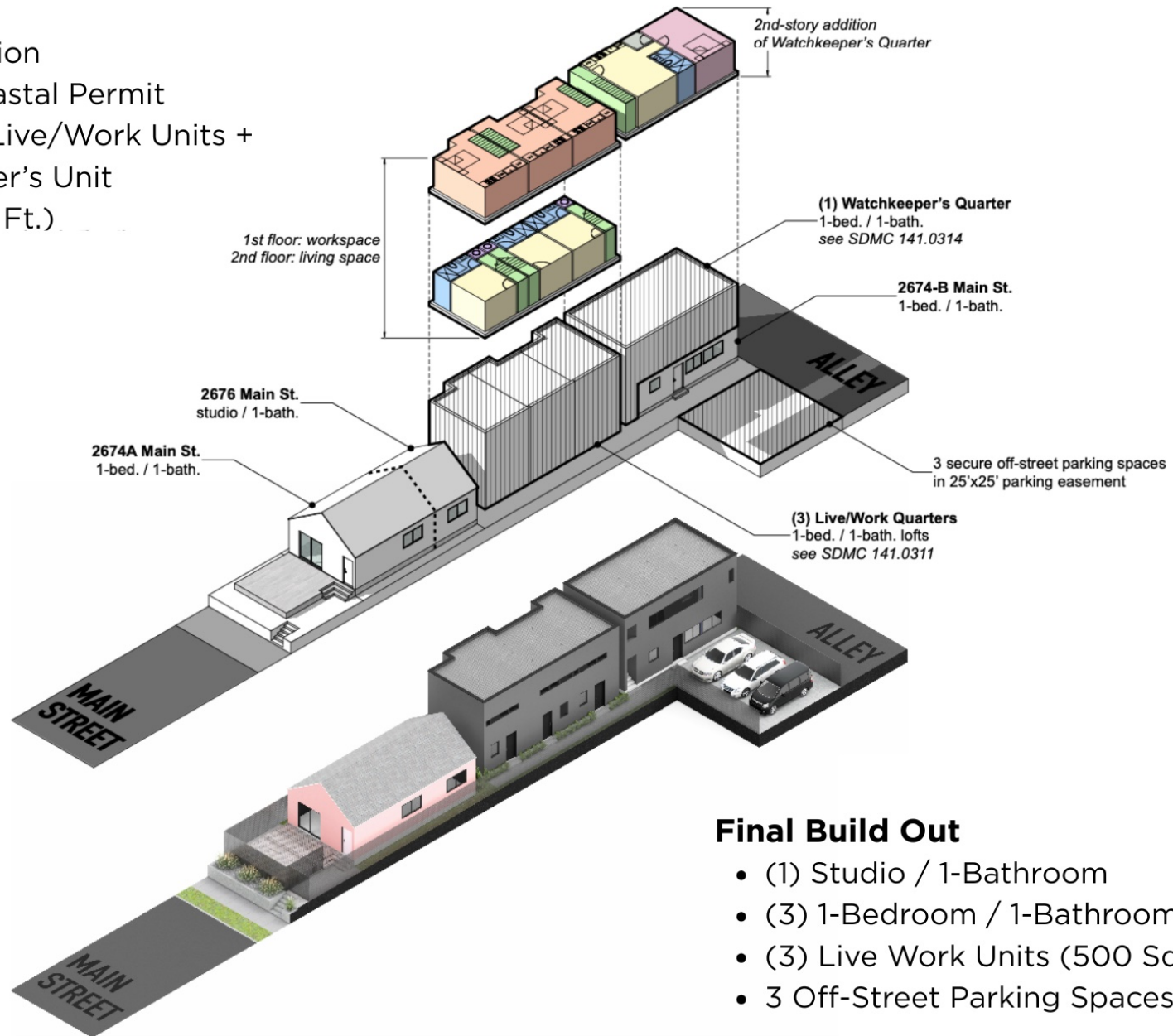
Final Build Out

- (1) 3-Bedroom / 1-Bathroom
- (1) 2-Bedroom / 1-Bathroom
- (1) 1-Bedroom / 1-Bathroom
- 3 Off-Street Parking Spaces



Option #2

- Medium Option
- Requires Coastal Permit
- Addition of Live/Work Units + Watch Keeper's Unit (Max 120 Sq Ft.)



