

# 4074-80 30TH STREET

SAN DIEGO, CA 92104 | NORTH PARK | 9 UNITS



Marcus & Millichap  
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**4074-80 30TH  
STREET**

SAN DIEGO, CA 92104 | 9 UNITS

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# 4074-80 30TH STREET

## INVESTMENT OVERVIEW

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We are pleased to offer 4074-80 30th Street, a fully renovated 9-unit property in the heart of San Diego's North Park neighborhood—boasting a Walk Score of 98. Originally built in 1939 and extensively upgraded in 2022, the property sits on a 6,998 SF lot with approximately 5,092 SF of rentable space.

### UNIT MIX:

- (1) 2 bdrm / 2 bath
- (6) 1 bdrm / 1 bath
- (2) 1 bdrm / 1 bath

### RENOVATIONS & FEATURES:

- Exterior: New paint, dual-pane vinyl windows, low-maintenance landscaping, custom address signage, and modern exterior lighting
- Systems: Full electrical upgrade, epoxy-lined sewer main with new cleanouts, new tankless water heaters for each unit
- Interiors: Luxury vinyl plank flooring, recessed lighting, custom cabinetry and countertops, stainless steel appliances, and fully updated bathrooms
- All Units Include: In-unit stackable washer/dryer, mini-split A/C, and dishwashers

### LOCATION HIGHLIGHTS:

Located directly on 30th Street, North Park's iconic commercial corridor, residents enjoy walkable access to top restaurants, bars, and cafés. The property is within 8 minutes of I-805, SR-163, and I-8, offering excellent regional connectivity.

### INVESTMENT HIGHLIGHTS:

This turnkey asset in a trophy location offers strong in-place income, high demand rental units, and long-term appreciation potential.

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## PROPERTY HIGHLIGHTS

- UNRIVALED NORTH PARK LOCATION ON 30TH STREET
- COMPLETE INTERIOR/EXTERIOR RENOVATION IN 2022
- IN-DEMAND UNIT MIX OF 1 AND 2 BEDROOM UNITS
- EXCELLENT CURB APPEAL — PRIDE OF OWNERSHIP ASSET
- W/D, MINI-SPLIT A/C AND DISHWASHERS ALL UNITS
- ALL UNITS ACHIEVING SUSTAINABLE MARKET RENTS
- SEPARATELY METERED SDG&E AND SECURE GATED ENTRY
- PITCHED ROOFS
- IMPLEMENTED UTILITY BACK (RUBS)





## CAPITAL IMPROVEMENTS

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### EXTERIOR:

- New Paint
- Dual Pane Vinyl Windows
- Professionally Designed Low Maintenance Landscaping
- New Doors & Custom Address Numbers
- Electronic Keypad Front and Back Gates
- New Electrical Main Panel and Sub Panels
- New Epoxy Liner on Sewer Mainline with Warranty
- 5 Layer Epoxy Stairway Liner Installed on Rear Building
- Custom Exterior Fencing & Gates
- Select Units with Private Patios
- New Tankless Water Heaters for Each Unit

### INTERIOR:

- New Stainless Steel Appliances
- Recessed Lighting & Modern Brass Fixtures
- Custom Kitchen & Bathroom Cabinets
- Quartz Countertops
- Subway Tile Kitchen Backsplashes
- Luxury Vinyl Plank Flooring
- Full Gut Renovation of All Bathrooms
- New Blinds
- Stackable Washer/Dryers
- Dishwashers
- Mini Split A/C
- New GFCI Outlets

# PROPERTY DESCRIPTION

PROPERTY	
Property Address	4074-80 30th Street San Diego, CA 92104
Parcel ID	446-363-25-00
Zoning	CC-3-6
Number of Units	9
Number of Buildings	2
Number of Stories	2
Year Built / Renovated	1939 /2022
Parking	Street Parking
Building Area	5,455 SF
Lot Size	0.16 Acres / 6,998 SF

UTILITIES	
UTILITY TYPE	PAID BY
Water	Tenant and Owner Pays
SDGE	Tenant Pays
Trash	Owner Pays

