



HILLCREST TOWNHOMES

3664 4TH AVE / SAN DIEGO, CA 92103



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HILLCREST TOWNHOMES



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I | PROPERTY INFORMATION

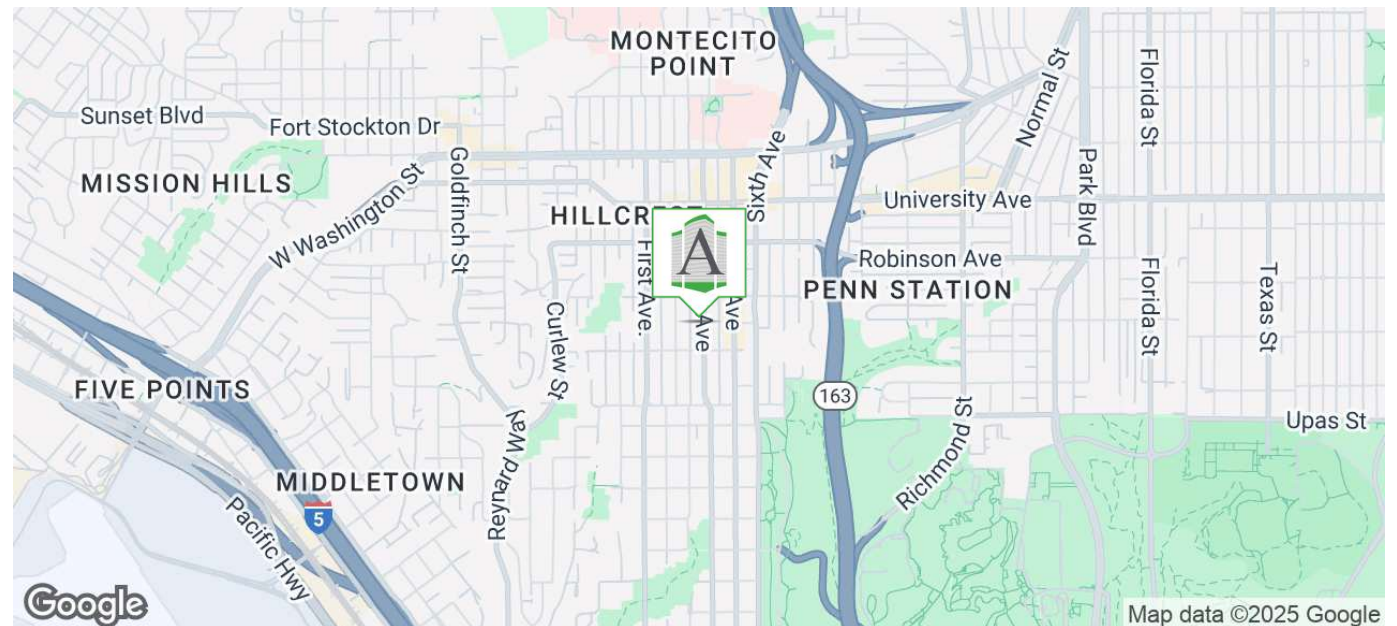
EXECUTIVE SUMMARY

HILLCREST TOWNHOMES



OFFERING SUMMARY

Sale Price:	\$2,725,000
Number Of Units:	4
Price / Unit:	\$681,250
Price / SF:	\$523.54
Building Size:	5,205
Lot Size:	0.15 Acres
Year Built:	1933/1998
Market:	Hillcrest



INVESTMENT OVERVIEW

HILLCREST TOWNHOMES



PROPERTY OVERVIEW

3664 4th Avenue is a well-positioned four-unit multi-family property in the highly sought-after Hillcrest neighborhood of San Diego. This exceptional asset consists of two distinct structures:

- A charming 1933-built single-family home (approx. 1,600 sq. ft.) currently leased as both a residence and office.
- A modern three-story building, constructed in 1998, comprising three spacious two-story townhomes ranging from 1,100 to 1,300 sq. ft.

Each unit has been thoughtfully upgraded to enhance tenant appeal and maximize rental income potential. Modern kitchens and bathrooms, in-unit washers and dryers, and elegant wood flooring provide a premium living experience. Additionally, tankless water heaters improve energy efficiency and convenience.

The property offers exceptional parking solutions, featuring a secure 10-car gated garage, plus two additional on-site parking spaces. Outdoor space is a highlight, with six private patios and balconies across the units. The SFR has had all of its electrical and plumbing redone, along with a newer roof.

Ideally located in the heart of Hillcrest, residents enjoy easy access to top-rated dining, shopping, and entertainment, as well as close proximity to major employment hubs.

This is an outstanding opportunity for investors seeking a high-demand rental property in one of San Diego's premier urban markets.

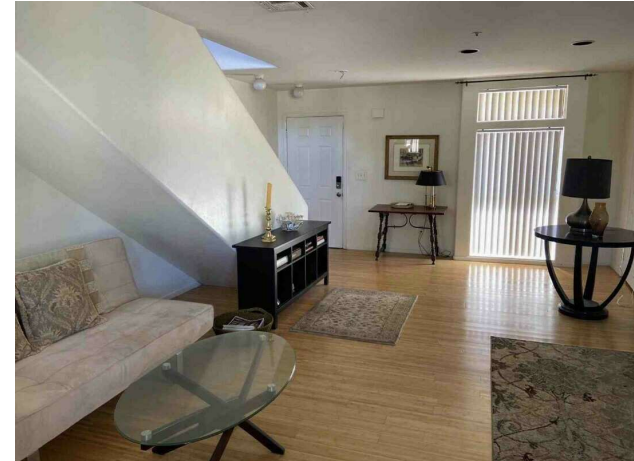
PROPERTY PHOTOS

HILLCREST TOWNHOMES



AMENITIES

HILLCREST TOWNHOMES



PROPERTY AMENITIES

- Prime location in the highly sought-after Hillcrest neighborhood of San Diego
- Two distinct structures: Charming 1933-built single-family home (approx. 1,600 sq. ft.), leased as a residence and office
- Modern three-story building (built in 1998) with three spacious two-story townhomes (1,100–1,300 sq. ft.)
- Secure 10-car gated garage plus two additional on-site parking spaces
- Six private patios and balconies across the units
- Fully upgraded single-family home with new electrical, plumbing, and a newer roof
- Proximity to top-rated dining, shopping, entertainment, and major employment hubs

