



6945 Imperial Avenue

San Diego, California 92114 · Five-Unit Value-Add Apartment Investment

**Multiple Exit Strategies.
One Investment.
Offered at \$1,199,000**

Offered by · **Triolo Realty Group** · Keller Williams Realty



Investment Highlights

6945 Imperial Avenue presents a rare opportunity to acquire a five-unit apartment investment with immediate cash flow, value-add potential, and flexible long-term strategies. Situated on a prominent corner parcel with CC-4-5 zoning within a Transit Priority Area, the property offers multiple paths to increase value in one of San Diego's strongest rental markets. Convert the lower level back to retail, office space, salon, personal services and retain the tenants upstairs. Perfect for small business owners as a live/work space. Or maximize income through rental stabilization while creating plans for a mixed-use redevelopment project.

Property Snapshot

Units	5 Residential
Parking	6 Off-Street Spaces
Laundry	Owner-Operated
Storage	4 Private Rooms
Zoning	CC-4-5 Commercial
Transit	Priority Area



Below-Market Rents

Immediate upside through lease-up and gradual rent adjustments



Vacant Studio

Available for immediate lease-up at market rates



Storage Income

Four private rooms with untapped rental potential



Flexible Zoning

CC-4-5 designation opens mixed-use and redevelopment paths

Current vs. Projected Performance

Current Performance

Gross Scheduled Income	\$68,640
Annual Expenses	\$13,409
Net Operating Income	\$55,231
Cap Rate	4.60%
Gross Rent Multiplier	17.50



UPSIDE

Gross Income **+62%**
NOI **+57%**
Cap Rate **+2.60%**

Projected Performance

Gross Scheduled Income	\$111,600
Annual Expenses	\$28,362
Net Operating Income	\$86,838
Cap Rate	7.20%
Gross Rent Multiplier	10.60

☐ Value-add opportunity: **\$31,607** additional annual NOI potential.



INVESTMENT STRATEGY

Multiple Exit Strategies. One Investment.

1

Stable Cash Flow

Acquire a five-unit building with immediate rental income and long-term appreciation in San Diego's resilient market.

2

Value-Add Apartment

Increase NOI by leasing the vacant studio, bringing rents to market, activating storage rooms, and maintaining laundry income.

3

Mixed-Use Owner/User

CC-4-5 zoning may allow an owner-user to occupy a commercial component on the lower level while retaining residential income on the 2nd level. Buyer to verify permitted uses with the City of San Diego.

4

Long-Term Development Hold

Collect rental income today while evaluating future redevelopment tied to Transit Priority Area status and commercial zoning.

Unit-by-Unit Income Profile

Unit	Bed / Bath	Current Rent	Est. Market Rent	Utilities	Notes
Unit 1	1br 1ba, 484 sf	\$1,300	\$1,750	Owner pays SDGE / Water	+\$450/month
Unit 2	1br 1ba, 511 sf	\$1,300	\$1,750	Owner pays SDGE / Water	+\$450/month
Studio (Unit 2.5)	Studio/office, 380 sf	Vacant (\$0)	\$1,000	Owner pays SDGE / Water	Immediate lease-up
Unit 3	2br 1ba, 900 sf	\$1,720	\$2,400	Owner pays water. Tenant pays SDGE.	+\$680/month
Unit 4	2br 1ba, 900 sf	\$1,400	\$2,400	Owner pays water. Tenant pays SDGE.	+\$1,000/month

All leases are month-to-month with a 60-day termination notice. The owner pays water for the entire building, and also pays gas and electric for Units 1, 2, and 2;5. The property includes a coin-operated laundry room with washer and dryer, plus four private storage rooms available for rental.



