



4166 MONROE AVENUE

San Diego, CA 92116

AZIZ ZAKKOUT

Principal Broker
858.859.9737
aziz@zakkoutres.com



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Multifamily Property For Sale



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SECTION 1

PROPERTY INFORMATION

PROPERTY SUMMARY

Multifamily Property For Sale



PROPERTY DESCRIPTION

4166 Monroe Avenue presents a rare four-unit townhome-style offering positioned at the gateway of Kensington and Normal Heights—two of San Diego's most desirable urban neighborhoods. Built in 1987 on a 0.15-acre lot, the property comprises four spacious 2-bedroom / 2.5-bathroom townhome-style units, each approximately 1,100 SF, totaling 4,833 SF of improvements. Every unit includes an attached private garage, additional on-site parking, and a private balcony and patio space. The asset is ideally suited for an owner-occupant seeking premium rental income or an investor targeting durable, long-tenured tenancy in a high-barrier submarket. Units are fully appointed with open floor plans, upgraded kitchens and bathrooms, in-unit laundry, and gas fire places.

PROPERTY HIGHLIGHTS

- 1987 Construction
- All 1100+ SF 2Bed 2.5Bath Townhome Units
- In-unit laundry (each unit)
- Gas Fireplace (each unit)

OFFERING SUMMARY

Sale Price:	\$2,300,000
Number of Units:	4
Lot Size:	0.15 Acres
Building Size:	4,836 SF
NOI:	\$85,328.40
Cap Rate:	3.71%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	978	4,329	18,968
Total Population	2,307	10,290	46,024
Average HH Income	\$132,216	\$105,516	\$97,488

PROPERTY DESCRIPTION

Multifamily Property For Sale



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LOCATION DESCRIPTION

A rare gateway position between two of San Diego's most desirable urban neighborhoods. Located at 4166 Monroe Avenue, the property sits squarely between of Normal Heights and Kensington—giving tenants the eclectic, walkable energy of one and the leafy, village charm of the other, all within a few blocks. To the north, the Adams Avenue corridor through Normal Heights offers live music at Lestat's Coffee House, craft cocktails at Sycamore Den and Polite Provisions, brewpubs like Blind Lady Ale House and Tiger! Tiger!, vintage shops, and an ever-evolving roster of award-winning independent restaurants and coffee houses. To the east, Kensington's quieter village core anchors the area with the historic Ken Cinema, the Kensington Library, and acclaimed dining at Bleu Bohème, Ponce's Mexican Restaurant, and Clem's Tap House—surrounded by tree-lined streets and storybook Tudor and Spanish Revival homes. The annual Adams Avenue Street Fair and Adams Avenue Unplugged underscore the broader area's creative, community-driven energy. Tenants are minutes from Ward Canyon Park, the Adams Avenue overlook, and a short drive from Balboa Park's trails, museums, and cultural institutions. Direct access to the I-805, I-15, and I-8 freeways places Mission Valley, San Diego State University, Downtown San Diego, and Mission Bay within a 10–15 minute drive—anchoring durable rental demand from professionals, students, faculty, and creatives drawn to the neighborhood's walkable, village-meets-urban lifestyle.

COMPLETE HIGHLIGHTS

Multifamily Property For Sale



PROPERTY HIGHLIGHTS

- 1987 Construction
- All 1100+ SF 2Bed 2.5Bath Townhome Units
- In-unit laundry (each unit)
- Gas Fireplace (each unit)
- In-wall AC (each unit)
- Garages and On-site parking (each unit)
- Deemed "Very Walkable"