UNIT AMENITIES

- Modern kitchens and bathrooms with premium finishes
- In-unit washers and dryers for convenience
- Elegant wood flooring throughout
- Tankless water heaters for improved energy efficiency
- Spacious two-story townhome layouts (for three of the four units)
- Excellent Unit Mix: Townhouses 2bd/2ba and SFR 2 bd/2.5ba
- All units offer a balcony, patio, and/or backyard
- 12 Off-Street Parking - 10 security gated car park



II | PROPERTY DESCRIPTION

PROPERTY DETAILS

HILLCREST TOWNHOMES



SALE PRICE

\$2,725,000

LOCATION INFORMATION

BUILDING NAME	Hillcrest Townhomes
STREET ADDRESS	3664 4th Ave
CITY, STATE, ZIP	San Diego, CA 92103
COUNTY	San Diego
MARKET	Hillcrest

BUILDING INFORMATION

BUILDING SIZE	5,205 SF
YEAR BUILT	1933/1998
NUMBER OF BUILDINGS	2

PROPERTY INFORMATION

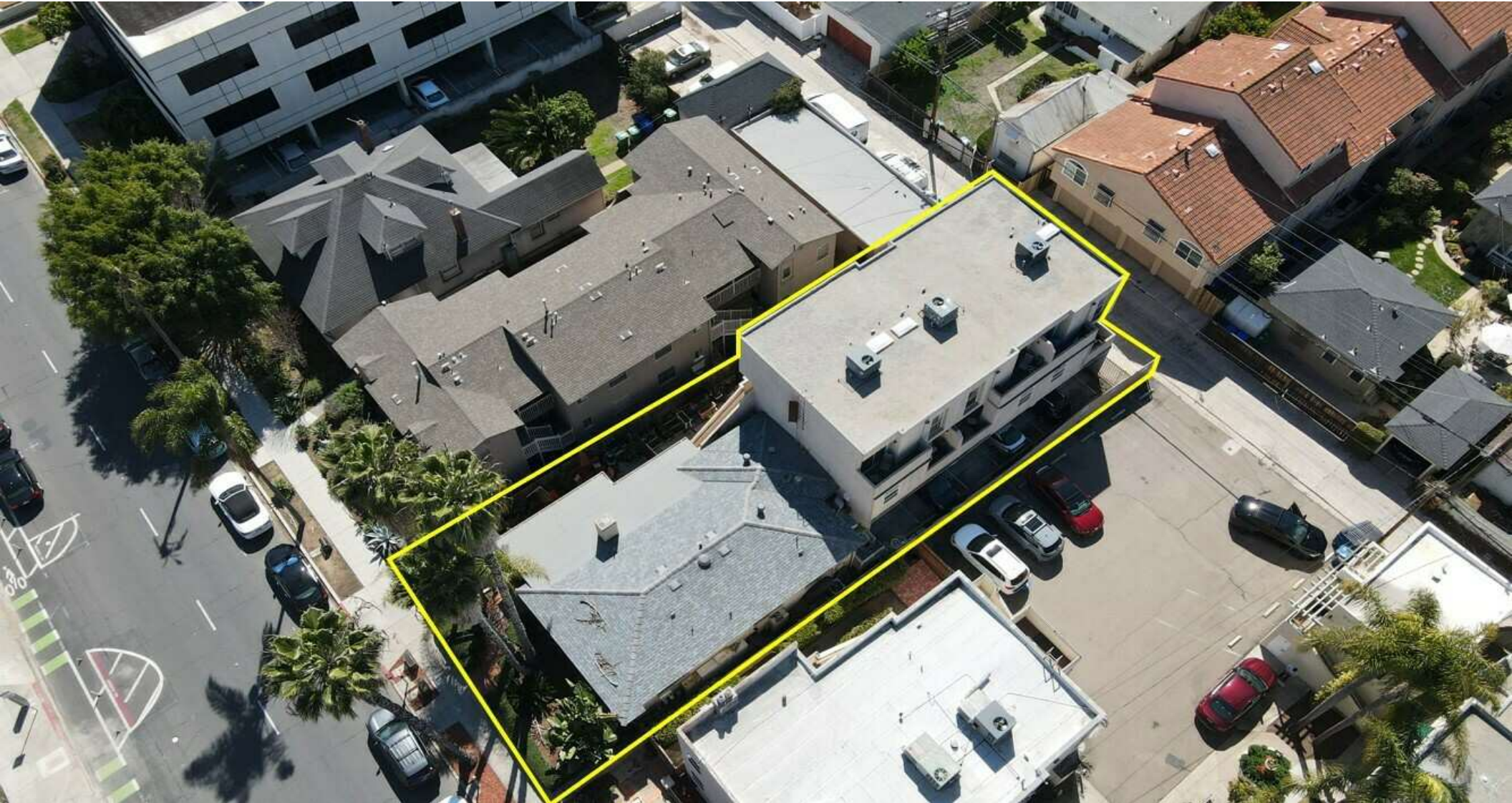
PROPERTY TYPE	Multifamily
PROPERTY SUBTYPE	Low-Rise/Garden
ZONING	CC-3-8
LOT SIZE	6,737 SF
APN #	452-285-2100

