



# AZTEC CANYON

10 UNITS IN A GREAT AREA

PRELIMINARY PLANS FOR 20 ADDITIONAL UNITS

5502 UNIVERSITY AVE, SAN DIEGO, CA 92105

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# Aztec Canyon

Located on University Ave near the intersection of 54th St, a fantastic area serving the San Diego State University community. Preliminary plans exist to construct 20 additional units for a developer looking to infill. Combined with a great assumable financing rate, an investor would benefit from the strong rental market & low maintenance.

- Billboard lease to expire in 2025 (upside)
- All units fully renovated with new windows, interior finishings, kitchens, vanities, high-end appliances & AC units
- Building is fully occupied
- Laundry is owned & generating approximately \$200/mo. (not in RR)
- Located across from Northgate Market & Burlington Factory

**Asking price: \$3,680,000**

**Lot Size: .49 acres**

**Building SF: 6,700**

**Parking: 17 spaces**

**Year Built: 1950**

## Rent Roll

Unit	BD/BA	Market Rent	Rent
Outfront Media	--/--		118.00
5502	1/1.00		1,950.00
5502.5	1/1.00		1,950.00
5504	1/1.00		1,950.00
5504.5	1/1.00		1,950.00
5506 1/2	3/1.00		2,900.00
5506-1	2/1.00		2,015.00
5506-2	1/1.00		1,791.00
5506-3	1/1.00		1,950.00
5506-4	2/1.00		2,190.00
5508	2/1.00		2,490.00
<b>10 Units</b>			<b>21,254.00</b>
<b>Total 10 Units</b>			<b>21,254.00</b>



Call To Find Out More  
**619.933.2349**

[www.kwfineproperties.com](http://www.kwfineproperties.com)

RENDERING PURPOSE ONLY FOR 20 ADDITIONAL UNITS



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