FACING MONROE AVE

Multifamily Property For Sale



OVERHEAD AERIAL

Multifamily Property For Sale



AERIAL FACING EAST

Multifamily Property For Sale



SDSU San Diego State University
2.6 miles
to the subject property

AERIAL FACING NORTH

Multifamily Property For Sale



AERIAL FACING SOUTH WEST

Multifamily Property For Sale



ALLEY FACING SOUTH

Multifamily Property For Sale



ADDITIONAL PHOTOS

Multifamily Property For Sale



INTERIOR PHOTOS

Multifamily Property For Sale



INTERIOR PHOTOS

Multifamily Property For Sale



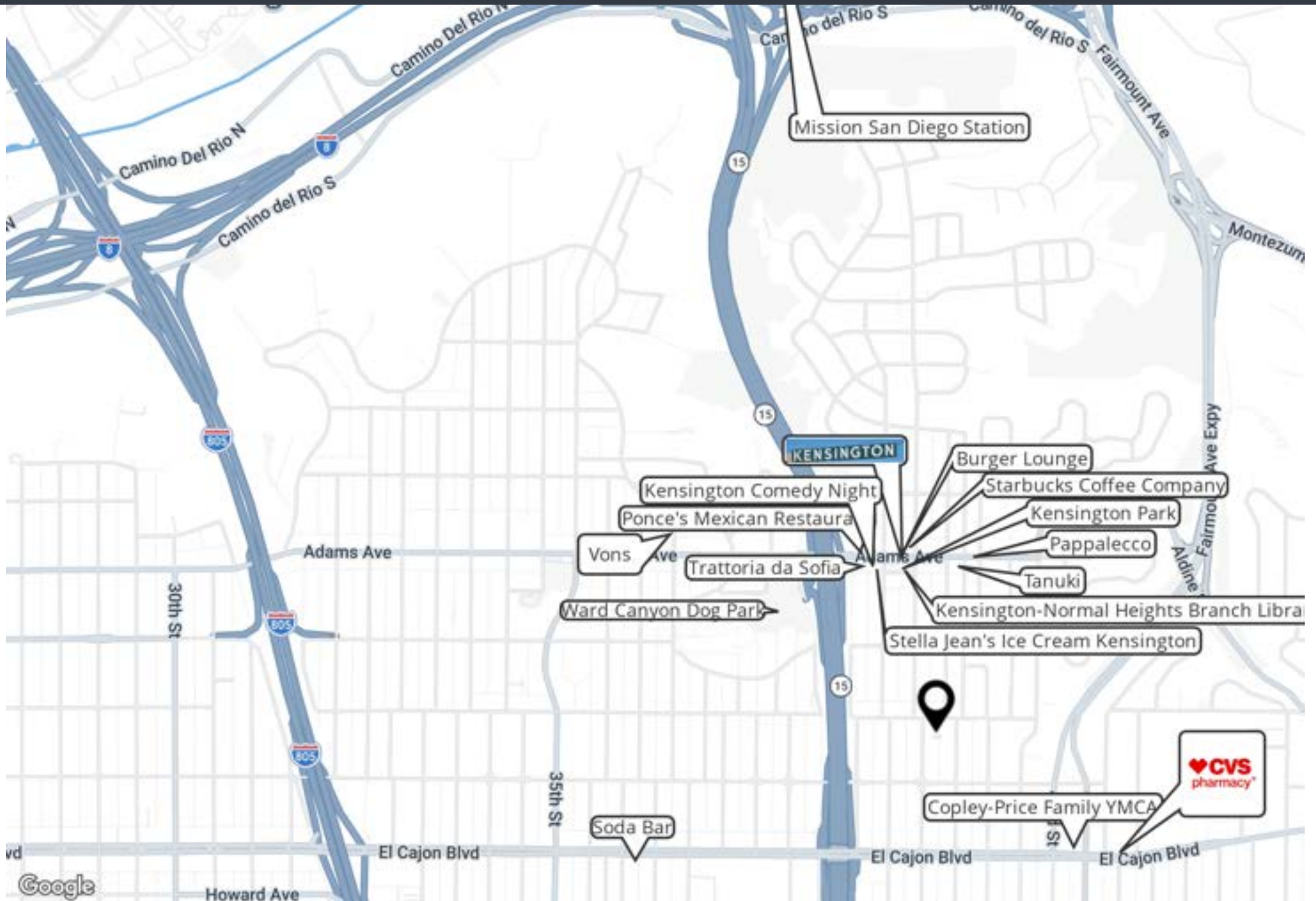


SECTION 2

LOCATION INFORMATION

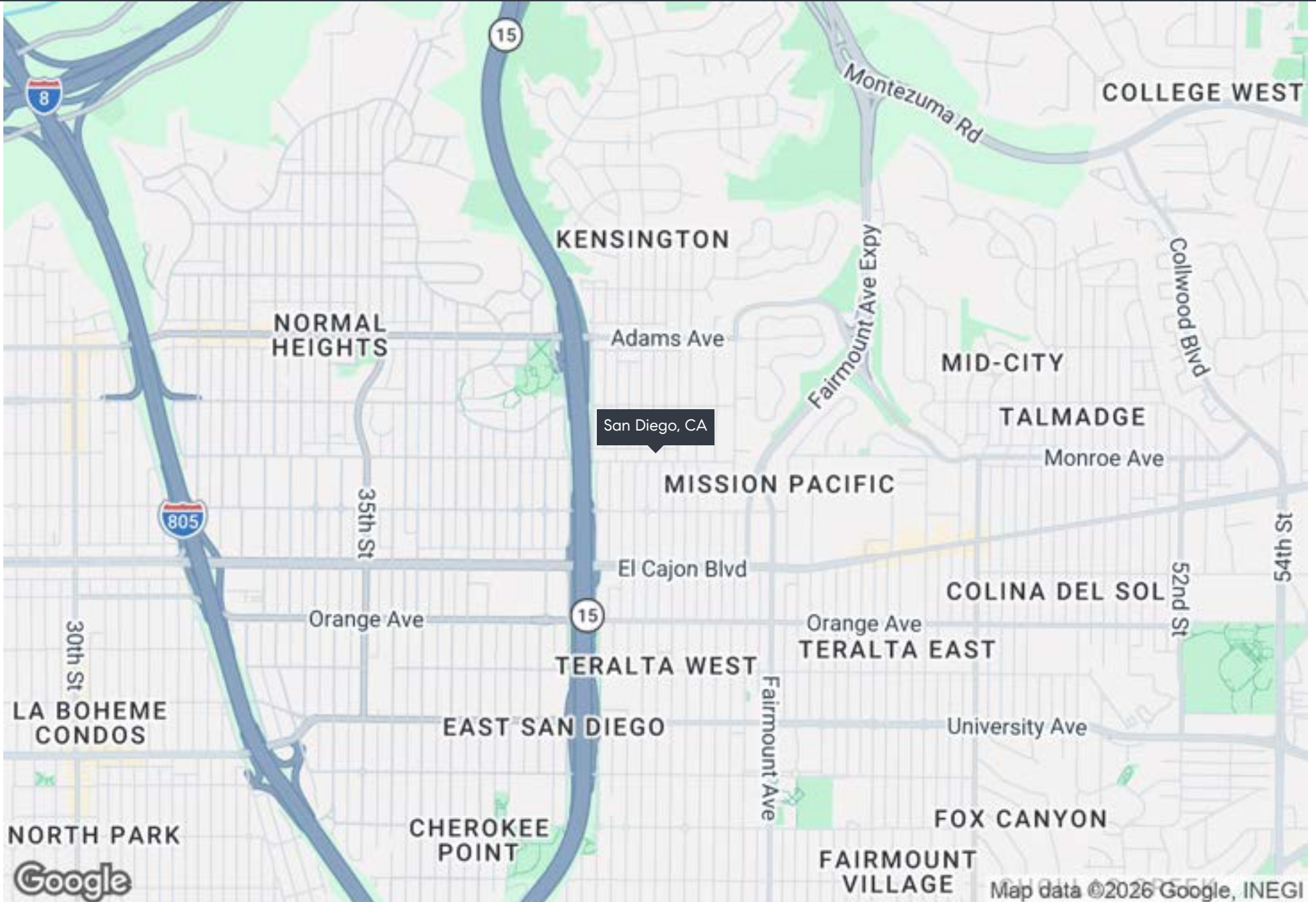
