

3317-19
JEMEZ DR

CLAIREMONT, SAN DIEGO





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Jemez Dr

NARA
ADVISORS





3317-19
Jemez dr

EXECUTIVE SUMMARY

Executive Summary

Nara is pleased to present 3317-19 Jemez Dr, a prime multifamily investment opportunity in the highly desirable Bay Ho neighborhood of San Diego. This duplex property offers a well-balanced mix of modern renovations, some value add areas, private outdoor spaces, and future development potential. With RM-1-1 zoning in a Sustainable Development Area of San Diego County, investors have the flexibility to convert garages into ADUs and/or pursue ground-up construction for additional units.

Each unit features dedicated private backyards, a single-car garage, and driveway parking, providing convenience and privacy. The 1-bed/1-bath unit was remodeled in 2020, while the 2-bed/1-bath unit boasts newly installed flooring, ensuring a turnkey rental experience.

Strategically positioned in Clairemont, this asset benefits from strong rental demand and proximity to major highways, retail centers, and employment hubs.

\$1,100,000
PRICE

\$892.86
PRICE PER SF

1954
YEAR BUILT

2
NUMBER OF UNITS

1,232
BUILDING SQUARE FEET

6,000
LOT SQUARE FEET



3317-19
Jemez dr

FINANCIAL ANALYSIS

Rent Roll

Unit	Unit Type	Subject Rent	Market Rent
1	2bd/1ba	\$1,683	\$2,950
2	1bd/1ba	\$1,466	\$2,250
TOTAL	-	\$3,149	\$5,200





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Jemez dr

SALES COMPARABLES

Sales Comparables



3395-97 Hopi Pl

Price \$1,175,000

Units 2

Sale Date 7/31/2024

Unit Mix (2) 2bd/1ba

Year Built 1954

Price / SqFt \$771



3042-44 Jemez Dr

Price \$1,135,000

Units 2

Sale Date 10/16/2024

Unit Mix (2) 2bd/1ba

Year Built 1954

Price / SqFt \$745



3258-60 Clairemont Mesa Blvd

Price \$1,095,000

Units 2

Sale Date 12/05/2024

Unit Mix 2bd/1ba
1bd/1ba

Year Built 1954

Price / SqFt \$912



3427-29 Jemez Dr

Price \$1,055,000

Units 2

Sale Date 12/16/2024

Unit Mix 2bd/1ba
1bd/1ba

Year Built 1954

Price / SqFt \$856

Sales Comparables Summary

SUBJECT PROPERTY	PRICE	# OF UNITS	PRICE/SF	YEAR BUILT	UNIT MIX	SQ. FT.	CLOSE
3317-19 Jemez Dr	\$1,100,000	2	\$892.86	1954	2bd/1ba, 1bd/1ba	1,232	
SALES COMPARABLES	PRICE	# OF UNITS	PRICE/SF	YEAR BUILT	UNIT MIX	SQ. FT.	CLOSE
3395-97 Hopi Pl	\$1,175,000	2	\$771	1954	2bd/1ba, 1bd/1ba	1,524	7/31/2024
3042-44 Jemez Dr	\$1,135,000	2	\$745	1954	2bd/1ba, 1bd/1ba	1524	10/16/2024
3258-60 Clairemont Mesa Blvd	\$1,095,000	2	\$912	1954	2bd/1ba, 1bd/1ba	1,200	12/5/2024
3427-29 Jemez Dr	\$1,055,000	2	\$856	1954	2bd/1ba, 1bd/1ba	1,232	12/16/2024
AVERAGE	\$1,115,000	-	\$821	-	-	-	-



3317-19

Jemez Dr



3042-44 Jemez Dr

Sales Price
\$1,135,000



3258-60 Clairemont Mesa Blvd

Sales Price
\$1,095,000



**3317-19, Jemez Dr,
Clairemont, San Diego**

Sales Price
\$1,100,000



3427-29 Jemez Dr

Sales Price
\$1,055,000



3395-97 Hopi Pl

Sales Price
\$1,175,000

1

2

4

3



3317-19
Jemez dr

MARKET OVERVIEW

Market Overview

Clairemont, a centrally located and well-established neighborhood in San Diego, offers a mix of classic single-family homes and multifamily properties. The area's strong rental demand, driven by high-class, accessibility, and a high quality of life, continues to attract both long-term residents and new renters seeking modern, well-maintained housing. With proximity to major highways, retail centers, and employment hubs, Clairemont ensures a stable tenant base and a strong investment environment.

San Diego remains one of the nation's most resilient housing markets, supported by diverse industries such as biotechnology, defense, tourism, and technology. Limited new housing supply and low vacancy rates have fueled consistent rent growth, making Clairemont an increasingly desirable submarket for investors. With professionals and families seeking cost-effective housing with urban convenience, the area stands out for its affordability, high occupancy rates, and long-term appreciation potential.

Further enhancing its appeal, Clairemont offers excellent connectivity via Interstates 5, 805, and 52, providing easy access to Downtown San Diego, University City, and key job centers. Residents enjoy ample parks, recreational spaces, and retail amenities, including Clairemont Town Square, Tecolote Canyon Natural Park, and local shopping and dining destinations. With ongoing infrastructure developments, increasing rental demand, and strong economic fundamentals, Clairemont presents a compelling opportunity for multifamily investors looking for both stable cash flow and long-term capital appreciation.