12 OFF-STREET PARKING

TENANTS PAY ALL UTILITIES EXCEPT WATER & SEWER

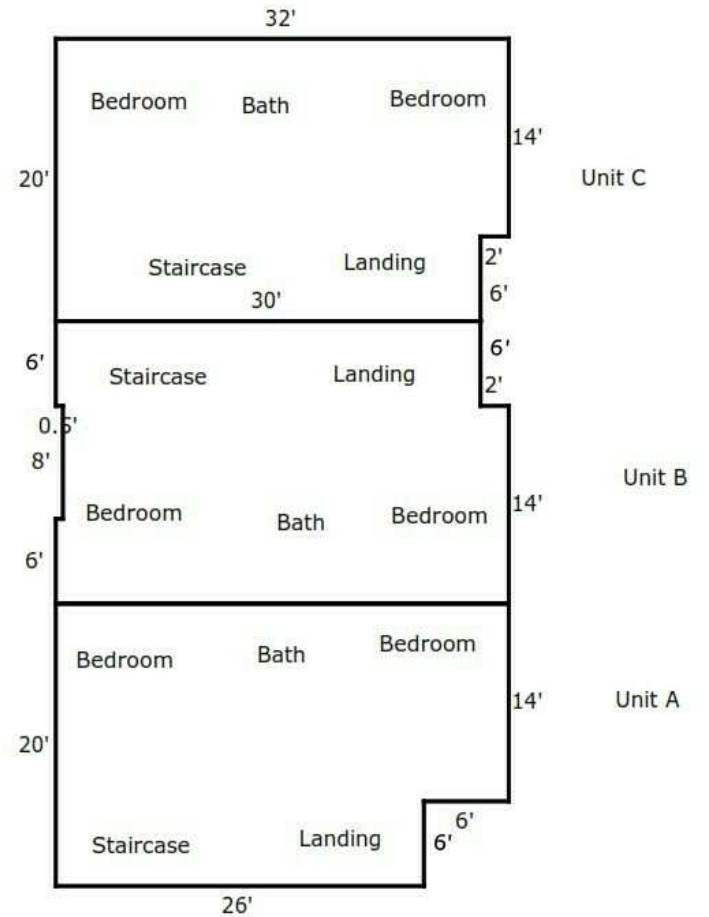
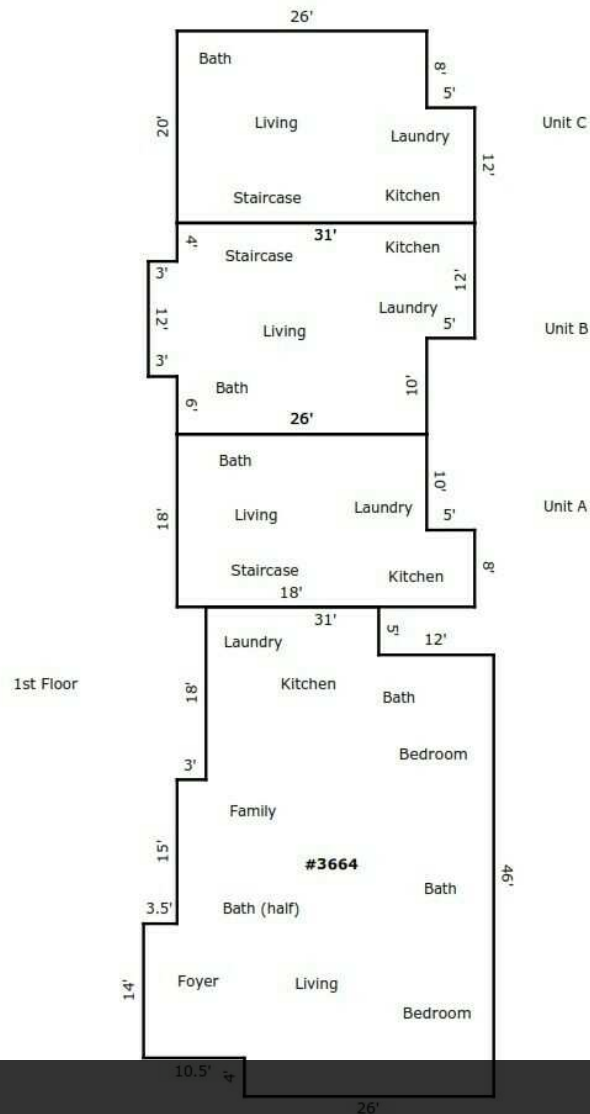
SITE PLANS