CONSTRUCTION	
Foundation	Raised and Slab
Exterior	Wood Frame and Stucco

















# RENT ROLL

UNIT	UNIT TYPE	SQUARE FEET	CURRENT		POTENTIAL	
			RENT/MONTH	RENT/SF/MONTH	RENT/MONTH	RENT/SF/MONTH
4074	1-Bdrm/1-Bath	600	\$2,295	\$3.83	\$2,395	\$3.99
4074.5	1-Bdrm/1-Bath	525	\$2,195	\$4.18	\$2,395	\$4.56
4076	1-Bdrm/1-Bath	525	\$2,295	\$4.37	\$2,395	\$4.56
4076.5	1-Bdrm/1-Bath	525	\$2,250	\$4.29	\$2,395	\$4.56
4078	1-Bdrm/1-Bath	525	\$2,295	\$4.37	\$2,395	\$4.56
4078.5	1-Bdrm/1-Bath	525	\$2,295	\$4.37	\$2,395	\$4.56
4080 #1	2-Bdrm/2-Bath*	900	\$3,095	\$3.44	\$3,150	\$3.50
4080 #2	1-Bdrm/1-Bath	521	\$2,050	\$3.93	\$2,111	\$4.05
4080 #3	1-Bdrm/1-Bath	434	\$1,925	\$4.44	\$2,034	\$4.69
Total		5,092	\$20,695	\$4.06	\$21,665	\$4.25

\*Non-Conforming Second Bathroom





# FINANCIAL ANALYSIS: PRICING DETAIL

PRICING SUMMARY		
Price	\$3,445,000	
Down Payment	(45%)	\$1,550,250
Number of Units	9	
Price Per Unit	\$382,778	
Price Per SqFt	\$676.55	
Rentable SqFt	5,092	
Lot Size	0.16 Acres	
Approx. Year Built	1939/2022	

RETURNS		
	Current	Proforma
CAP Rate	4.79%	5.17%
GRM	13.87	13.25
Cash-on-Cash	1.84%	2.70%
Debt Coverage Ratio	1.21	1.31

FINANCING   1st Loan	
Loan Amount	\$1,894,750
Loan Type	New
Interest Rate	6.00%
Amortization	30 Years
Year Due	2030

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative

UNIT MIX				
#	TYPE	SQFT	CURRENT	MARKET
8	1-Bdrm/1-Bath	538	\$2,200	\$2,314
1	2-Bdrm/2-Bath	900	\$3,095	\$3,150

INCOME		CURRENT		PROFORMA	NOTES
Gross Scheduled Rent		\$248,340		\$259,980	
Less: Vacancy/Deductions	3.0%	\$7,450	3.0%	\$7,799	(1)
Total Effective Rental Income		\$240,890		\$252,181	
Other Income		\$8,714		\$11,402	(2), (3)
Effective Gross Income		\$249,604		\$263,583	
Less: Expenses	33.9%	\$84,696	32.4%	\$85,395	
Net Operating Income		\$164,908		\$178,187	
Cash Flow		\$164,908		\$178,187	
Debt Service		\$136,320		\$136,320	
Net Cash Flow After Debt Service	1.84%	\$28,588	2.70%	\$41,868	
Principal Reduction		\$23,268		\$24,703	
TOTAL RETURN	3.34%	\$51,856	4.29%	\$66,571	

EXPENSES		CURRENT	PROFORMA	NOTES
Real Estate Taxes		\$43,938	\$43,938	(4)
Insurance		\$8,588	\$8,588	(5)
Utilities		\$7,990	\$7,990	(6)
Trash Removal		\$3,840	\$3,840	(7)
Repairs & Maintenance		\$4,950	\$4,950	(8)
Landscaping		\$1,680	\$1,680	(9)
Pest Control		\$780	\$780	(10)
General & Administrative		\$450	\$450	(11)
Management Fee		\$12,480	\$13,179	(12)
TOTAL EXPENSES		\$84,696	\$85,395	
Expenses/Unit		\$9,411	\$9,488	
Expenses/SF		\$16.63	\$16.77	



