

4957-63 Jumano Ave

San Diego, CA



4 UNIT MULTIFAMILY INVESTMENT OPPORTUNITY

BRIDGEPOINT
COMMERCIAL REAL ESTATE SOLUTIONS



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The Opportunity

BridgePoint Multifamily proudly presents 4957-63 Jumano Avenue, a turnkey four-unit asset located in Clairemont - San Diego, CA. This unique property spans 3,874 square feet and features a mix of two fully renovated 2-bedroom/1-bath units and two newly constructed 3-bedroom/2.5-bath ADUs. Two single car garages with raised ceilings present value-add opportunity for lofted ADU conversions. The property offers high-quality modern design, private outdoor spaces including a rooftop deck with bay views, and a desirable unit mix poised to attract premium tenants and drive consistent income growth.

Currently priced at **\$2,850,000**, the asset represents a **4.71%** cap rate and stabilizes at a **5.21%** cap rate, offering immediate upside potential upon reaching market rents. Present gross scheduled income is **\$196,800** annually, with a proforma potential of **\$211,560** as current leases turn over. The property's high-quality construction and unique amenities, including bay views, command premium rents and ensure strong tenant demand. 4957 Jumano Avenue represents a rare opportunity to acquire a turnkey asset with proven income and additional value-add potential through garage conversions in a highly desirable San Diego submarket.

Key Points



ADU Potential

- Two raised ceiling single car garages.
- Potential for modern sleek loft conversions.



Turn Key

- Two fully renovated units.
- Two new construction ADUs.



Prime Location

- Proximity to freeway access & every day essentials.
- Short commute to downtown, the coast, & attractions.



Great Unit Mix

- Two 2 bed/1 bath units.
- Two 3 bed/2.5 bath units.



Virtual Tour (Click Links Below)

[2bed/1ba Units](#)

[3bed/2.5ba Unit](#)



Bay Views

- Rooftop views of the bay and SeaWorld fireworks.



Strong Existing Income

- \$16,400 Gross monthly income.



High Quality Design

- Uniquely constructed ADUs with balconies and rooftops.
- Large kitchen islands & beautiful bathrooms.



Onsite Parking

- In addition to garage spaces there is additional parking included directly behind the ADUs.

Investment Essentials

We are proud to present 4957 Jumano Avenue, San Diego, CA, a stabilized multifamily investment opportunity commanding steady income & continued growth expectations. Nestled in the vibrant Clairemont neighborhood, this 3,874 SF building on an 8,340 SF lot fully turnkey with parking included. The property offers excellent access to coastal recreation, local dining, and boutique retail, combining the appeal of a relaxed beach lifestyle with urban convenience. Located just minutes from Mission Bay, this location is perfect for residents seeking a blend of convenience and coastal charm.

APARTMENT INVESTMENT INFORMATION

# Units	4
Address	4957-63 Jumano Ave
City	San Diego
Zip	92117
Gross Sq. Ft. (Approx.)	3,874
Parcel Size (Approx.)	8,340
Yr. Built (Approx.)	1993
Note	New Construction + New Renovation

\$2,850,000

PRICE

\$134,161

NOI

3,874

RENTABLE SF

4

RENTABLE UNITS

8,340

LOT SIZE (SF)