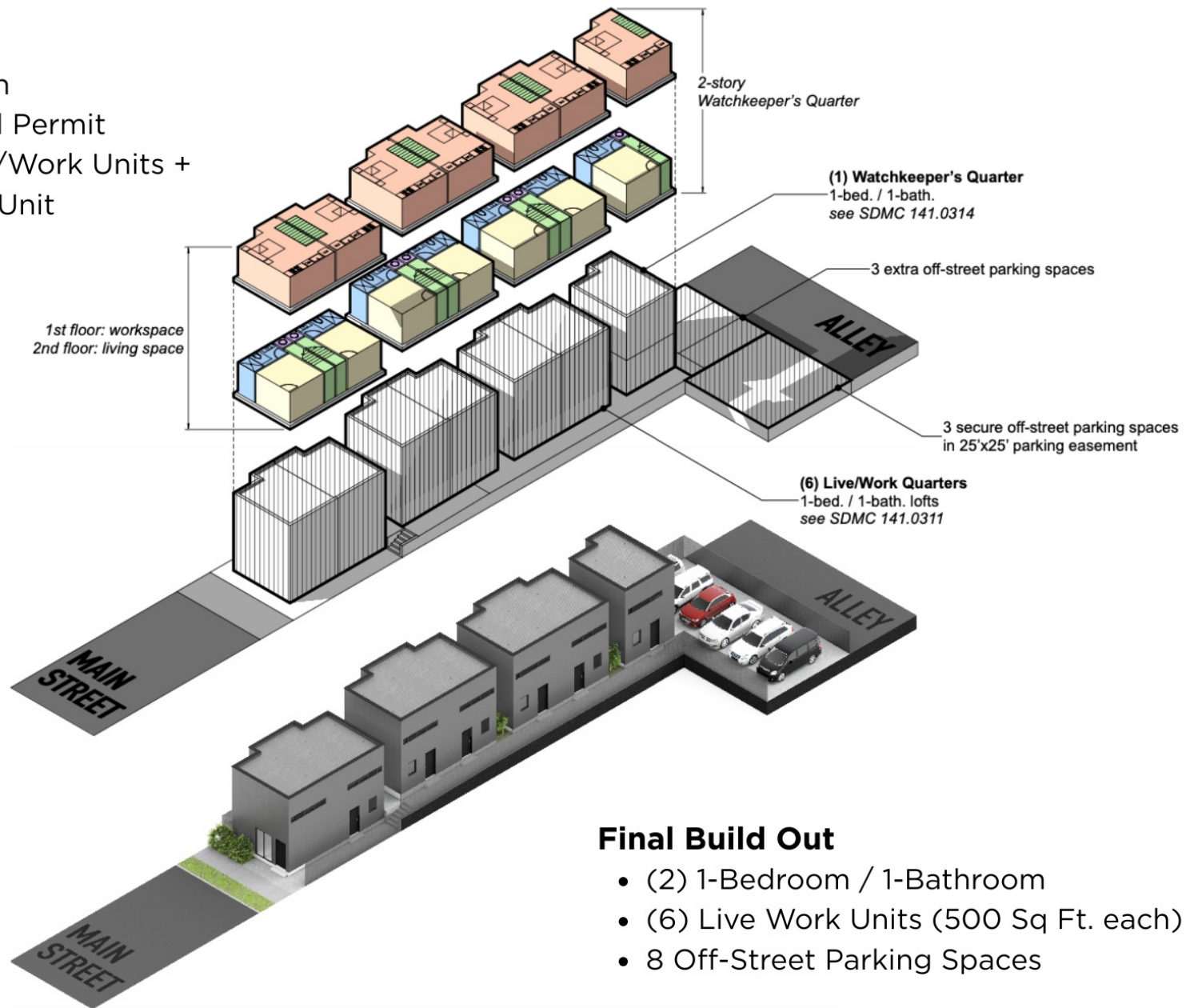
Final Build Out

- (1) Studio / 1-Bathroom
- (3) 1-Bedroom / 1-Bathroom
- (3) Live Work Units (500 Sq Ft. each)
- 3 Off-Street Parking Spaces



Option #3

- Maximum Option
- Requires Coastal Permit
- Addition of Live/Work Units + Watch Keeper's Unit





Coronado Bridge
10min drive to Coronado

Petco Park
10min bike ride / 30min walk

Downtown San Diego

Barrio Logan
commercial district

latest Jonathan Segal multi-
family building

Bay Shore Bikeway
10min bike ride to downtown



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