HILLCREST TOWNHOMES



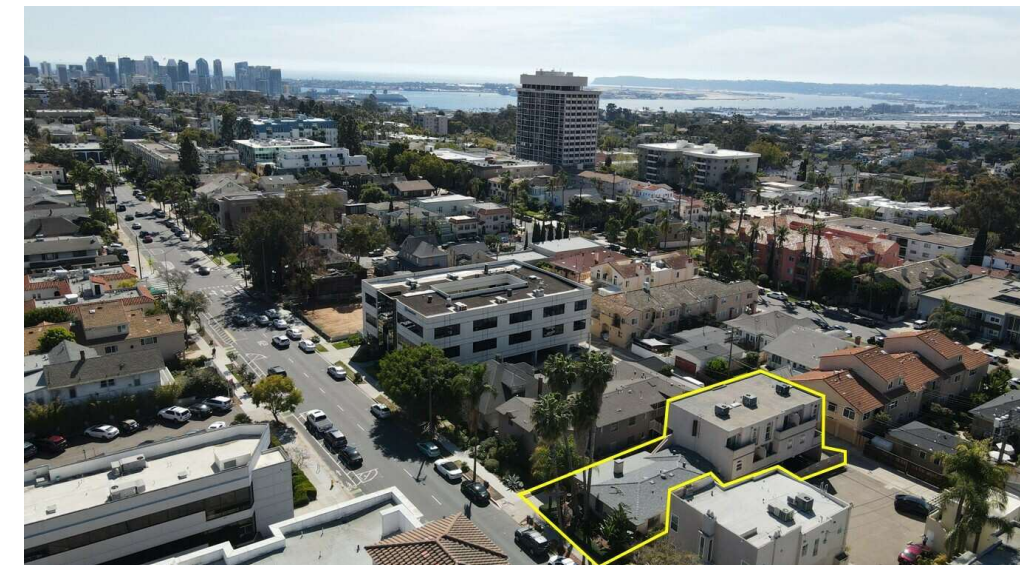
FLOOR PLANS

HILLCREST TOWNHOMES



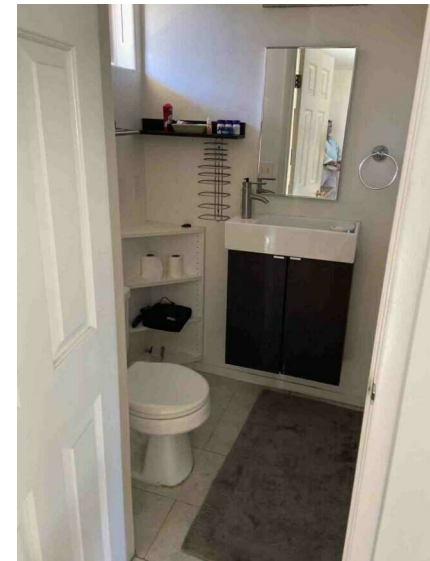
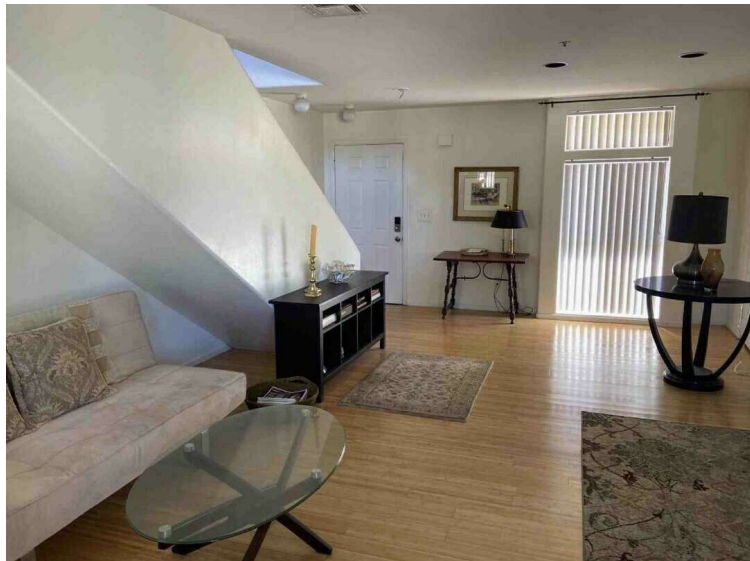
PROPERTY PHOTOS

HILLCREST TOWNHOMES



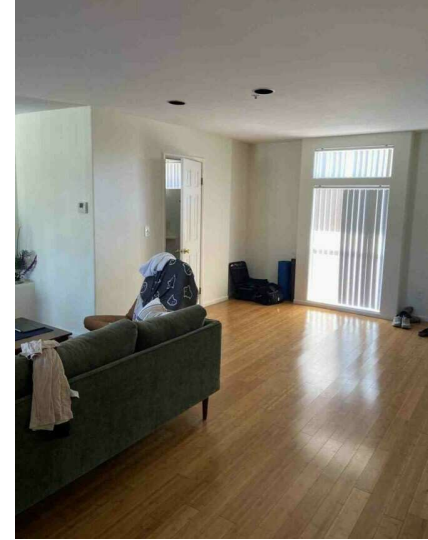
PROPERTY PHOTOS

UNIT A



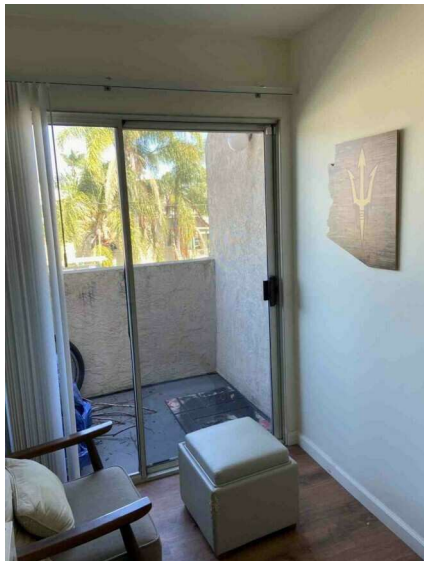
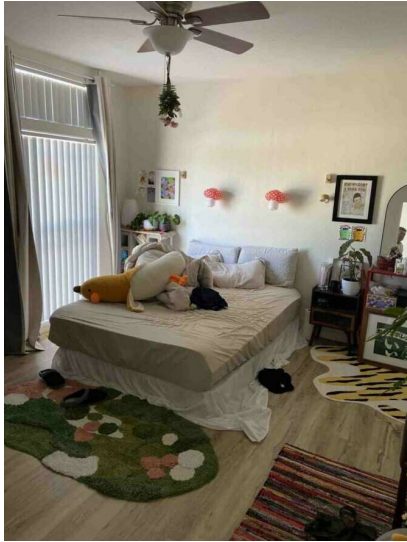
PROPERTY PHOTOS