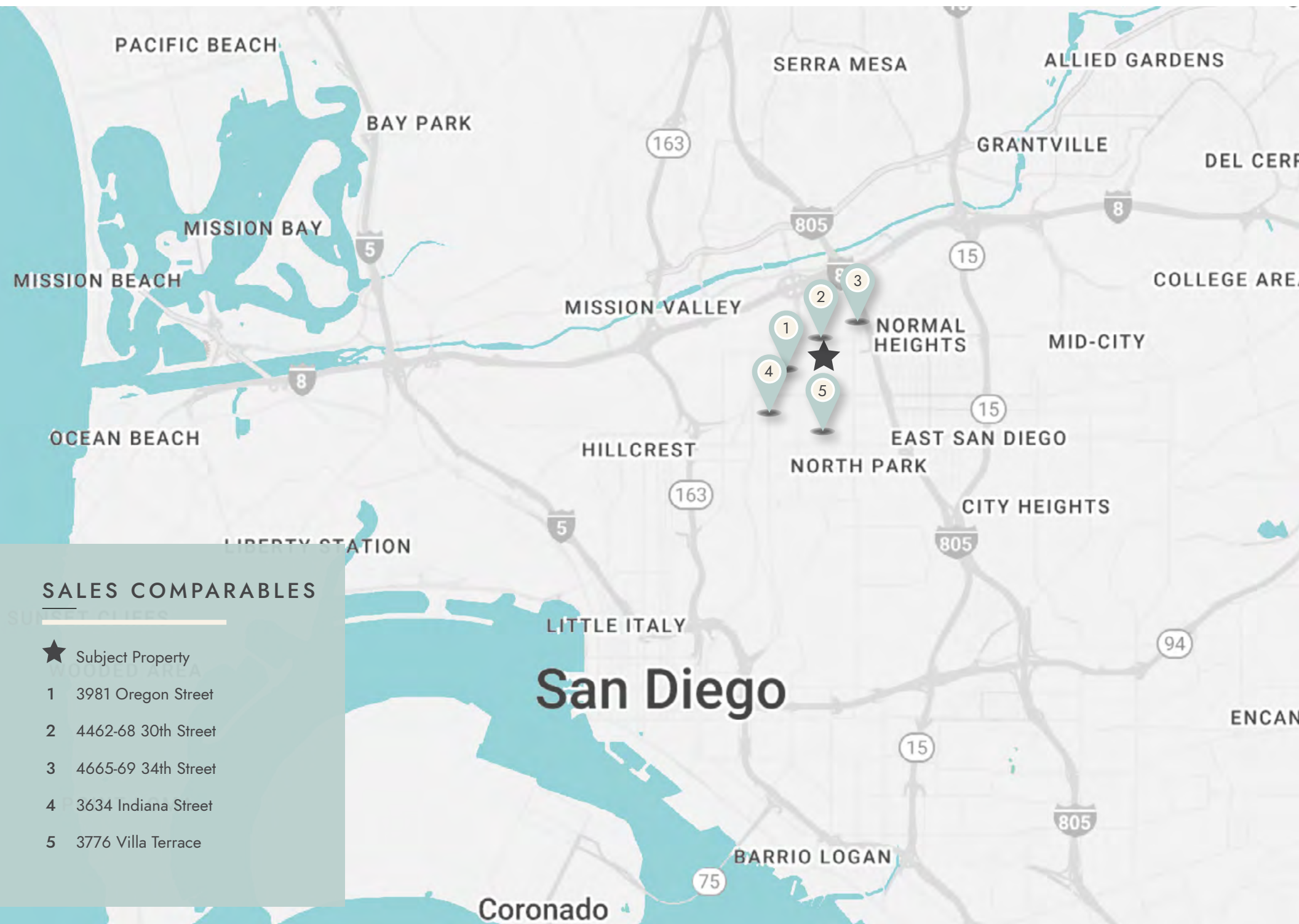
# FINANCIAL ANALYSIS: NOTES

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- [1] Vacancy Rate of 3%.
- [2] RUBS: 90% of Water/Sewer/Trash. Trash RUBS is for 2 tenants for Current and all tenants for Proforma.
- [3] All Other Income includes pet rent of \$90/month based on current owner 2025 financials.
- [4] Real Estate Taxes based on ad valorem rate 1.22804% of new purchase price + 1631.58 fixed assessments.
- [5] Insurance based on current owner 2025 insurance policy premium.
- [6] Utility expense based on current owner 2025 financials.
- [7] Trash Removal: \$320/mo
- [8] Repairs & Maintenance based on market standard for fully renovated property of \$550/unit per year.
- [9] Landscaping expense based on current owner 2025 financials.
- [10] Pest Control Expense based on current owner 2025 financials.
- [11] General & Administrative Fee based on market standard of \$50/unit per year.
- [12] Property Management Fee based on market standard rate of 5% of EGI.







## SALES COMPARABLES

★ Subject Property

- 1 3981 Oregon Street
- 2 4462-68 30th Street
- 3 4665-69 34th Street
- 4 3634 Indiana Street
- 5 3776 Villa Terrace



# SALES COMPARABLES



ON-MARKET



**4074-80 30TH STREET**  
San Diego, CA 92104

List Price	\$3,445,000
Close of Escrow	ON MARKET
Number of Units	9
Year Built/Renovated	1939/2022
Price / Unit	\$382,778