Laundry Income

Owner-operated · ~\$100/month



Storage Income

4 private rooms · ~\$200/month potential



Total Upside

Monthly rent increases from **\$5,720** to **\$9,300** · **+\$3,580/month** or **+63%**

Property Highlights



Five Residential Units

Mix of unit types with efficient layout and separate entries



Six Parking Spaces

Off-street parking - premium amenity in this San Diego submarket



Owner Laundry

On-site coin-operated facilities generating passive income



Four Storage Rooms

Separate rentable storage unlocking additional monthly revenue



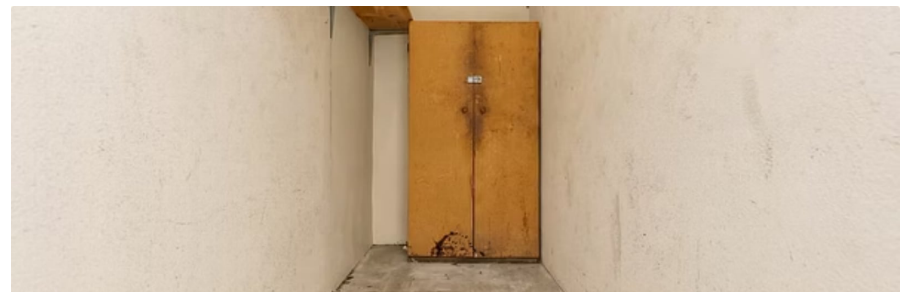
Private Rear Courtyard

Pergola-covered outdoor seating area for resident amenity



Transit Priority Area

CC-4-5 zoning with proximity to trolley, freeways, and downtown



UNIT DETAILS

Unit Highlights



Unit 2 Bathroom



Unit 2 Bedroom



Unit 2 Kitchen



Unit 2 Living Room



Unit 2 Office Nook



Unit 2.5 Kitchen



Unit 2.5 Bathroom



Unit 2.5 Living/Bedroom



Unit 4 Kitchen



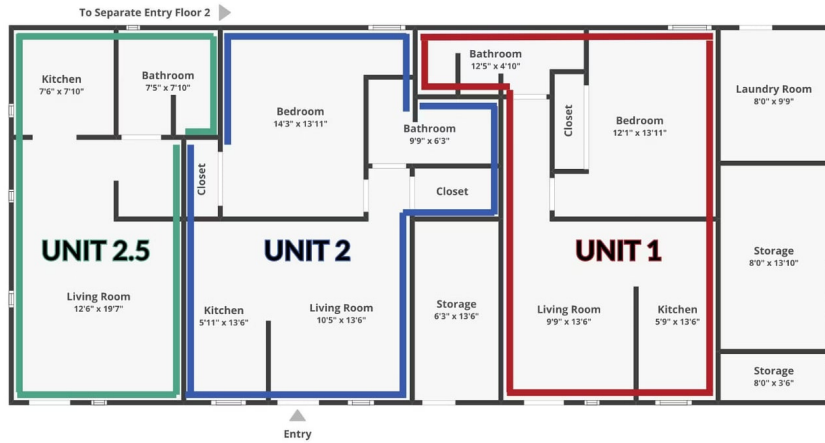
Shared Amenities: Coin laundry · Four storage rooms · Rear courtyard with pergola · Six off-street parking spaces

BUILDING LAYOUT

Property Layout

6945 Imperial Ave, San Diego, CA 92114

Flicker St.



Rear Asphalt & Pergola

Floor 1

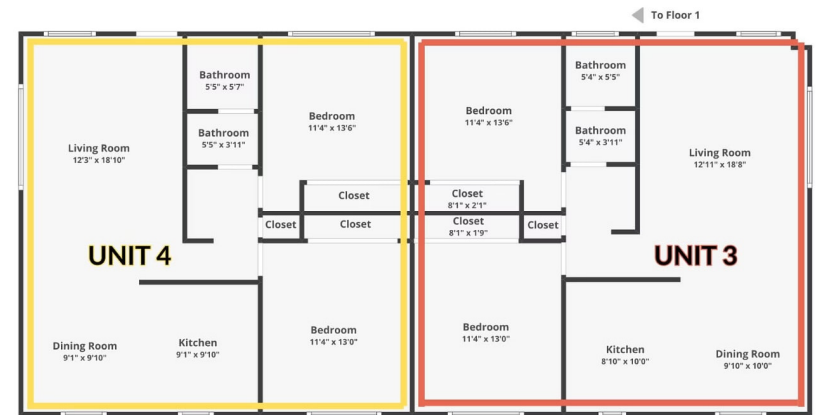
Floor plans are for informational purposes only and not for construction or design use. Measurements are approximate, and square footage may include finished and unfinished areas.