1993 / 2023

YEAR BUILT

4.71%

CURRENT CAP RATE

5.21%

PRO FORMA CAP RATE

14.5

GRM

13.5

PRO FORMA GRM



4957-63
JUMANO AVENUE
SAN DIEGO, CA

JUMANO AVE

IROQUOIS AVE



SAN DIEGO
INTERNATIONAL
AIRPORT

POINT
LOMA

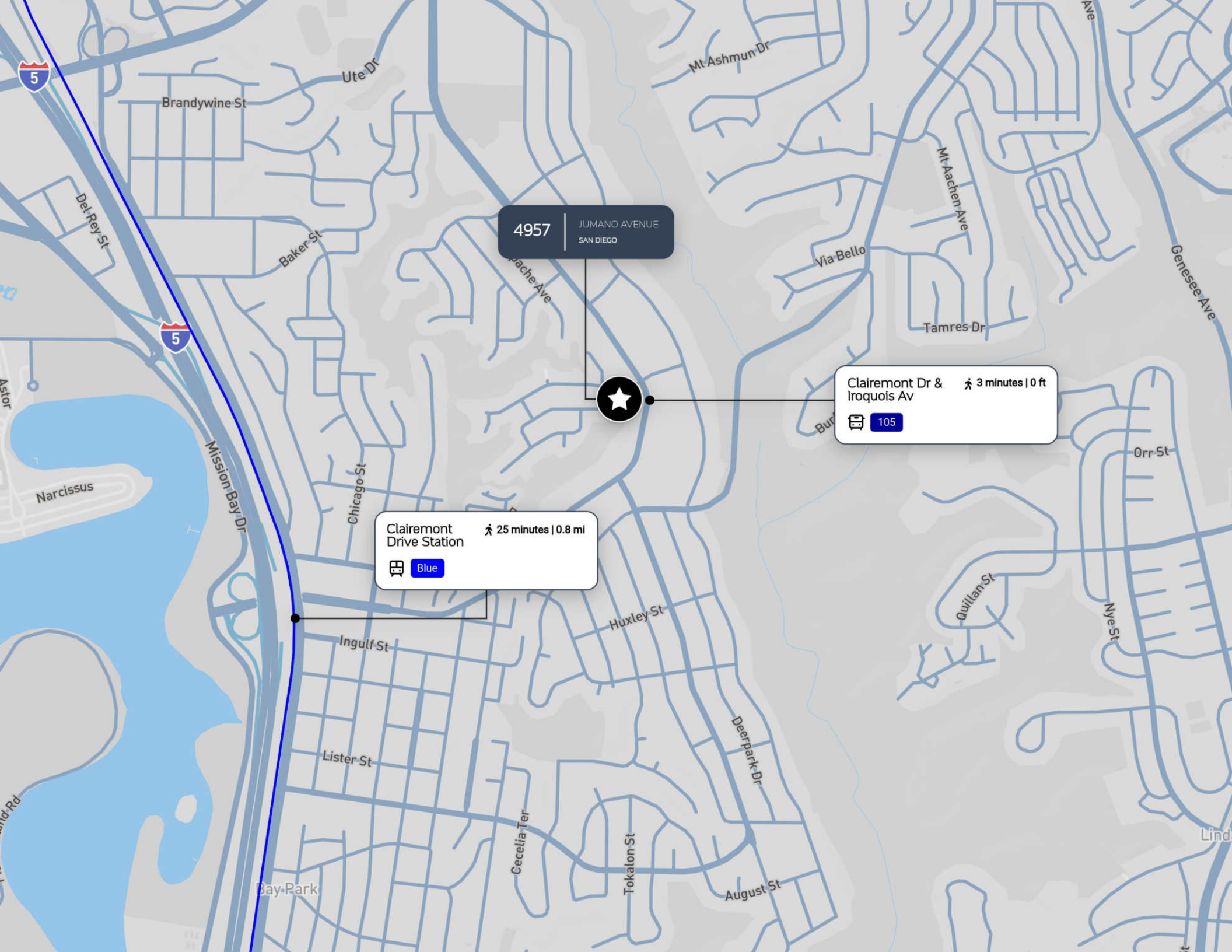