RETAILER MAP

Multifamily Property For Sale



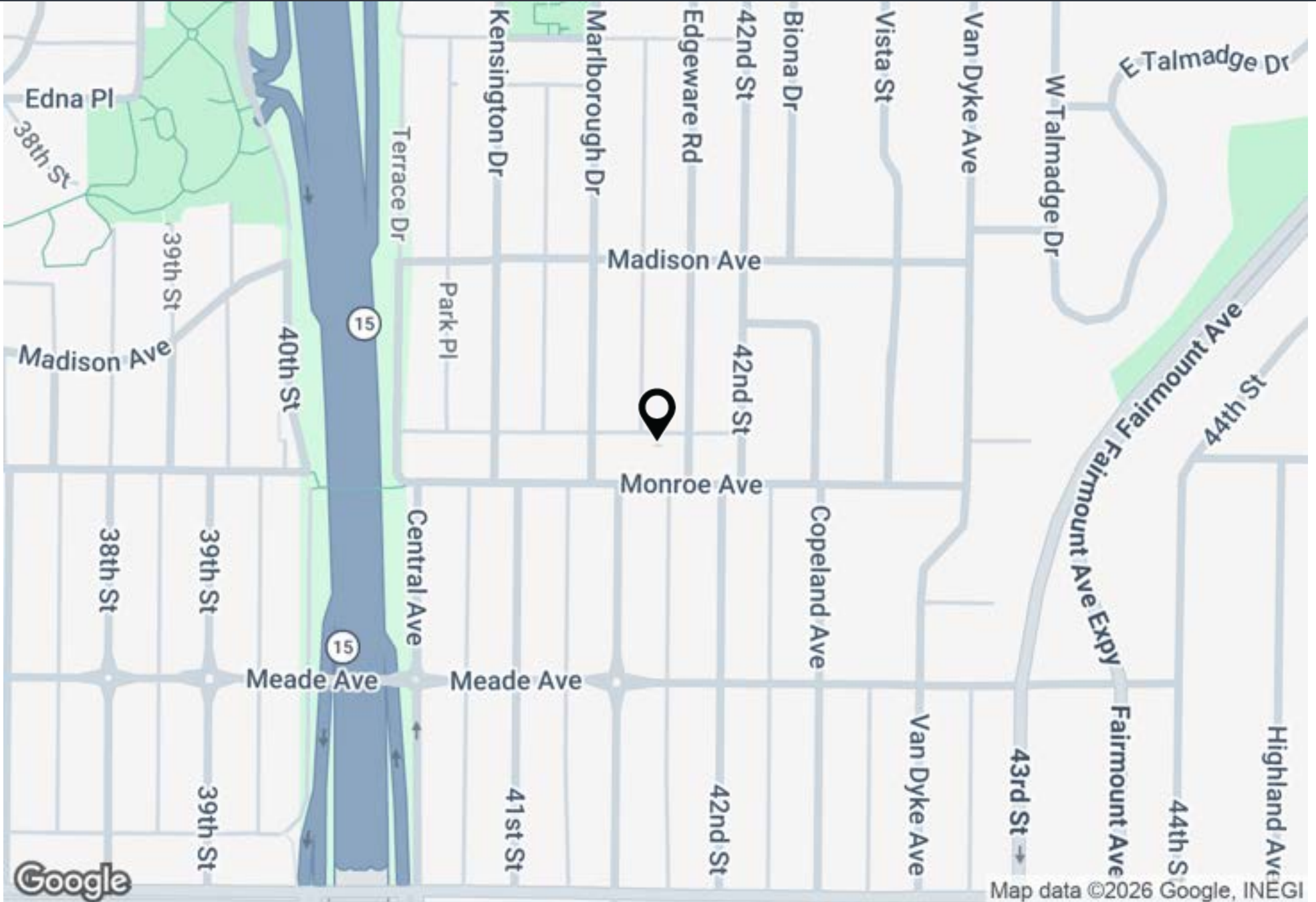
REGIONAL MAP

Multifamily Property For Sale



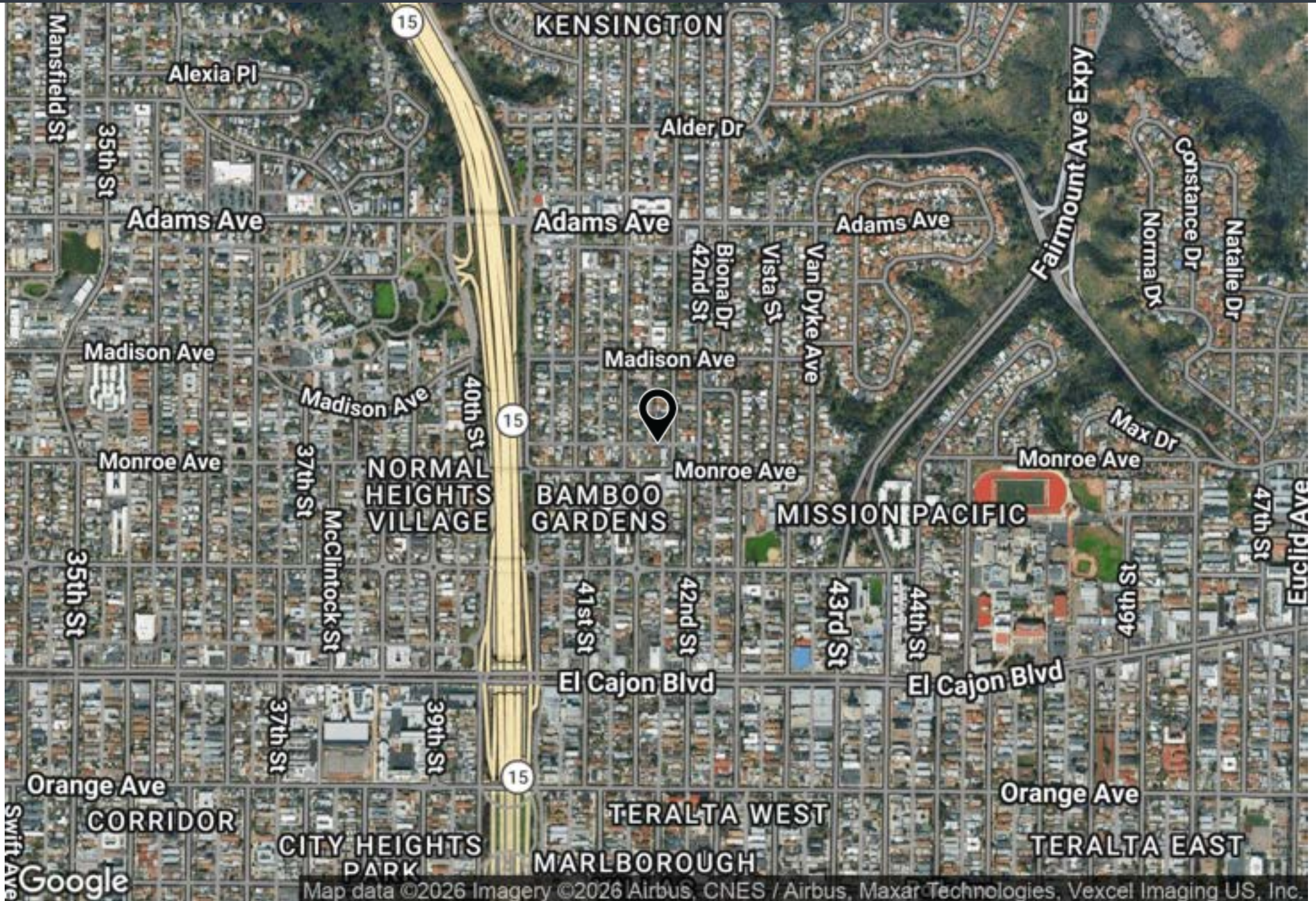
LOCATION MAP

Multifamily Property For Sale



AERIAL MAP

Multifamily Property For Sale





SECTION 3

FINANCIAL ANALYSIS

FINANCIAL SUMMARY

Multifamily Property For Sale



INVESTMENT OVERVIEW

Price	\$2,300,000
Price per SF	\$476
Price per Unit	\$575,000
GRM	16.89
CAP Rate	3.71%
Cash-on-Cash Return (yr 1)	3.71%
Total Return (yr 1)	\$85,328

OPERATING DATA

Gross Scheduled Income	\$136,152
Other Income	\$7,740
Total Scheduled Income	\$143,892
Vacancy Cost	\$6,808
Gross Income	\$137,084
Operating Expenses	\$51,756
Net Operating Income	\$85,328
Pre-Tax Cash Flow	\$85,328

FINANCING DATA

Down Payment	\$2,300,000
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INCOME & EXPENSES

Multifamily Property For Sale



INCOME SUMMARY

Vacancy Cost	(\$6,808)
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GROSS INCOME	\$137,084
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EXPENSES SUMMARY

Property Tax (1.25114%)	\$29,350
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Insurance (actual)	\$4,662
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Water Utility (actual)	\$4,128
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Gas/Electric Utility House Meter (actual)	\$420
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Repairs/Maintenance (\$700/unit per year)	\$2,800
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Landscaping (\$200/month)	\$2,400
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Management (5.00%)	\$7,196
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Reserves (\$200/unit per year)	\$800
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OPERATING EXPENSES	\$51,756
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NET OPERATING INCOME	\$85,328
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RENT ROLL

