



# 4236 41st St

San Diego, CA 92105

TWO DETACHED RESIDENTIAL UNITS IN CITY HEIGHTS



CONTACT

**Arby Eivazian, VICE PRESIDENT**

619.990.4436 DRE# 01948830 eivazian@scc1031.com

[www.scc1031.com](http://www.scc1031.com)



TABLE OF CONTENTS

CONFIDENTIALITY & DISCLAIMER

Executive Summary	03
Property Information	06
Location Overview	13
Financial Analysis	16
Comparables	20
Demographics	30
Advisor Bios	32

All materials and information received or derived from South Coast Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither South Coast Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. South Coast Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. South Coast Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. South Coast Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by South Coast Commercial in compliance with all applicable fair housing and equal opportunity laws.

4236 41ST STREET

# Executive Summary

# THE OFFERING

**4236 41ST ST**  
STREET ADDRESS

**\$975,000**  
LISTING PRICE

South Coast Commercial is pleased to present 4236 41st Street, a two-unit multifamily property in the centrally located City Heights neighborhood of San Diego. The property features two detached 2-bedroom, 1-bathroom units totaling approximately 1,324 square feet on a 3,124 square foot lot. Both units offer updated interiors, with the front unit including in-unit washer and dryer hookups and extensive upgrades such as new flooring, siding, roof, and insulation. The property also includes three off-street parking spaces, providing a desirable combination of functionality and tenant convenience.

Positioned within a high-demand rental submarket, the property benefits from its proximity to North Park, Normal Heights, and Downtown San Diego, along with convenient access to Interstate 15 and State Route 94. The detached configuration and low-density design offer strong appeal to both tenants and owner-occupants. This offering presents an attractive opportunity for investors seeking stable income in a central location, as well as for buyers looking to occupy one unit while generating supplemental rental income.



**3,124 SF**  
LOT SIZE



**1,324 SF**  
BUILDING SIZE



**2**  
UNITS



**4.7%**  
MARKET CAP RATE



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

# INVESTMENT HIGHLIGHTS



## Detached Duplex Configuration

Two standalone units providing enhanced privacy and strong tenant appeal



## Efficient Unit Mix

Two 2-bedroom, 1-bath units with broad rental appeal



## In-Unit Laundry Hookups

Desirable tenant amenity supporting long-term occupancy



## Owner-User Flexibility

Opportunity to occupy one unit while generating rental income from the other



## Low-Density Asset

Streamlined management with minimal operational complexity



## Central City Heights Location

High-demand rental submarket with proximity to North Park, Downtown, and major corridors



## Off-Street Parking & Private Outdoor Areas

Three parking spaces complemented by small yard spaces

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS



**SOUTH COAST**  
COMMERCIAL

**CORFAC**  
INTERNATIONAL

4236 41ST STREET

# Property Information



**3,124 SF**

LOT SIZE



**1,324 SF**

BUILDING SIZE



**2**

UNITS



**4.7%**

MARKET CAP RATE



\* PROPERTY LINES ARE ESTIMATES

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

# PROPERTY DESCRIPTION

**4236 41st Street is a two-unit multifamily property located in the centrally positioned City Heights neighborhood of San Diego.**

The property consists of two detached 2-bedroom, 1-bathroom residential units situated on a centrally located lot. Each unit features efficient floor plans designed to support comfortable, practical day-to-day living.

The front unit includes in-unit washer and dryer hookups, while both units benefit from updated interiors, including renovated kitchens, modern appliances, and all new dual-pane windows. The front unit has also undergone extensive improvements, including new flooring, siding, roof, and insulation, enhancing both functionality and long-term durability. The detached configuration provides increased privacy and allows for small, fenced private yard areas for each unit. The property also offers three off-street parking spaces, a valuable amenity in this urban submarket.

With its low-density design, recent upgrades, and central location, 4236 41st Street presents a compelling opportunity for investors seeking stable rental income, as well as for owner-occupants looking to offset living expenses with additional rental revenue.