SEA
WORLD FIESTA
ISLAND

MISSION
BAY



CLAIREMONT DR

JUMANO AVE
IROQUOIS AVE



4957 | JUMANO AVENUE
SAN DIEGO



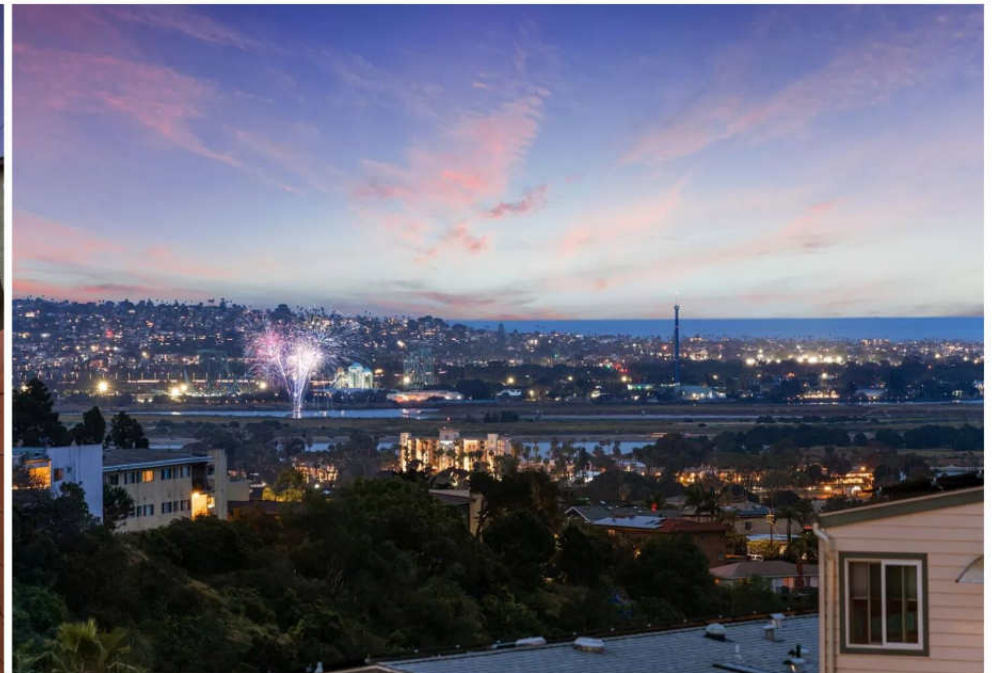
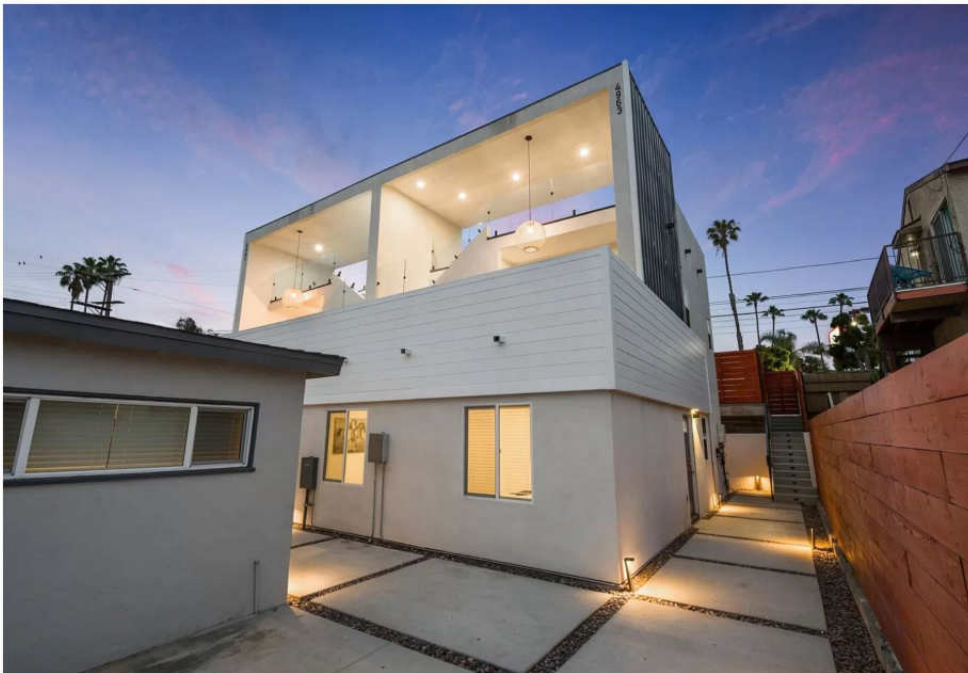
Clairmont Dr & Iroquois Av 3 minutes | 0 ft
Bus 105