Multifamily Property For Sale



SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF
1	2	2.5	1,200 SF	\$2,556	\$2.13	\$3,200	\$2.67
2	2	2.5	1,200 SF	\$2,995	\$2.50	\$3,200	\$2.67
3	2	2.5	1,200 SF	\$2,900	\$2.42	\$3,200	\$2.67
4	2	2.5	1,200 SF	\$2,895	\$2.41	\$3,200	\$2.67
TOTALS			4,800 SF	\$11,346	\$9.46	\$12,800	\$10.68
AVERAGES			1,200 SF	\$2,837	\$2.37	\$3,200	\$2.67

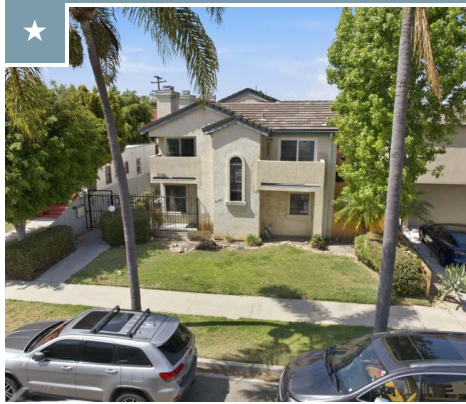


SECTION 4

SALE COMPARABLES

SALE COMPS

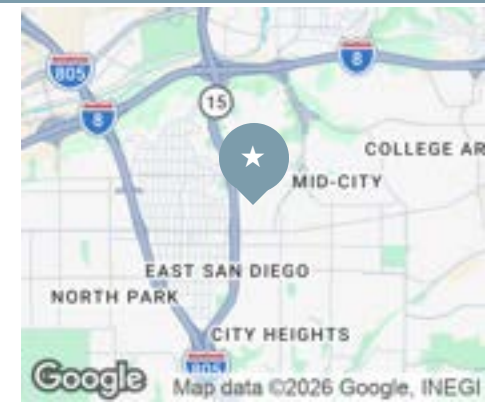
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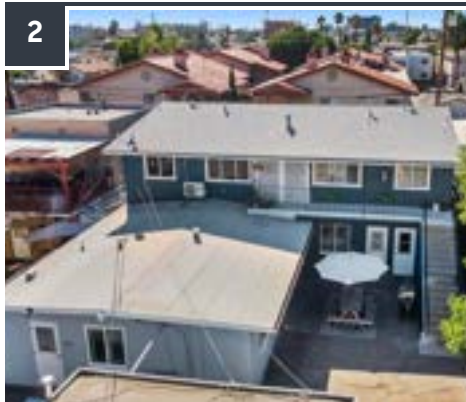
Price:	\$2,300,000	Bldg Size:	4,836 SF
Lot Size:	0.15 Acres	No. Units:	4
Cap Rate:	3.71%	Year Built:	1987



2931 THORN STREET

San Diego, CA 92104

Price:	\$2,650,000	Bldg Size:	1,759 SF
Lot Size:	0.32 Acres	No. Units:	3
Year Built:	2018		



4156 SWIFT AVENUE

San Diego, CA 92104

Price:	\$2,000,000	Bldg Size:	3,212 SF
Lot Size:	0.16 Acres	No. Units:	4
Year Built:	1931		



SALE COMPS

Multifamily Property For Sale



3



4617 IDAHO STREET

San Diego, CA 92116

Price:	\$2,590,000	Bldg Size:	4,100 SF
Lot Size:	0.08 Acres	No. Units:	3
Year Built:	2023		



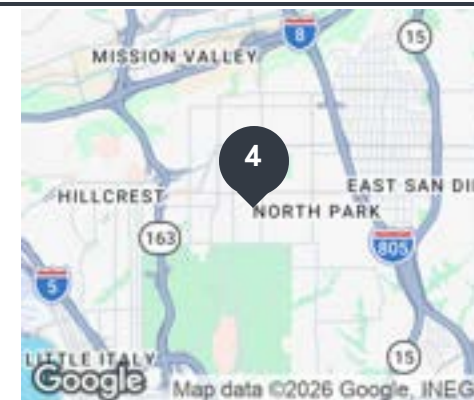
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3736 LOUISIANA STREET

San Diego, CA 92104

Price:	\$2,050,000	Bldg Size:	2,188 SF
Lot Size:	0.23 Acres	No. Units:	2
Year Built:	1960		



5



4668 39TH STREET

San Diego, CA 92116

Price:	\$2,150,000	Bldg Size:	3,377 SF
Lot Size:	0.10 Acres	No. Units:	4
Year Built:	1985		