Cap Rate	4.79%
Price/SF	\$676.55
Lot Size	0.16 Acres

UNITS	SQFT	UNIT TYPE
1	900	2 Bed / 2 Bath
8	523	1 Bed / 1 Bath



**3981 OREGON STREET**  
San Diego, CA 92104

Sale Price	\$4,535,000
Close of Escrow	04/29/2024
Number of Units	9
Year Built/Renovated	1966 / 2023
Price / Unit	\$503,889
Cap Rate	4.85%
Price/SF	\$817
Lot Size	0.16 Acres

UNITS	SQFT	UNIT TYPE
6	550	1 Bed / 1 Bath
3	750	2 Bed / 1 Bath



**4462-68 30TH STREET**  
San Diego, CA 92116

Sale Price	\$2,850,000
Close of Escrow	10/04/2024
Number of Units	6
Year Built/Renovated	1937 / 2023
Price / Unit	\$475,000
Cap Rate	4.28%
Price/SF	\$905
Lot Size	0.16 Acres

UNITS	SQFT	UNIT TYPE
4	525	1 Bed / 1 Bath Cttg
2	495	1 Bed / 1 Bath



# SALES COMPARABLES



**3 4665-69 34TH STREET**  
San Diego, CA 92116

**4 3634 INDIANA STREET**  
San Diego, CA 92103

**5 3776 VILLA TERRACE**  
San Diego, CA 92104

Sale Price	\$7,725,000
Close of Escrow	IN ESCROW
Number of Units	16
Year Built/Renovated	1965/2024
Price / Unit	\$482,812
Cap Rate	4.7%
Price/SF	\$583
Lot Size	0.28 Acres

Sale Price	\$5,819,000
Close of Escrow	7/25/25
Number of Units	14
Year Built/Renovated	1925 / 2024
Price / Unit	\$415,643
Cap Rate	4.74%
Price/SF	\$605
Lot Size	0.16 Acres

Sale Price	\$4,200,000
Close of Escrow	ON MARKET
Number of Units	9
Year Built/Renovated	1962/2025
Price / Unit	\$466,666
Cap Rate	4.65%
Price/SF	\$790
Lot Size	0.14 Acres