Clairmont Drive Station 25 minutes | 0.8 mi
Blue

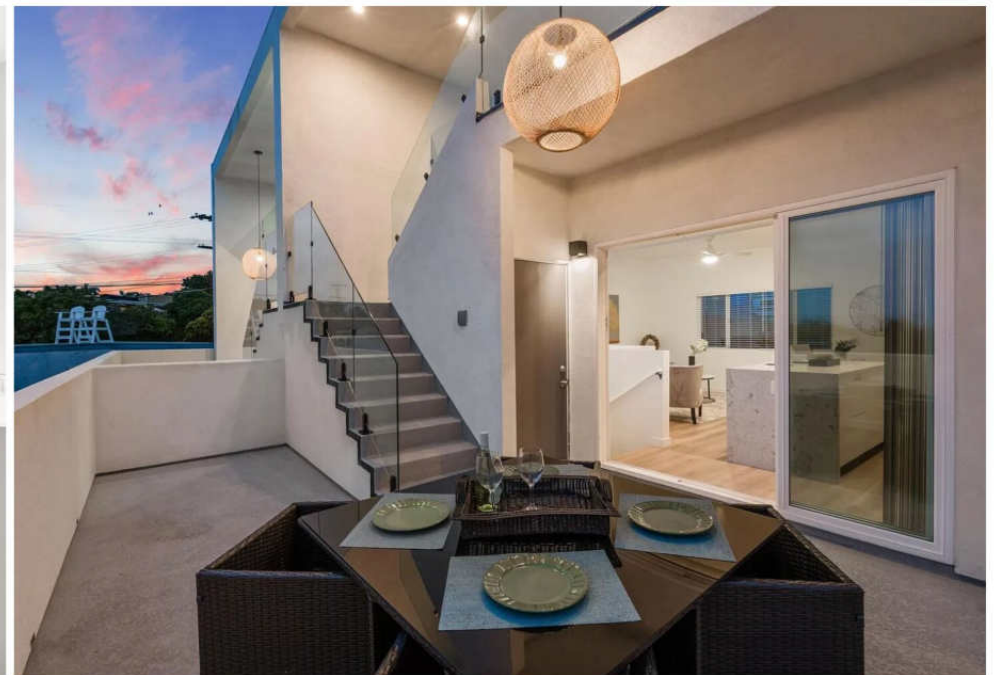
Property Photos



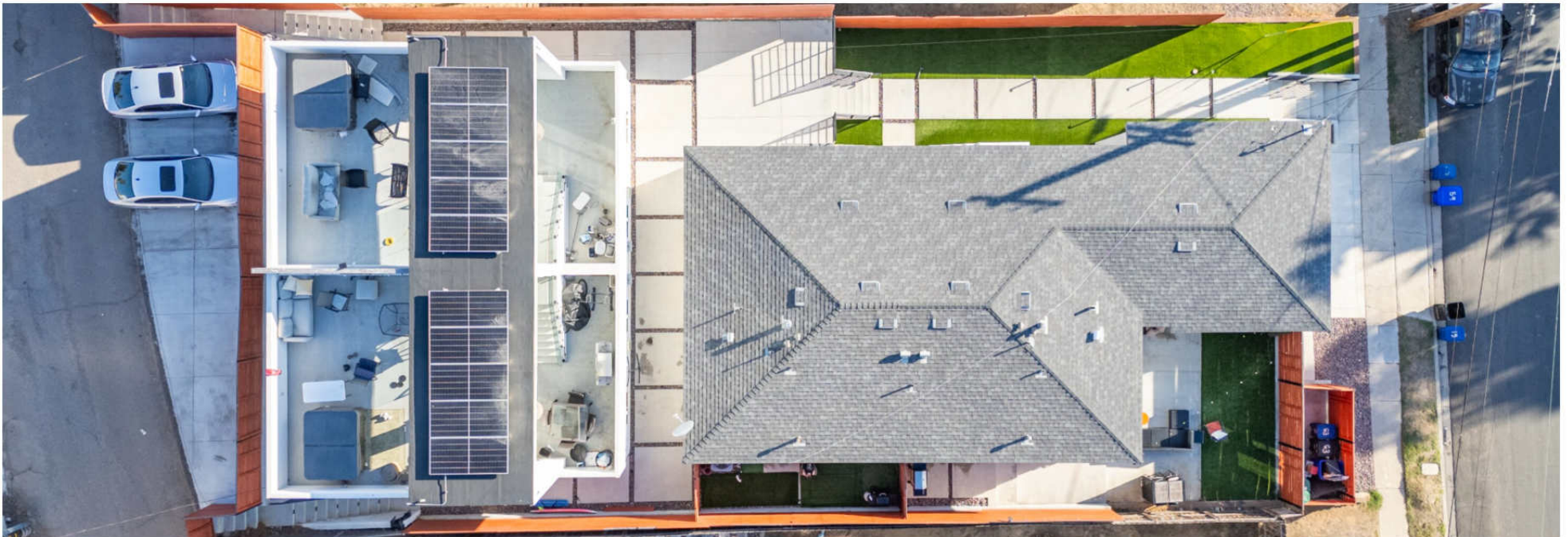
Property Photos



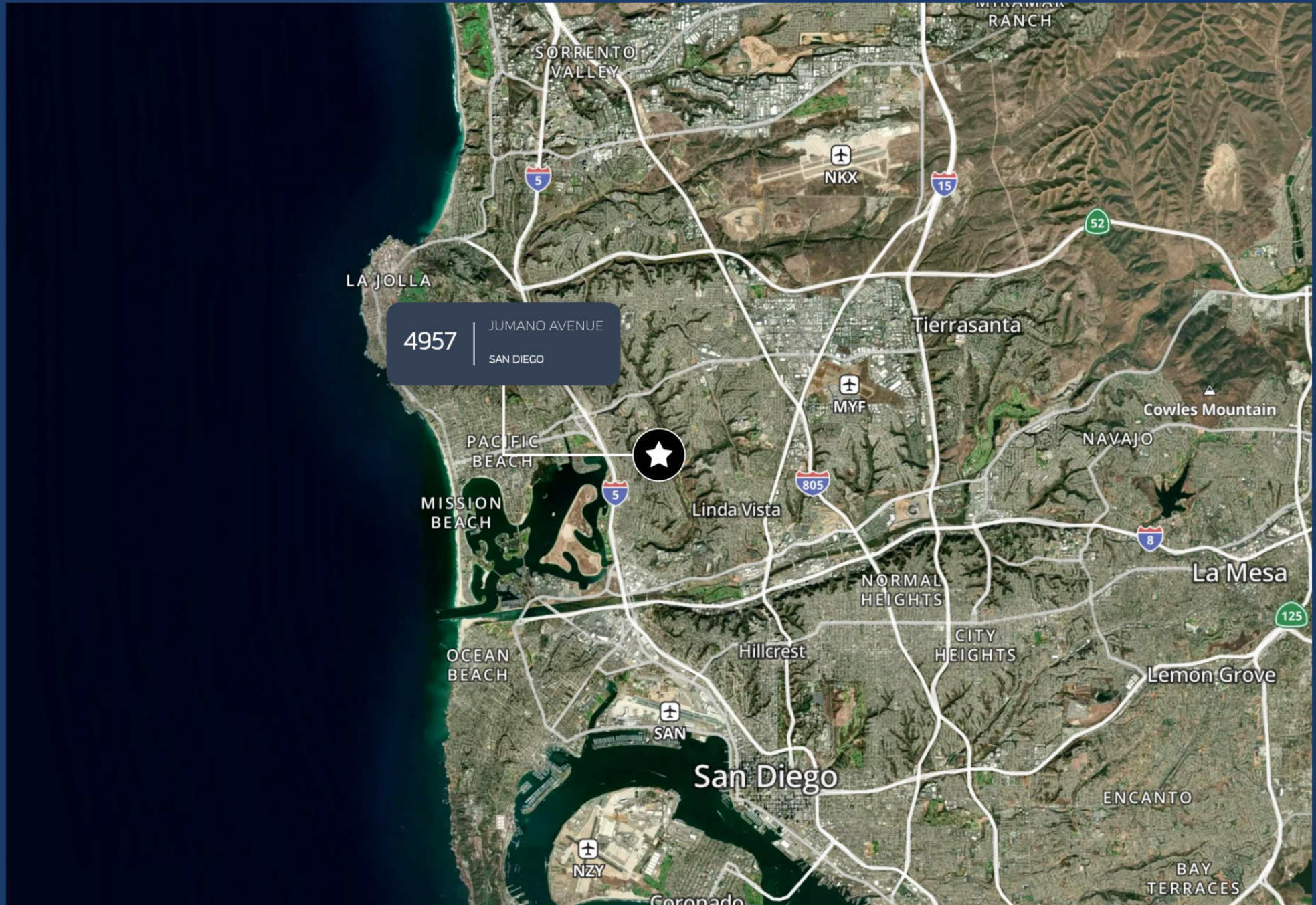
Property Photos



Property Photos



Regional Map



Income Detail

# Units	Type	Rent	Total
Estimated Actual Average Rents			
2	2br/1ba	\$3,200	\$6,400
2	3br/2.5ba	\$4,800	\$9,600
Utility Billback Misc Income		-	\$400
Total Monthly Income			\$16,400
Estimated Market Rents			
2	2br/1ba	\$3,350	\$6,700
2	3br/2.5ba	\$5,200	\$10,400
Utility Billback Misc Income		-	\$530
Total Monthly Income			\$17,630