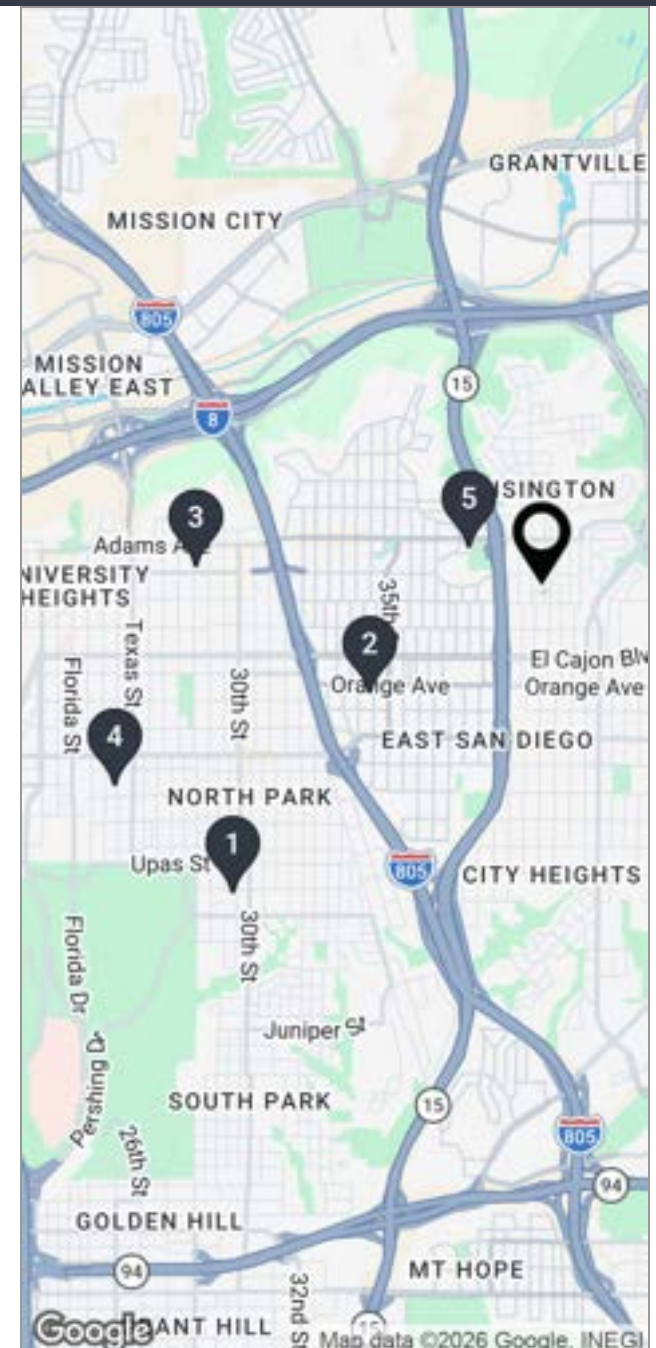


SALE COMPS MAP & SUMMARY

Multifamily Property For Sale



	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	PRICE/UNIT
★	4166 Monroe Avenue San Diego, CA 92116	\$2,300,000	4,836 SF	0.15 Acres	4	\$575,000
1	2931 Thorn Street San Diego, CA 92104	\$2,650,000	1,759 SF	0.32 Acres	3	\$883,333
2	4156 Swift Avenue San Diego, CA 92104	\$2,000,000	3,212 SF	0.16 Acres	4	\$500,000
3	4617 Idaho Street San Diego, CA 92116	\$2,590,000	4,100 SF	0.08 Acres	3	\$863,333
4	3736 Louisiana Street San Diego, CA 92104	\$2,050,000	2,188 SF	0.23 Acres	2	\$1,025,000
5	4668 39th Street San Diego, CA 92116	\$2,150,000	3,377 SF	0.10 Acres	4	\$537,500
	AVERAGES	\$2,288,000	2,927 SF	0.18 ACRES	3	\$761,833