EXECUTIVE SUMMARY

PROPERTY INFORMATION

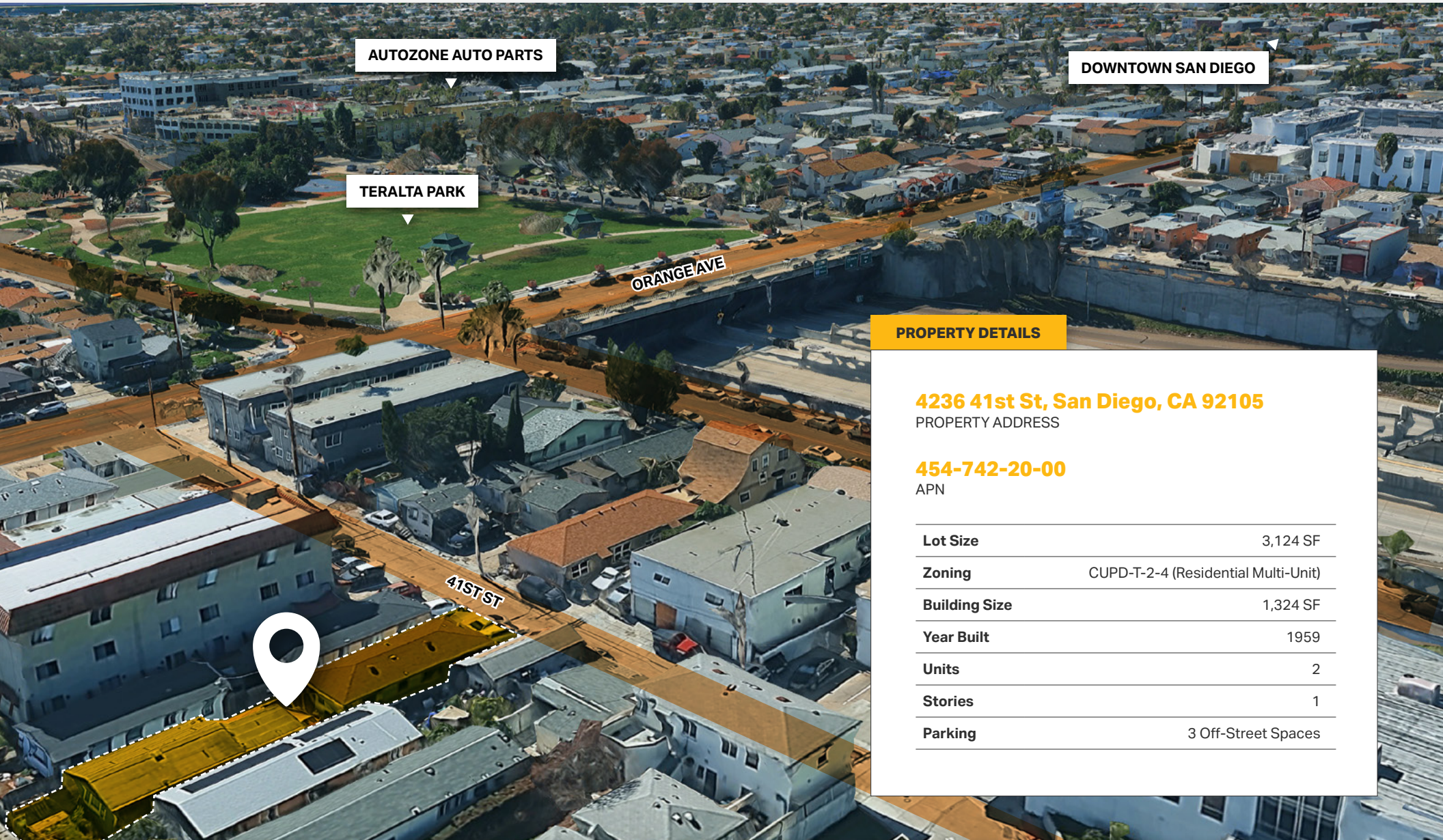
LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