Floor One

- Units 1, 2, and Studio (Unit 2.5)
- On-site laundry room
- Four private storage rooms
- Rear pergola and asphalt courtyard area

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Flicker St.



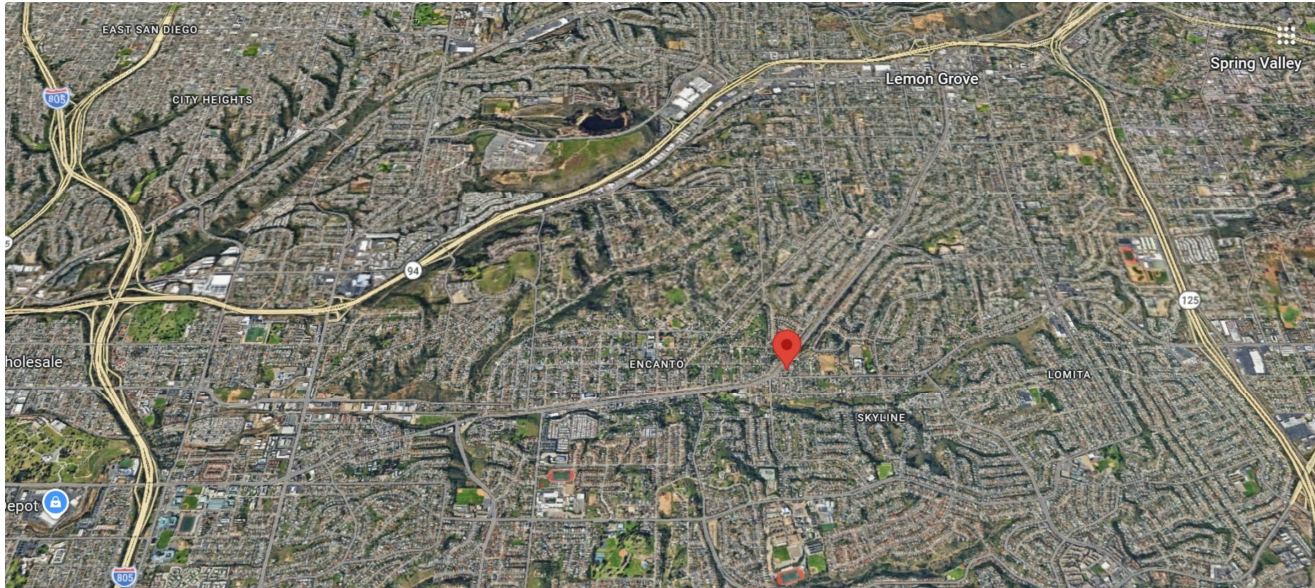
Separate Entry Floor 2

Floor plans are for informational purposes only and not for construction or design use. Measurements are approximate, and square footage may include finished and unfinished areas.

Floor Two

- Units 3 and 4
- Separate upper-level access
- Independent entry for privacy and management efficiency

Location & Investment Advantages



Minutes to Downtown

Quick access to downtown San Diego's jobs, dining, and amenities.



Transit Corridor

Near trolley service and within a Transit Priority Area.



Freeway Access

Easy connectivity to I-5, I-15, and I-805 corridors.



Live-Work-Play

Close to healthcare, schools, retail, and key employers.

LOCATION

6945 Imperial Avenue

Investment Offering · San Diego, California



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MEDIA LINKS:

[Video](#)

[3D Tour](#)

☐ **Disclaimer:** All information is deemed reliable but not guaranteed. Buyer to verify all zoning, permitted uses, income, expenses, and property details independently with the City of San Diego and qualified professionals.