Estimated Annual Operating Expenses

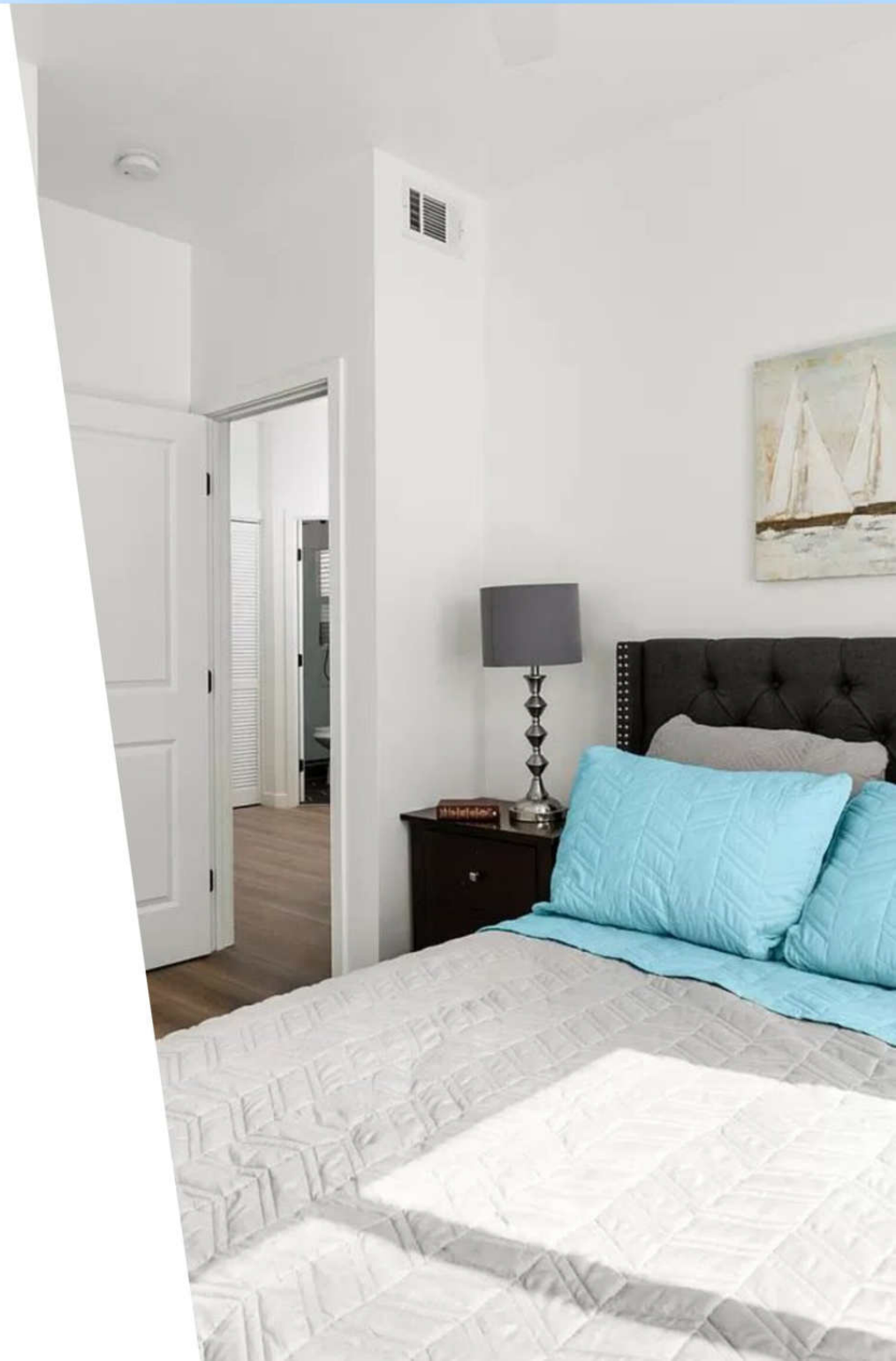
Management (Off Site)	\$9,840
Admin & Fees	\$150
Trash Removal	\$1,920
Water	\$3,120
Pest	\$450
Landscaping	\$1,200
Insurance	\$3,000
Maintenance & reserves	\$2,000
Taxes	\$35,055
Total Annual Operating Expenses (estimated)	\$56,735