# PROPERTY DESCRIPTION



## PROPERTY DETAILS

**4236 41st St, San Diego, CA 92105**  
PROPERTY ADDRESS

**454-742-20-00**  
APN

Lot Size	3,124 SF
Zoning	CUPD-T-2-4 (Residential Multi-Unit)
Building Size	1,324 SF
Year Built	1959
Units	2
Stories	1
Parking	3 Off-Street Spaces

EXECUTIVE SUMMARY

PROPERTY INFORMATION

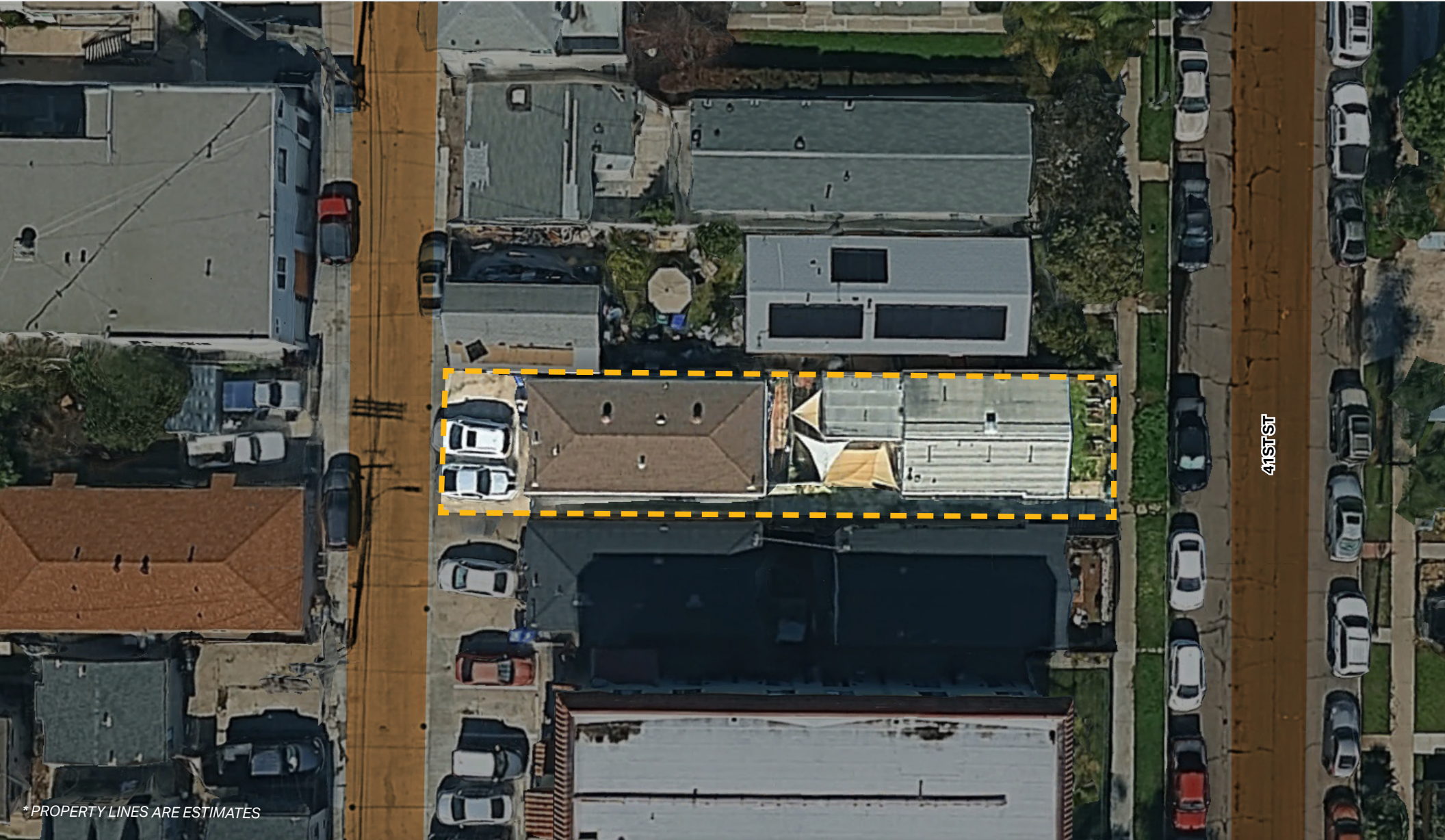
LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