UNITS	SQFT	UNIT TYPE
4	525	1 Bed / 1 Bath
12	775	2 Bed / 1 Bath

UNITS	UNIT TYPE
1	Studio
6	1 Bed / 1 Bath
4	2 Bed / 1 Bath
3	2 Bed / 2 Bath

UNITS	SQFT	UNIT TYPE
8	567	1 Bed / 1 Bath
1	918	2 Bed / 2 Bath



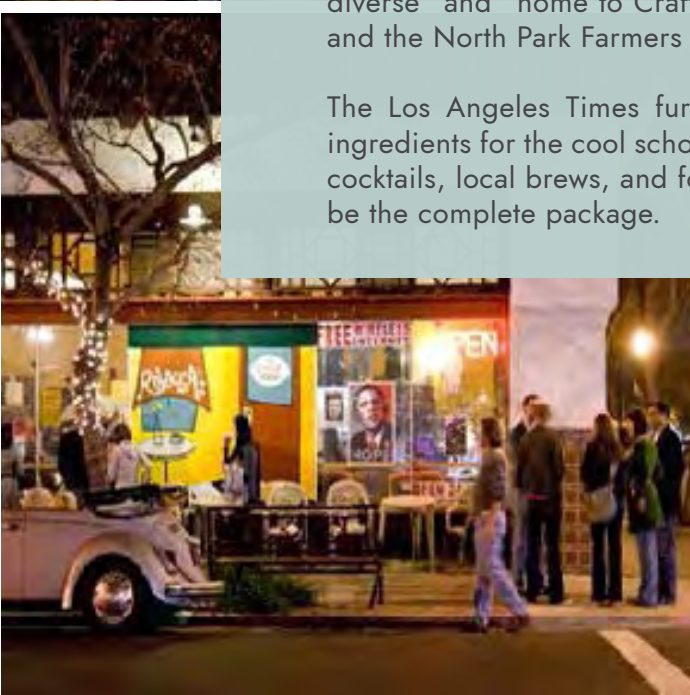
# NORTH PARK

## DISCOVER NORTH PARK

San Diego's very own North Park is a neighborhood that has been growing in popularity year after year. With some of the best bars and restaurants in town, this has been one of the most desirable neighborhoods to be a part of. The center of North Park sits at 30th Street and University Avenue. All along these crossroads is a mix of bars, breweries, cafes, restaurants, and more.

Prominent attractions of North Park are The Observatory, a live music venue and theatre with roots spanning back to 1939; the North Park Farmers Market also takes place every Thursday from 3 to 6 PM. With so much to do, there's never a dull moment in this neighborhood. In recent years, North Park has been put on a pedestal by well-known magazines such as Forbes and the Los Angeles Times. Forbes magazine calls North Park "culturally diverse" and "home to Craftsman cottages, cafes and diners, coffee shops, several micro breweries, boutiques, and the North Park Farmers Market."

The Los Angeles Times further compliments the popular neighborhood, noting that "North Park has all the ingredients for the cool school: it's culturally diverse and has art galleries, boutiques, trendy bars with handcrafted cocktails, local brews, and foodie approved eateries." There is no doubt why this neighborhood is considered to be the complete package.