UNIT B



PROPERTY PHOTOS

UNIT C



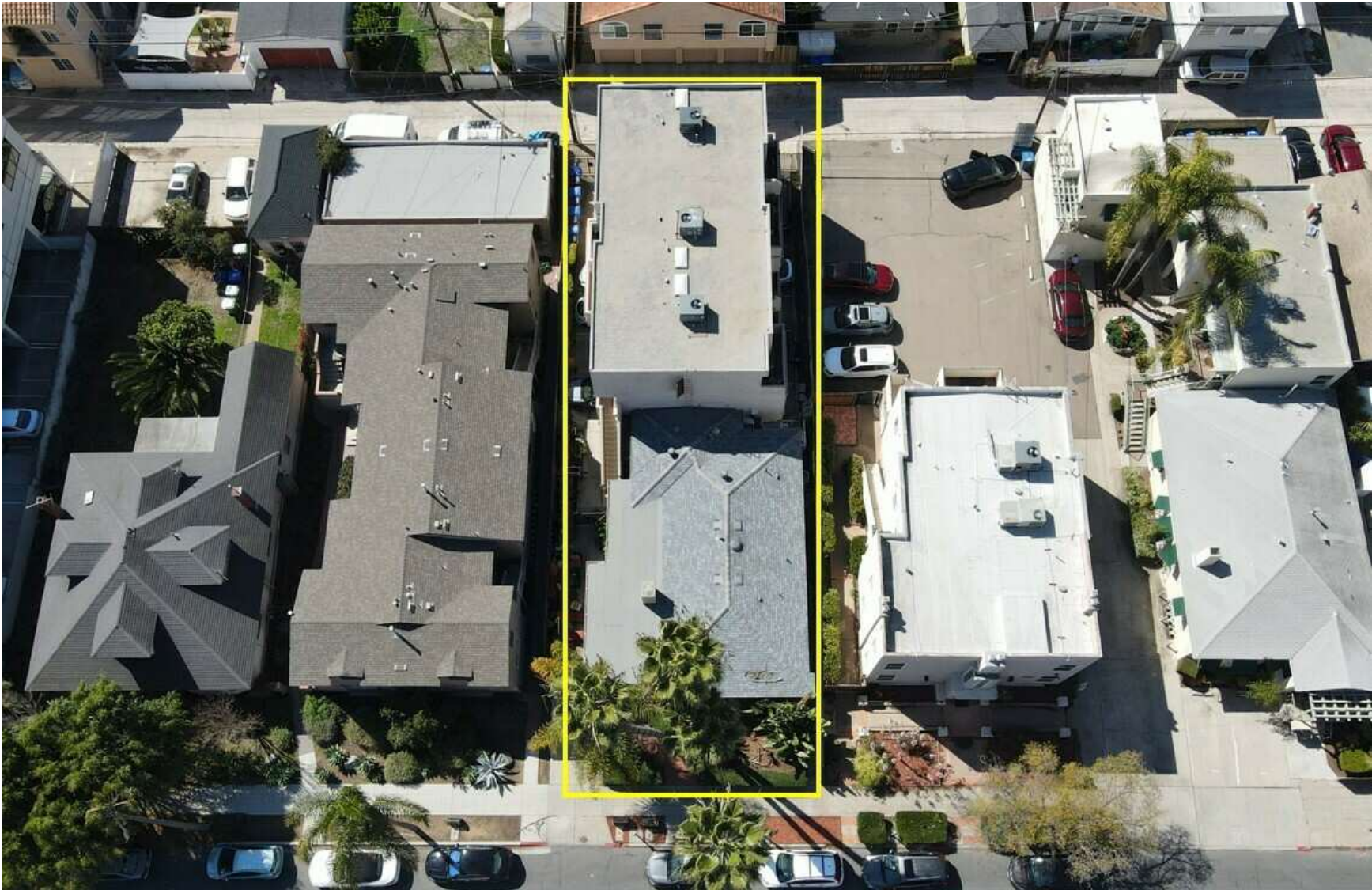
PROPERTY PHOTOS

SINGLE FAMILY HOUSE



PROPERTY PHOTOS

HILLCREST TOWNHOMES

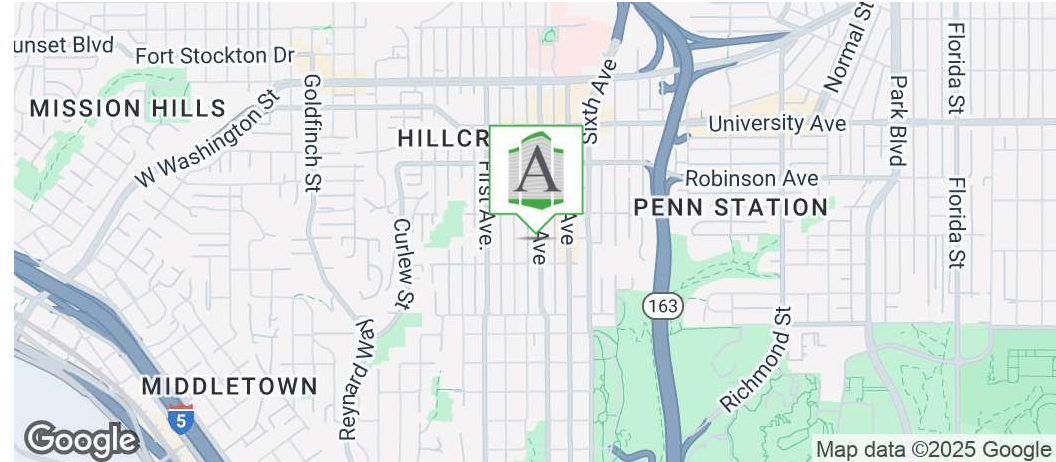




III | LOCATION INFORMATION

LOCATION OVERVIEW

HILLCREST TOWNHOMES



LOCATION OVERVIEW

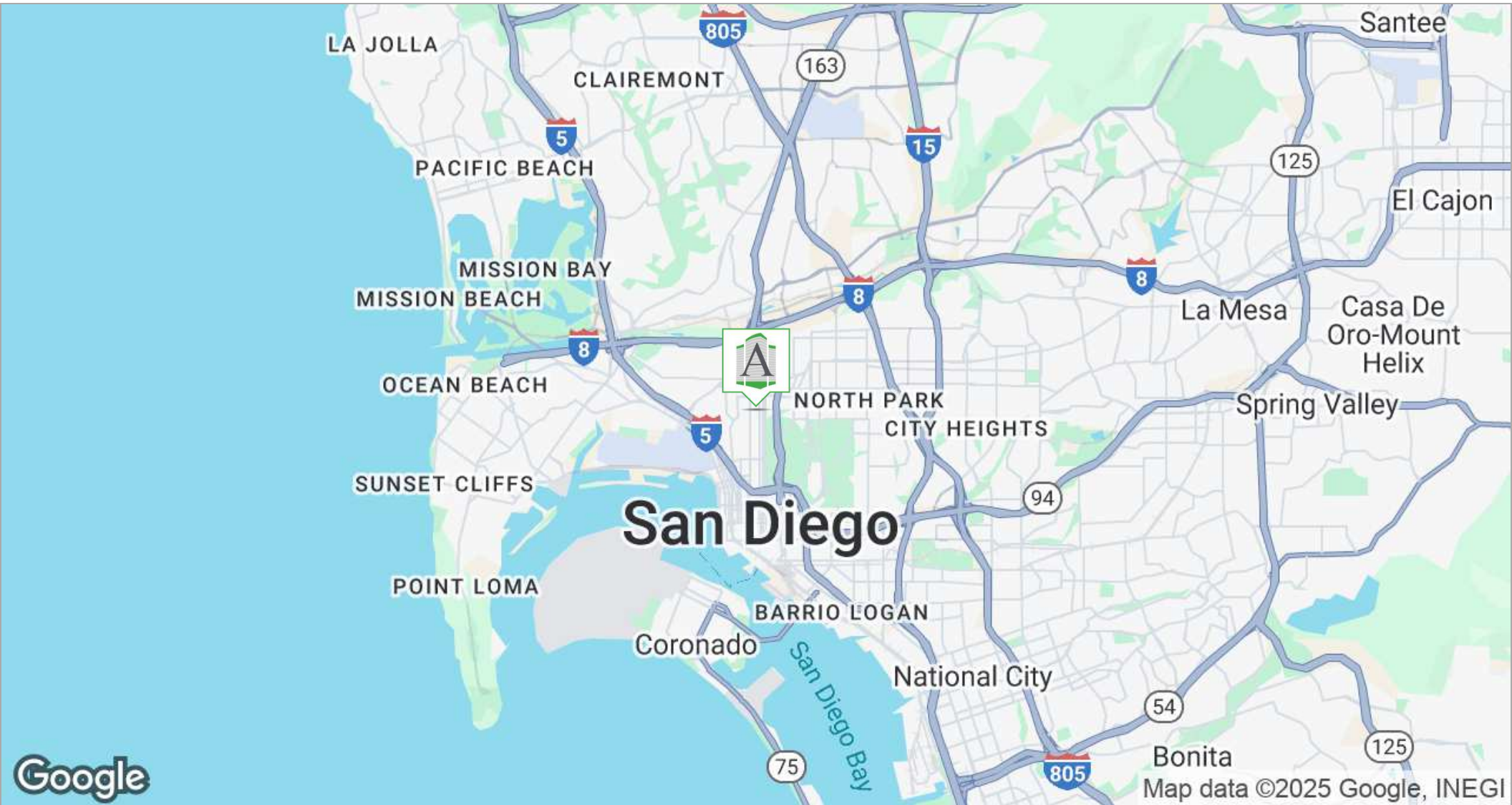
Located in the vibrant Hillcrest neighborhood of San Diego, the area surrounding the property is teeming with trendy eateries, stylish boutiques, and a thriving arts scene. Just steps away, the historic Balboa Park offers a serene escape with its lush gardens and world-class museums. For business professionals, the bustling University Avenue provides a range of corporate amenities in a lively urban setting. Nearby, the Hillcrest Farmers Market offers a bustling array of fresh produce and artisanal goods. With its lively atmosphere and dynamic community, Hillcrest offers an appealing blend of work and leisure for office occupants at the property.

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,736	5,608	17,622
Total Population	4,408	9,197	30,330
Average HH Income	\$145,553	\$137,311	\$131,577