# AERIAL VIEW



\*PROPERTY LINES ARE ESTIMATES

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

# PROPERTY PHOTOS



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

# INTERIOR PHOTOS



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS



4236 41ST STREET

# Location Overview

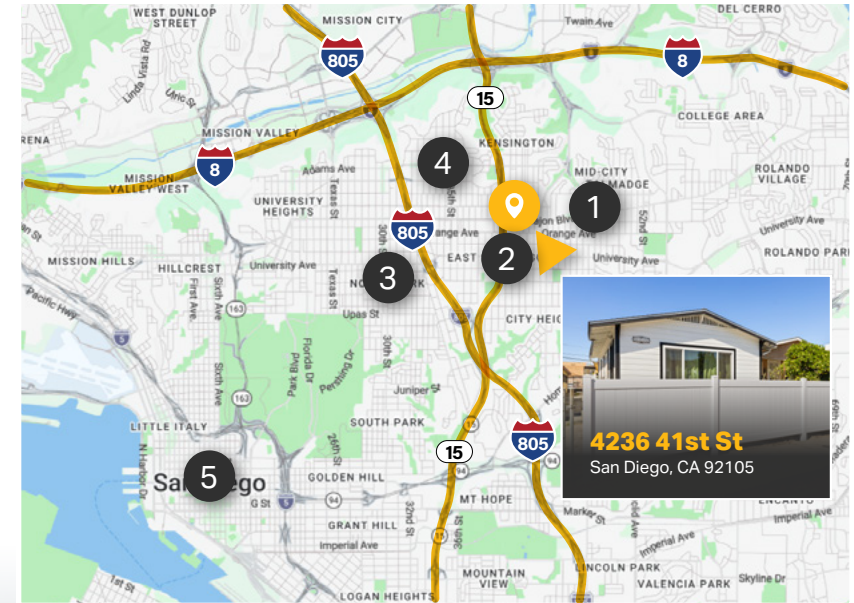
# LOCATION OVERVIEW

## CENTRAL CONNECTIVITY MEETS STRONG RENTAL DEMAND – CITY HEIGHTS URBAN CORE

City Heights is one of San Diego's most centrally positioned urban neighborhoods, offering a unique blend of cultural diversity, established residential communities, and active commercial activity. The area is anchored by key corridors such as **1 El Cajon Boulevard** and **2 University Avenue**, where a mix of local businesses, dining, and everyday retail supports the surrounding population.

Its central location places residents within minutes of some of San Diego's most popular lifestyle hubs, including **3 North Park**, **4 Normal Heights**, and **5 Downtown**. This connectivity provides convenient access to employment centers, entertainment, and dining, while the neighborhood itself maintains a walkable environment with access to schools, parks, and community amenities.

With direct connectivity to Interstate 15 and State Route 94, City Heights serves as a highly accessible location within the broader San Diego market. Ongoing development activity and continued demand for centrally located housing have reinforced the area's appeal among both residents and investors, supporting its reputation as a stable submarket with long-term growth potential.