# SAN DIEGO

## DEMOGRAPHICS OVERVIEW



**581,098**

Population Within a 5-Mile Radius by 2029



**573,233**

Total Population Within 5-Mile Radius

47.5%



52.5%



**\$107,390**

Average Household Income  
Within 5-Mile Radius



**233,125**

Total Occupied  
Units



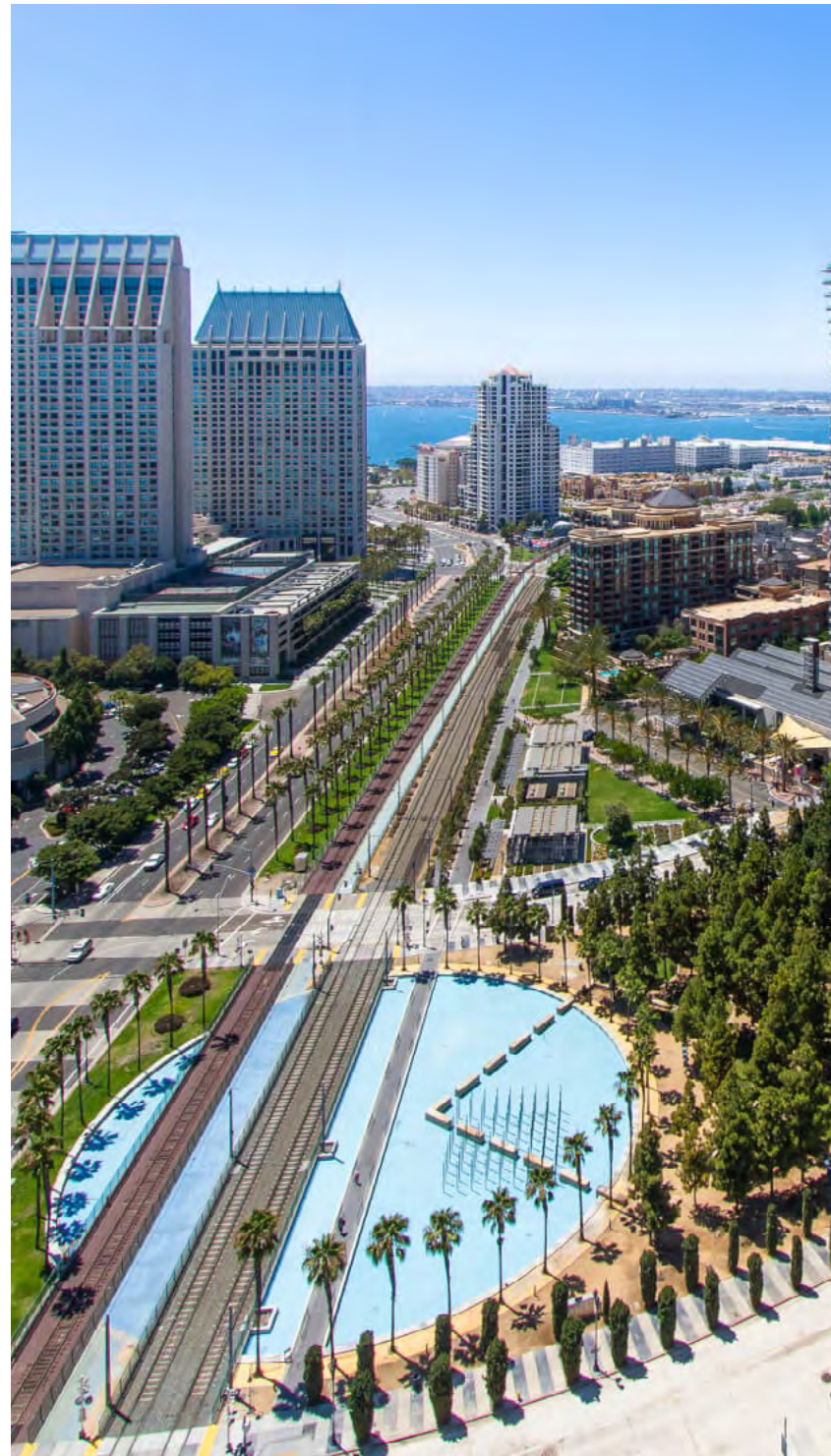
**233,125**

Total Households Within  
5-Mile Radius



**2.5**

Average Household Size



POPULATION	1 Mile	3 Miles	5 Miles	HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2029 Projection</b>				<b>2024 Estimate</b>			
Total Population	48,817	272,013	591,098	\$200,000 or More	9.0%	12.3%	12.5%
<b>2024 Estimate</b>				\$150,000 - \$199,000	10.3%	10.3%	10.1%
Total Population	48,231	267,669	573,233	\$100,000 - \$149,000	22.8%	21.5%	20.4%
<b>2020 Census</b>				\$75,000 - \$99,999	15.7%	12.9%	11.9%
Total Population	47,398	261,103	565,854	\$50,000 - \$74,999	16.7%	15.3%	15.4%
<b>2010 Census</b>				\$35,000 - \$49,999	7.8%	8.1%	8.4%
Total Population	46,396	249,771	537,831	\$25,000 - \$34,999	5.1%	6.1%	6.4%
<b>Daytime Population</b>				\$15,000 - \$24,999	6.3%	5.7%	6.3%
2024 Estimate	2,514	300,827	691,268	Under \$15,000	5.6%	7.8%	8.6%
HOUSEHOLDS	1 Mile	3 Miles	5 Miles	Average Household Income	\$106,784	\$110,512	\$107,390
<b>2029 Projection</b>				<b>Median Household Income</b>	\$88,28	\$89,317	\$85,749
Total Households	27,134	128,438	237,792	<b>Per Capita Income</b>	\$58,920	\$53,543	\$49,272
<b>2024 Estimate</b>				POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Total Households	26,775	125,602	233,125	<b>Population By Age</b>			
<b>2020 Census</b>				2024 Estimate Total Population	48,231	267,669	573,233
Total Households	26,282	121,717	226,738	Under 20	10.9%	16.2%	20.2%
<b>2010 Census</b>				20 to 34 Years	39.7%	31.9%	30.5%
Total Households	25,248	111,704	209,054	35 to 39 Years	12.3%	10.4%	9.0%
<b>Growth 2024 - 2029</b>	1.3%	2.3%	2.0%	40 to 49 Years	14.2%	13.4%	12.5%
HOUSING UNITS	1 Mile	3 Miles	5 Miles	50 to 64 Years	14.2%	15.9%	15.4%
<b>Occupied Units</b>				Age 65+	10.9%	12.2%	12.3%
2029 Projection	28,808	137,532	255,759	Median Age	39.0	38.0	37.0
2024 Estimate	28,433	134,421	250,499	<b>Population 25+ by Education Level</b>			
Owner Occupied	6114	36,185	78,120	2024 Estimate Population Age 25+	40,650	206,901	407,441