SECTION 5

DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

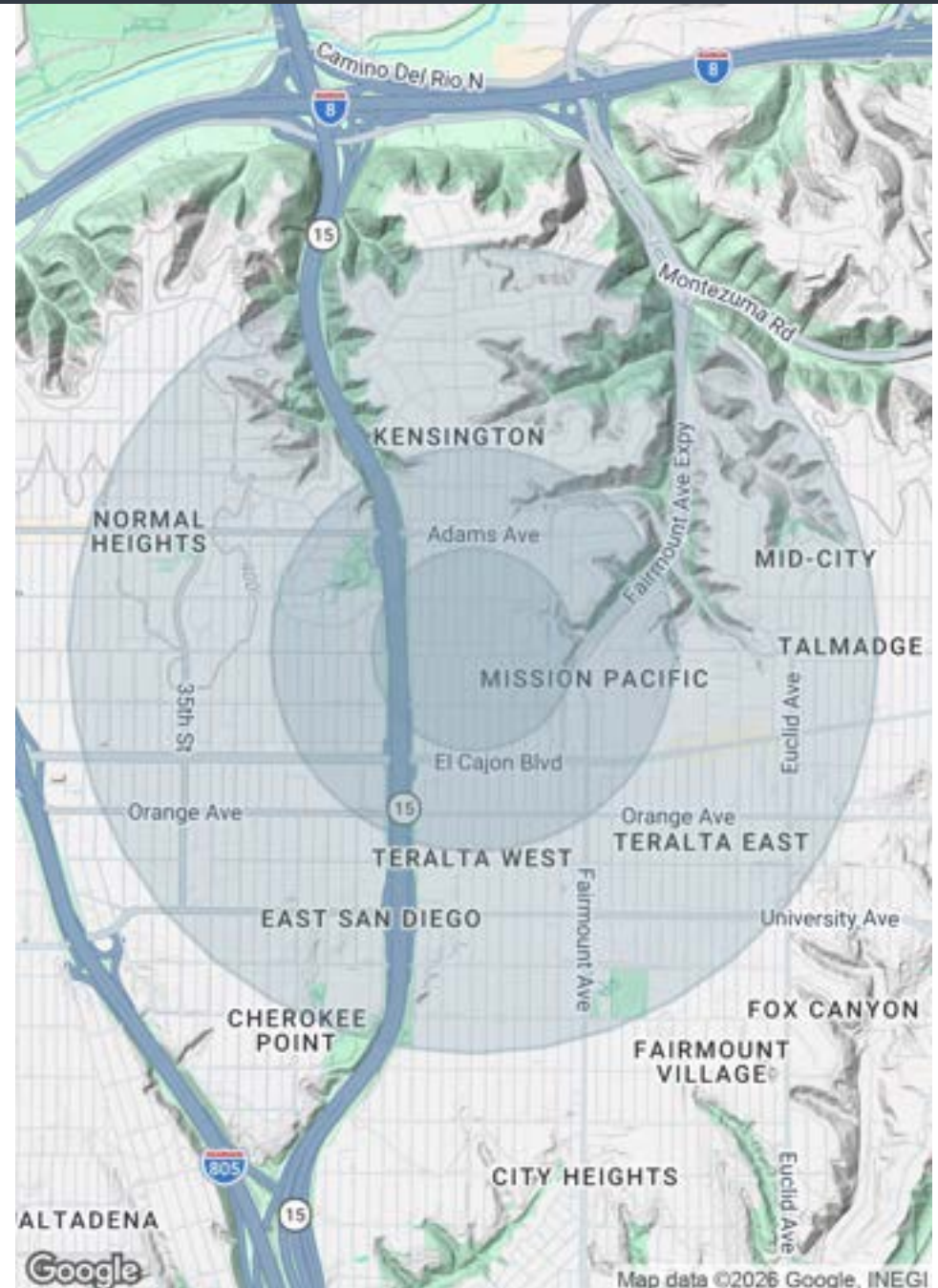
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,307	10,290	46,024
Average Age	36.5	37.6	37.1
Average Age (Male)	38.0	39.0	37.5
Average Age (Female)	37.7	37.6	37.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	978	4,329	18,968
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$132,216	\$105,516	\$97,488
Average House Value	\$818,809	\$784,319	\$736,582

2023 American Community Survey (ACS)





SECTION 6

ADVISOR BIOS

ADVISOR BIO 1

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AZIZ ZAKKOUT

Principal Broker

aziz@zakkoutres.com

Direct: **858.859.9737** | Cell: **858.531.4442**

CalDRE #01911009

Zakkout Real Estate Services
1084 N El Camino Real Unit B #527
Encinitas, CA 92024
858.859.9737