



1041 Calla Avenue

Imperial Beach, California

Price	\$2,095,000
Unit Mix	6 x 2 Bed / 1 Bath 1 x 1 Bed / 1 Bath
Building Size	Approx. 5,568 SF
Parking	9 Spaces

1041 Calla Ave in Imperial Beach offers a rare opportunity to acquire a well-located 7-unit apartment property just minutes from the beach, shopping, dining, and entertainment. The property consists of six 2-bedroom / 1-bathroom units and one 1-bedroom / 1-bathroom unit situated within a highly walkable coastal neighborhood. The property features a refreshed exterior, gated access, and 9 on-site parking spaces. Three units have been fully updated, two units have been partially updated, and two units remain mostly original, providing investors with clear upside potential through continued renovations and rent growth. Current ownership has completed significant maintenance and improvement work throughout the property, and investors have the opportunity to further stabilize operations while continuing interior modernization efforts. 3D Matterport Walkthroughs of all units are available upon request.

Chris Jensen

Chris Jensen & Co.

858-449-1277

Chris@SDisHome.com

Rent Roll & Financial Overview

Unit	Type	Sq Ft	Current Rent	Status
A	2 Bed / 1 Bath	775	Vacant	Vacant
B	2 Bed / 1 Bath	775	\$2,045	Occupied
C	2 Bed / 1 Bath	775	\$2,200	Occupied
D	2 Bed / 1 Bath	775	\$1,785	Occupied
E	2 Bed / 1 Bath	775	\$1,960	Occupied
F	2 Bed / 1 Bath	775	\$2,200	Occupied
G	1 Bed / 1 Bath	623	\$1,775	Occupied

Metric	Amount
Asking Price	\$2,095,000
Current Occupancy	85.7%
2 Bed Renovated Market Rent Avg.	\$2,358
1 Bed Renovated Market Rent Avg.	\$2,009
Tenant Utility Reimbursement Income	\$9,435 Annual



Property Photos & Location



Imperial Beach continues to attract residents seeking a more affordable coastal lifestyle within San Diego County. The property is conveniently located near beaches, restaurants, shopping, military employment centers, and major transportation corridors. The walkable location and strong rental demand position the property well for long-term investment performance.



Chris Jensen

Chris Jensen & Co.

858-449-1277

Chris@SDisHome.com