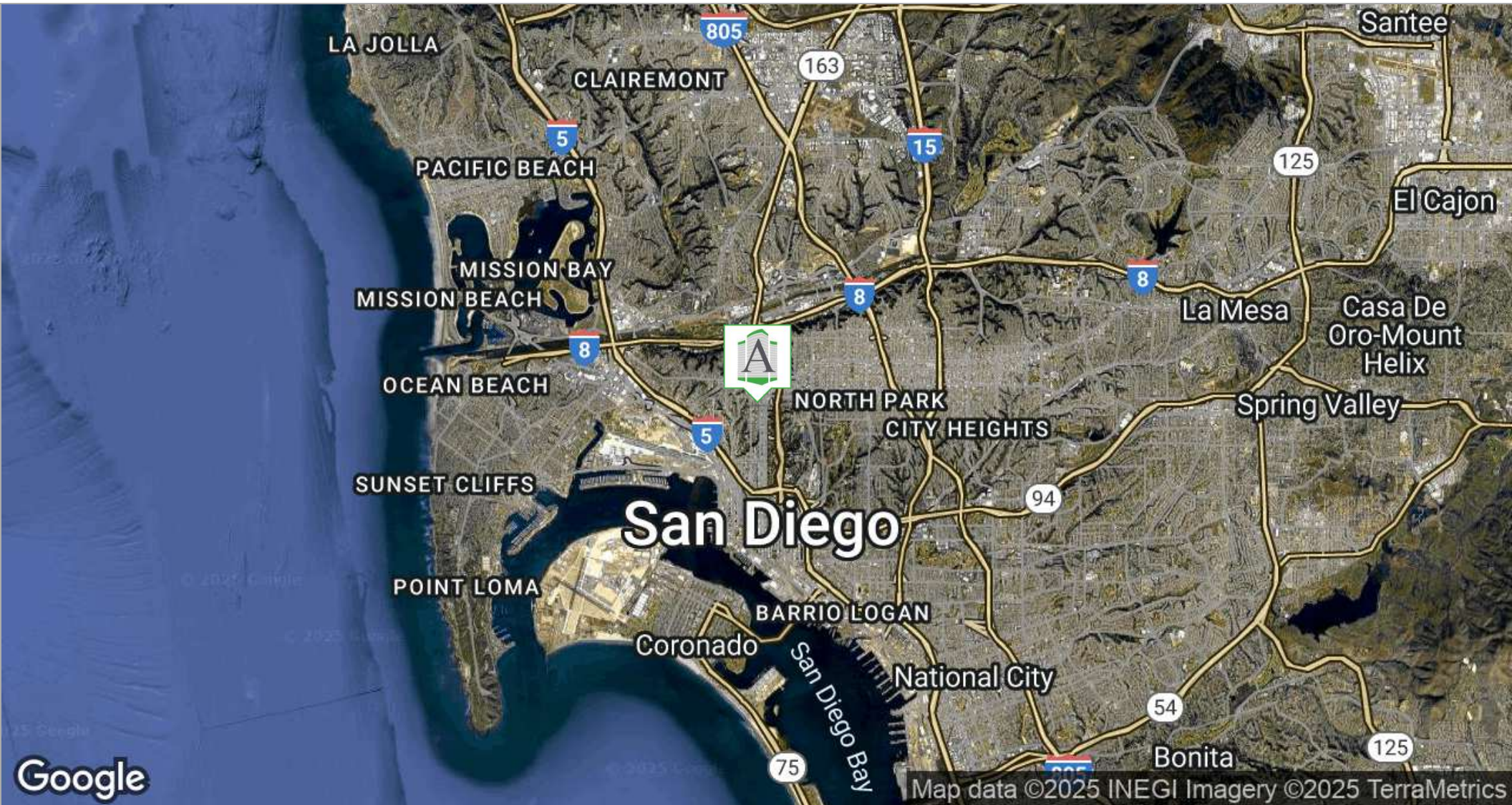
REGIONAL MAP

HILLCREST TOWNHOMES



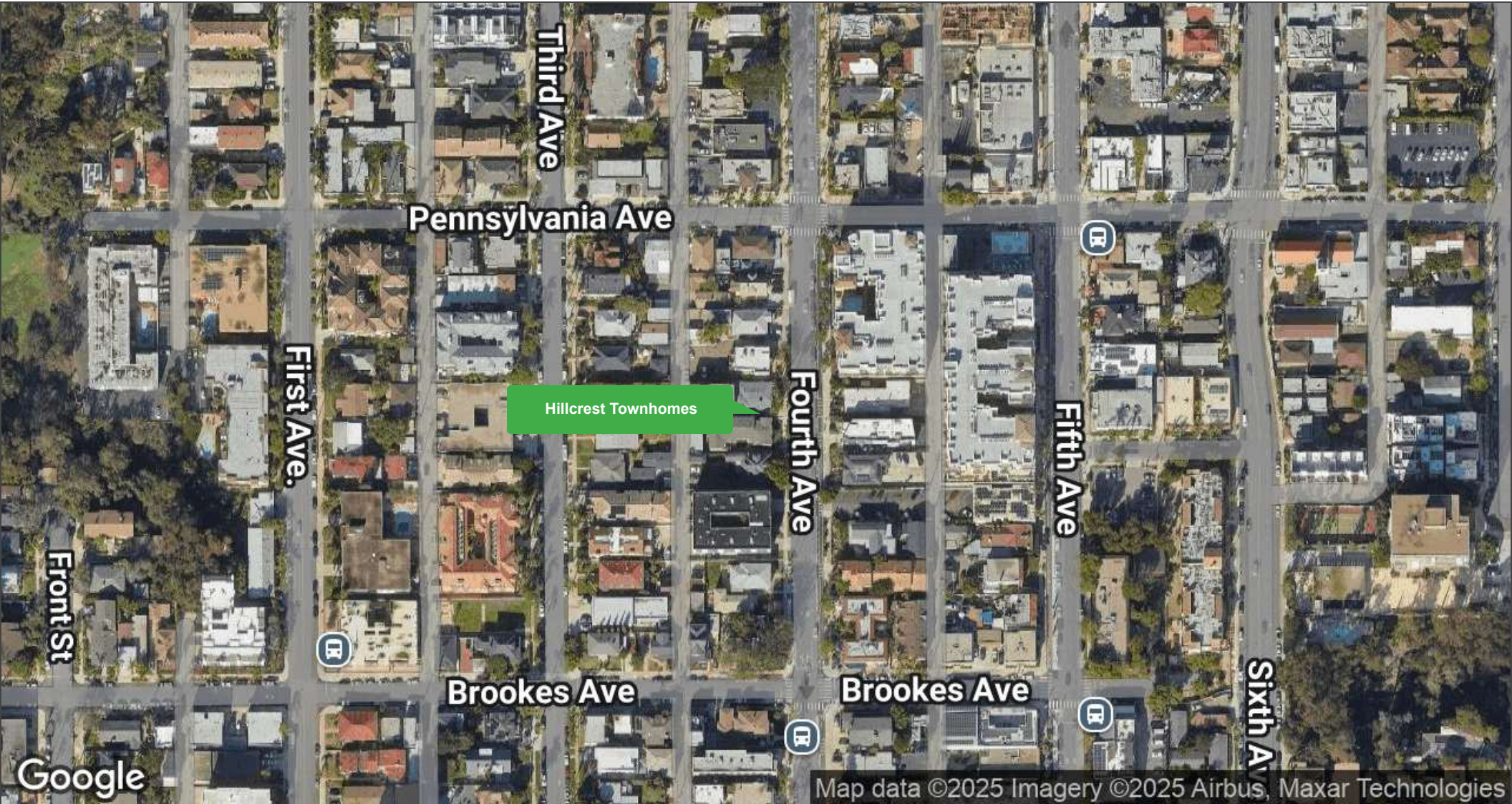
LOCATION MAPS

HILLCREST TOWNHOMES



AERIAL MAP

HILLCREST TOWNHOMES





IV | RENT ROLL

RENT ROLL

HILLCREST TOWNHOMES



UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	MARKET RENT	MARKET RENT / SF
SFR	2	2.5	1,590 SF	\$3,709	\$4,150	\$2.61
A	2	2	1,112 SF	\$2,415	\$3,650	\$3.28
B	2	2	1,292 SF	\$3,255	\$3,650	\$2.83
C	2	2	1,208 SF	\$3,455	\$3,650	\$3.02
TOTALS			5,202 SF	\$12,834	\$15,100	\$11.74
AVERAGES			1,301 SF	\$3,209	\$3,775	\$2.93