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

# IMMEDIATE MAP



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

4236 41ST STREET

# Financial Analysis

# FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

**\$736.40**

PRICE PER SF

**\$975,000**

PRICE

**\$487,500**

PRICE PER UNIT

CURRENT

PROFORMA

**40.63**

GRM

**14.91**

**0.6%**

CAP RATE

**4.7%**

**-16.2%**

CASH-ON-CASH  
RETURN (YR 1)

**-2.8%**

**(\$41,635)**

TOTAL RETURN (YR 1)

**(\$1,477)**

**0.10**

DEBT COVERAGE RATIO

**0.85**

CURRENT

PROFORMA

### OPERATING DATA

Gross Scheduled Income	\$24,000	\$65,400
Total Scheduled Income	\$24,000	\$65,400
Vacancy Cost	\$720	\$1,962
Gross Income	\$23,280	\$63,438
Operating Expenses	\$17,883	\$17,883
Net Operating Income	\$5,398	\$45,556
Pre-Tax Cash Flow	(\$48,492)	(\$8,334)

### FINANCING DATA

Down Payment	\$300,000	\$300,000
Loan Amount	\$675,000	\$675,000
Debt Service	\$53,890	\$53,890
Debt Service Monthly	\$4,491	\$4,491
Principal Reduction (Yr 1)	\$6,857	\$6,857

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

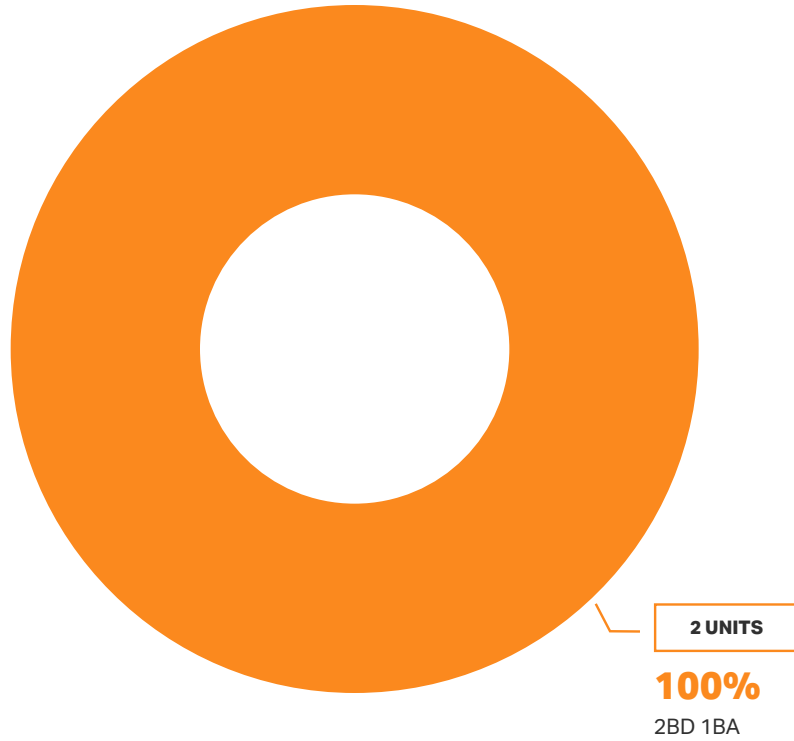
DEMOGRAPHICS

# INCOME & EXPENSES SUMMARY

	CURRENT	PROFORMA
<b>INCOME SUMMARY</b>		
Gross Scheduled Income	\$24,000	\$65,400
Vacancy Cost	(\$720)	(\$1,962)
<b>GROSS INCOME</b>	<b>\$23,280</b>	<b>\$63,438</b>
<b>EXPENSES SUMMARY</b>		
Water	\$1,800	\$1,800
Trash Removal	\$840	\$840
Pest Control	\$250	\$250
Maintenance	\$1,600	\$1,600
Insurance	\$1,400	\$1,400
Taxes	\$11,993	\$11,993
<b>OPERATING EXPENSES</b>	<b>\$17,883</b>	<b>\$17,883</b>
<b>NET OPERATING INCOME</b>	<b>\$5,398</b>	<b>\$45,556</b>