Pro Forma

Estimated Annual Operating Proforma			
		Actual	Market
Gross Scheduled Income		\$196,800	\$211,560
Less: Vacancy Factor	3%	\$5,904	\$6,347
Gross Operating Income		\$190,896	\$205,213
Less: Expenses	29%	\$56,745	\$56,735
Net Operating Income		\$134,161	\$148,478
Less: 1st TD Payments	-	(\$132,734)	(\$132,734)
Pre-Tax Cash Flow		\$1,427	\$15,744
Cash On Cash Return		0.1%	1.4%

Financing Summary

Financing Summary	Proposed
Downpayment:	\$1,100,000
	39%
Interest Rate:	6.500%
Amortized over:	30 Years
Proposed Loan Amount:	\$1,750,000
Debt Coverage Ratio:	
Current:	1.01
Market:	1.12



Sales Comparables



4957 Jumano Avenue

City, State	San Diego, CA
Sold Price	\$2,850,000
# of Units	4
Year Built	1993
# of Buildings	2
Gross Scheduled Income	\$196,800
Property Type	Multi Family
Cap Rate	4.71



3401-3407 Jemez Dr

City, State	San Diego, CA
Sold Price	\$2,275,000
# of Units	4
Year Built	1954
# of Buildings	2
Gross Scheduled Income	N/A
Property Type	Multi Family
Cap Rate	Sold Vacant



4325-4331 Clairemont Dr

City, State	San Diego, CA
Sold Price	\$2,398,770
# of Units	4
Year Built	1953
# of Buildings	3
Gross Scheduled Income	\$183,600
Property Type	Multi Family
Cap Rate	4.91



4805 Iroquois Avenue

City, State	San Diego, CA
Sold Price	\$3,200,000
# of Units	4
Year Built	2023
# of Buildings	2
Gross Scheduled Income	\$219,360-
Property Type	Multi Family
Cap Rate	4.54

Sales Comparables Summary

Address	City, State	Sold Price	# of Units	# of Buildings	Year Built	Cap Rate	Property Type
4957 Jumano Avenue	San Diego, CA	\$2,850,000	4	2	1993	4.71	Multi Family
3401-3407 Jemez Dr	San Diego, CA	\$2,275,000	4	2	1954	Vacant	Multi Family
4325-4331 Clairemont Dr	San Diego, CA	\$2,398,770	4	3	1953	4.91	Multi Family
4805 Iroquois Avenue	San Diego, CA	\$3,200,000	4	2	2023	4.54	Multi Family



3401-3407 Jemez Dr

Sold Price	# of Units
\$2,275,000	4
Year Built	# of Buildings
1954	2



4325-4331 Clairemont Dr

Sold Price	# of Units
\$2,398,770	4
Year Built	# of Buildings
1953	3



4805 Iroquois Avenue

Sold Price	# of Units
\$3,200,000	4
Year Built	# of Buildings
2023	2



4957 Jumano Avenue

Sold Price	# of Units
\$2,850,000	4
Year Built	# of Buildings
1993	2



San Diego, California

The San Diego metro, with a 2024 population over 3.3 million, is a resilient economic hub generating a Gross Regional Product exceeding \$314 billion. Its stability is anchored by the world's largest military concentration and a life sciences sector employing over 75,000 at an average wage of \$160,990. Top employers like the U.S. Navy, UC San Diego, and Qualcomm create a high-income renter base, driving demand for multi-family assets.

San Diego's strategic infrastructure includes major freeways, an international airport, and the Port of San Diego, ensuring global connectivity. This network supports top-tier institutional anchors like UC San Diego and Scripps Research, which attract a highly skilled workforce for the region's biotech and medtech industries. These public-private partnerships create a stable, high-income renter base, while major projects like the Otay Mesa East Port of Entry and LOSSAN rail corridor upgrades will enhance future economic growth.

The multi-family investment outlook is bolstered by a highly educated workforce, with over 42% of residents holding a bachelor's degree or higher. This talent pool fuels high-growth sectors, with life sciences alone attracting over \$3.6 billion in venture capital in 2024, ensuring continued job creation. The resulting influx of high-income professionals, coupled with a structural housing supply deficit, underpins strong occupancy and rent growth potential, offering investors a resilient market with long-term demographic advantages.

Market Insights

Prime Location Near Mission Bay

Nestled just minutes from the sparkling waters of Mission Bay, these units offer easy access to San Diego's most popular waterfront playground. Enjoy paddleboarding, kayaking, biking, or sunset strolls along scenic coastal paths.