V | DEMOGRAPHICS

DEMOGRAPHICS REPORT

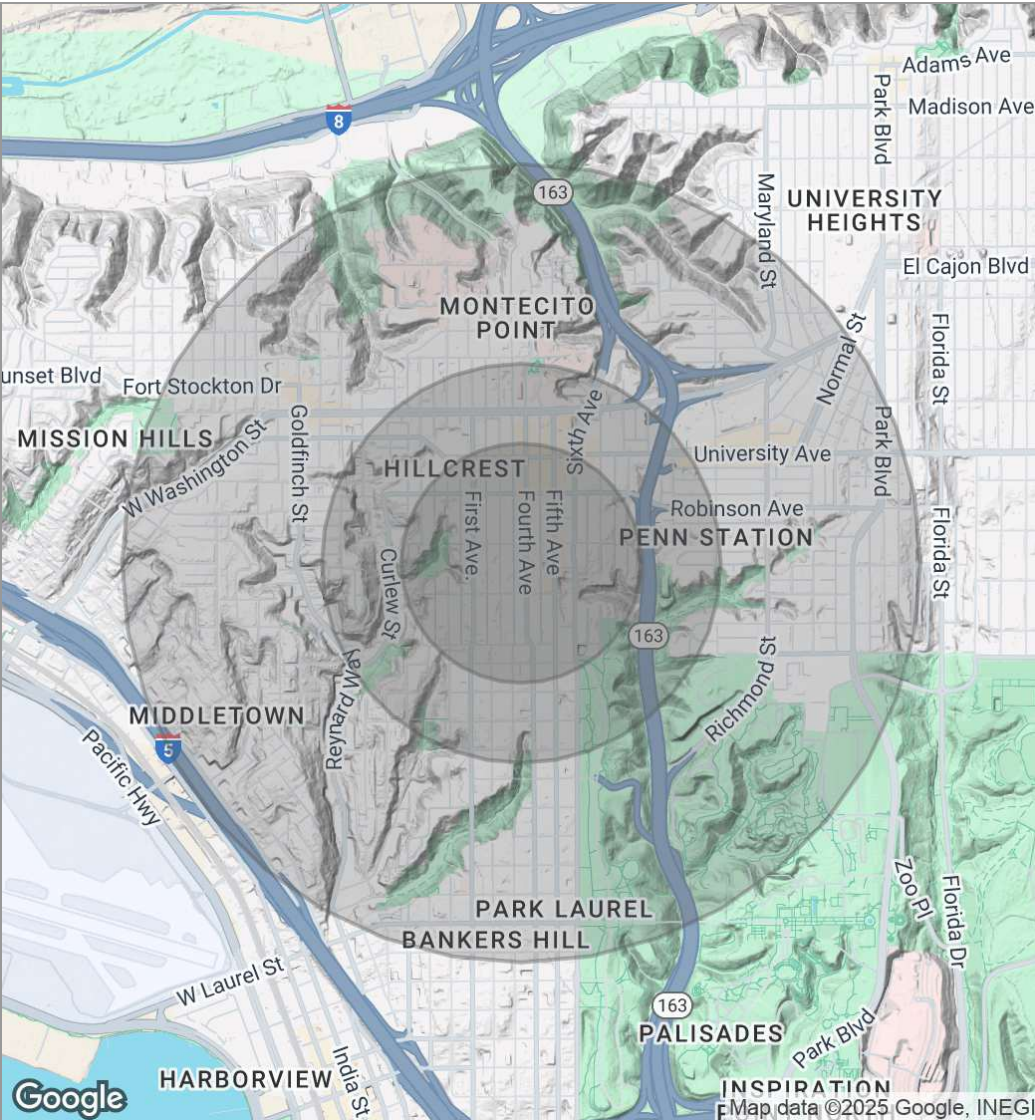
HILLCREST TOWNHOMES



	0.3 MILES	0.5 MILES	1 MILE
Total population	4,408	9,197	30,330
Median age	47	46	46
Median age (male)	47	46	46
Median age (female)	46	45	45
Total households	2,736	5,608	17,622
Total persons per HH	1.6	1.6	1.7
Average HH income	\$145,553	\$137,311	\$131,577
Average house value	\$1,119,280	\$1,108,436	\$1,130,087
Total Population - White	3,061	6,257	20,437
% White	69.4%	68.0%	67.4%
Total Population - Black	140	304	1,103
% Black	3.2%	3.3%	3.6%
Total Population - Asian	312	741	2,281
% Asian	7.1%	8.1%	7.5%
Total Population - Hawaiian	11	16	70
% Hawaiian	0.2%	0.2%	0.2%
Total Population - American Indian	24	58	198
% American Indian	0.5%	0.6%	0.7%
Total Population - Other	268	564	2,093
% Other	6.1%	6.1%	6.9%
Total Population - Hispanic	814	1,724	5,912
% Hispanic	18.5%	18.7%	19.5%

DEMOGRAPHICS MAP

HILLCREST TOWNHOMES



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	4,408	9,197	30,330
Median age	47	46	46
Median age (male)	47	46	46
Median age (Female)	46	45	45
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	2,736	5,608	17,622
# of persons per HH	1.6	1.6	1.7
Average HH income	\$145,553	\$137,311	\$131,577
Average house value	\$1,119,280	\$1,108,436	\$1,130,087
ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	18.5%	18.7%	19.5%
RACE (%)	0.3 MILES	0.5 MILES	1 MILE
White	69.4%	68.0%	67.4%
Black	3.2%	3.3%	3.6%
Asian	7.1%	8.1%	7.5%
Hawaiian	0.2%	0.2%	0.2%
American Indian	0.5%	0.6%	0.7%
Other	6.1%	6.1%	6.9%

* Demographic data derived from 2020 ACS - US Census

HILLCREST TOWNHOMES

DIANA PETERS

CALDRE #01842070

858.883.6060

DPETERS@ACRECOMMERCIAL.COM

IKE EKEH

CALDRE #02235562

415.290.2713

IEKEH@ACRECOMMERCIAL.COM