Renter Occupied	20,635	89,310	154,958	Elementary (0-8)	2.6%	6.0%	7.0%
Vacant	1,658	8,820	17,374	Some High School (9-11)	2.3%	5.0%	5.8%
<b>Persons In Units</b>				High School Graduate (12)	11.1%	19.8%	16.6%
2024 Estimate Total Occupied Units	26,775	125,602	233,125	Some College (13-15)	18.3%	19.2%	10.1%
1 Person Units	44.4%	4.03%	35.3%	Associate Degree Only	8.5%	7.4%	7.5%
2 Person Units	40.4%	35.8%	33.5%	Bachelors Degree Only	37.2%	30.2%	26.4%





#### MAJOR EMPLOYERS // TOP 10 EMPLOYERS IN SAN DIEGO

<b>University of California, San Diego</b>	26,000	9500 Gillman Drive, La Jolla, CA 92093
<b>County of San Diego</b>	20,500	1600 Pacific Highway, San Diego, CA 92101
<b>United States Navy, San Diego</b>	20,000	550 West C Street, Ste 660, San Diego, CA 92101
<b>City of San Diego</b>	19,500	202 C Street, 12th Floor, San Diego, CA 92101
<b>San Diego Unified School District</b>	15,881	4100 Normal Street, San Diegom CA 92103
<b>Sharp Health Care</b>	14,390	8695 Spectrum Center Blvd, San Diego, CA 92123
<b>Scripps Health</b>	12,700	4275 Campus Point Court, San Diego, CA 92121
<b>QualComm Inc.</b>	9,444	5775 Morehouse Drive, San Diego, CA 92121
<b>Kaiser Foundation Hospital</b>	7,608	4647 Zion Avenue, San Diego, CA 92120
<b>San Diego State University</b>	6,939	5500 Campanile Drive, San Diego, CA 92182

#### MAJOR EMPLOYERS IN SAN DIEGO COUNTY

COMPANY NAME	LOCATION	INDUSTRY
<b>Barona Resort &amp; Casino</b>	Lakeside	Casinos
<b>Ceasar Entertainment</b>	Valley Center	Swiming Pool Contrs Dealers & Designers
<b>Djo Finance LLC</b>	Vista	Surgical Appliances-Manufacturers
<b>General Dynamics Nassco</b>	San Diego	Ship Builders & Repairers
<b>Illumina Inc.</b>	San Diego	Biotechnology Products & Services
<b>Kaiser Permanente Vandever Med</b>	San Diego	Physicians & Surgeons
<b>Kaiser Permanente Zion Med Center</b>	San Diego	Clinics
<b>Mccs Mocrd</b>	San Diego	Military Bases
<b>Merchants Building Maintenance</b>	San Diego	Janitor Service
<b>Naval Medical Center San Diego</b>	San Diego	Hospitals
<b>Palomar Medical Center</b>	Escondido	Health Services
<b>Palomar Pomerado Health Rehab</b>	Escondido	Rehabilitation Services
<b>Rady Children's Hospital</b>	San Diego	Hospitals



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