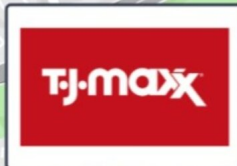
La Jolla Shores

UNIVERSITY CITY

805



Marian Bear Memorial Park

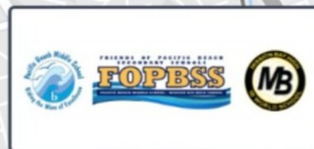


3317-19 JEMEZ DRIVE
SAN DIEGO

North
Clairemont



CLAIREMONT



PACIFIC BEACH

SUNSET



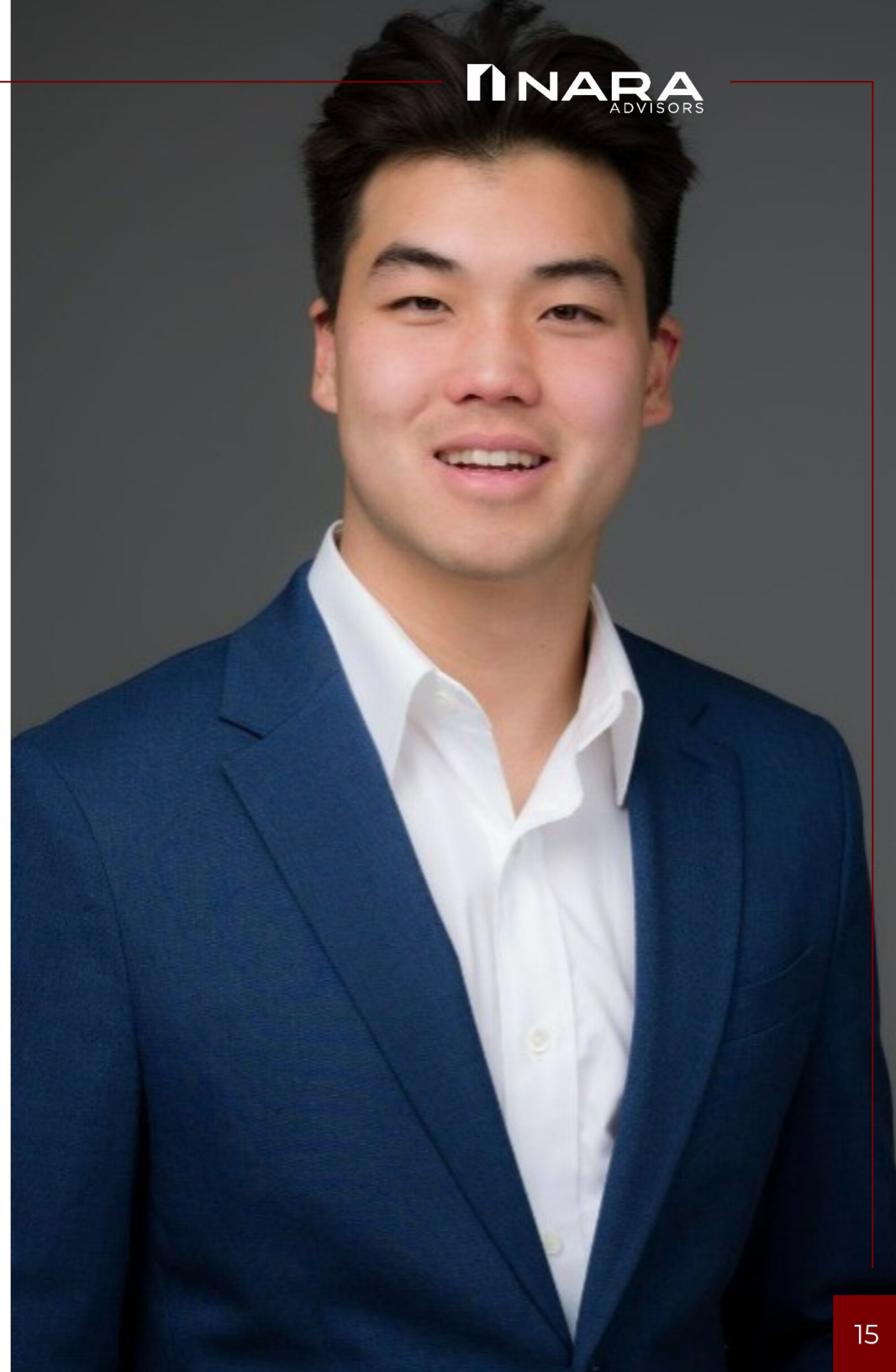
Lead Broker



David Lee

David has worked on deals all throughout the metro area of San Diego. However, he has developed a niche primarily in Clairemont, Linda Vista, and Morena. He demonstrates an unparalleled level of dedication toward his clients, and his extensive knowledge of the current San Diego real estate market makes him an invaluable asset here at Nara Advisors.

Prior to joining Nara Advisors, David finished up his studies at the University of California, Berkeley.





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