Bay Views & Coastal Breeze

Select vantage points capture beautiful views of Mission Bay, offering a serene backdrop and the signature coastal breeze that defines San Diego living.



Excellent Access to Freeways & Transit

Conveniently located near major routes including I-5, I-8, and Highway 52, providing seamless connectivity to Downtown San Diego, La Jolla, Pacific Beach, and beyond. Public transit options are also nearby for easy commuting.



Vibrant Dining & Entertainment Scene

Just a short drive (or bike ride) away, you'll find an eclectic mix of restaurants, cafés, and bars in areas like Pacific Beach, Clairemont, and Bay Park—from laid-back taco joints to upscale waterfront dining.

Amenities Map



Educational Anchors

University of San Diego (USD)

Located approximately 15 minutes from the property, UCSD is one of the leading public research universities in the country with over 42,000 enrolled students. Its renowned science, engineering, and medical programs drive high demand for nearby rental housing, especially in the coastal neighborhoods.

San Diego State University (SDSU)

Roughly 20 minutes east of the property, SDSU is a comprehensive public university celebrated for its strong business, engineering, and communications programs. The lively campus life, Division I athletics, and deep community ties make it one of California's most dynamic state universities.

Point Loma Nazarene University (PLNU)

Situated approximately 20 minutes southwest along the coast, PLNU is a private liberal arts university offering small class sizes and a picturesque oceanfront campus. It's well regarded for nursing, education, and business programs.

University of California, San Diego (UCSD)

Located about 15 minutes north in La Jolla, UCSD is a top-ranked public research university known for its innovation, STEM programs, and coastal campus overlooking the Pacific. It attracts students and faculty from around the world, contributing to the area's vibrant, intellectual atmosphere.



SDSU

San Diego State
University



POINT ¹⁹ LOMA ⁰²
NAZARENE UNIVERSITY



UC San Diego

Nearby Dining & Bar Options



Romanella Cucina Romana

Cozy Italian eatery offering authentic Roman dishes, handmade pasta | 0.2 mi



Bay Hill Tavern

Modern neighborhood tavern serving elevated American comfort food, craft cocktails | 0.2 mi



The Mission Bay Beach Club

Trendy waterfront spot featuring casual bites, with stunning views of Mission Bay. | 0.7 mi



Superbloom Coffee & Juice

Bright, coastal café offering artisan coffee, fresh juices, and healthy bites | 0.7 mi



Baci Restaurant

Classic Italian fine dining destination known for authentic Northern Italian cuisine. | 1.3 mi



Bay Park Fish Company

Local favorite serving fresh, sustainably sourced seafood, sushi, and craft beers | 1.3 mi



Poseidon Project

Craft beer bar and bottle shop offering a wide rotating selection of local brews | 1.3 mi



Bay Park Coffee

Welcoming neighborhood café serving specialty coffee, fresh pastries, and light bites | 1.3 mi

Demographics

4957-63 Jumano Avenue is located in the heart of San Diego, CA, offering easy access to vibrant residential, commercial, and recreational amenities. Within a 1-mile radius, the area boasts a highly desirable neighborhood with a median household income of \$90,000 and projected rent growth of 3% annually. The surrounding 3- and 5-mile zones span diverse communities, contributing to a large renter pool, competitive rents, and increasing incomes across the region.

These factors combine to create a sustained demand for multifamily housing, positioning 4957 Jumano Avenue as an attractive, long-term investment in a fundamentally strong market.

Demographics	1 Mile	3 Miles	5 Miles
Population & Growth			
Current Total Population	52,645	165,500	335,700
Current Pop. Density (per sq mi)	6,050	5,850	4,275
Projected 5-Yr Population	53,960	169,640	344,100
Projected Pop. Density	6,202	5,996	4,383
Households			
Current Households	20,773	66,200	135,360
Projected 5-Yr Households	21,292	67,855	138,744
Income			
Current Median HH Income	\$105,286	\$104,800	\$104,321
Current Avg. HH Income	\$137,500	\$138,600	\$139,707
Projected 5-Yr Median HH Income	\$122,050	\$121,490	\$120,935
Median Rent			
2020 Median Rent	\$1,975	\$1,950	\$1,900
Current Median Rent	\$3,195	\$3,150	\$3,100
Projected 5-Yr Median Rent	\$3,615	\$3,565	\$3,508



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