# UNIT MIX SUMMARY



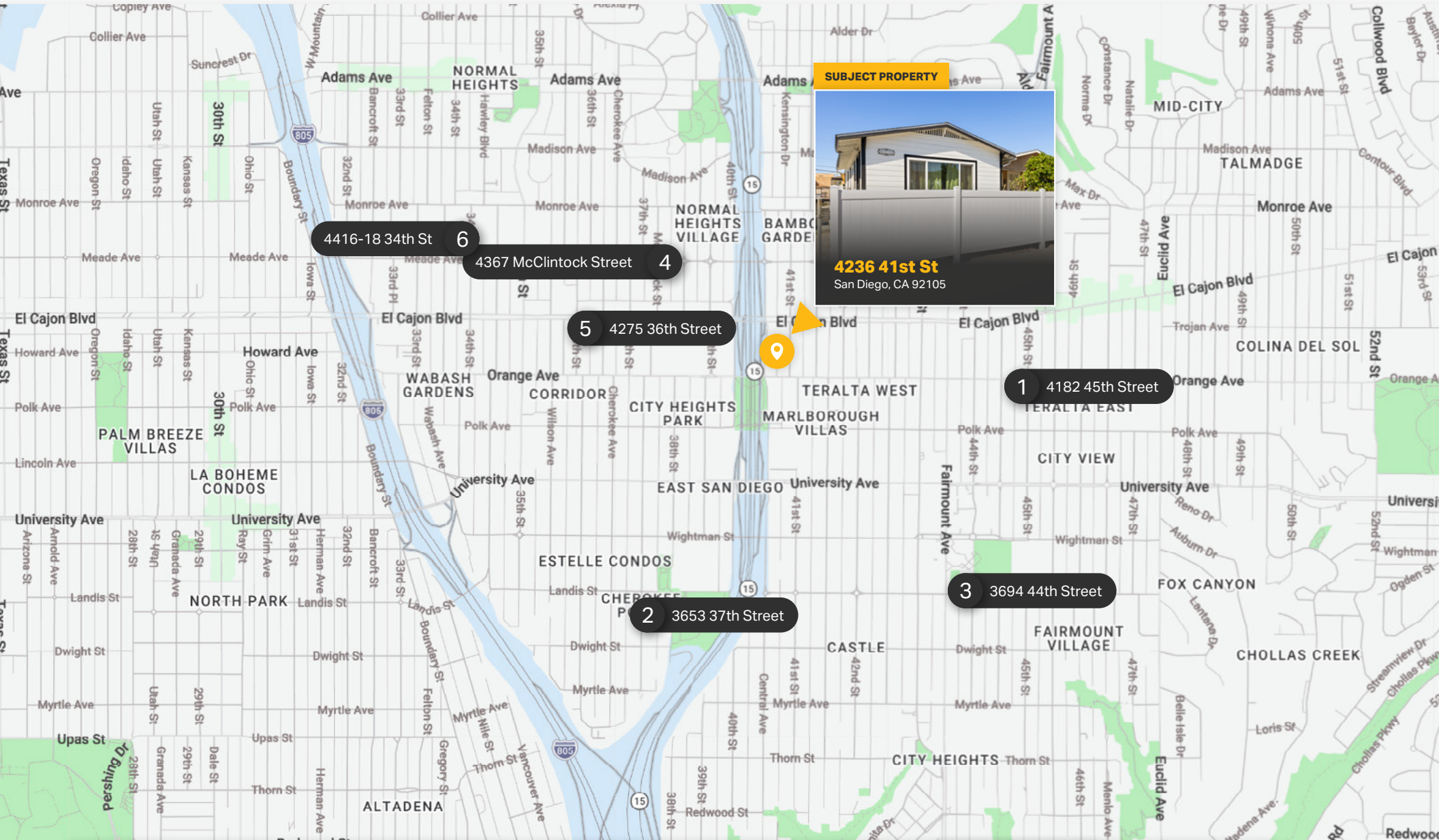
UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	RENT	MARKET RENT
2Bd 1Ba	2	1	2	100.00%	\$1,000	\$2,725
<b>TOTALS/AVERAGES</b>			<b>2</b>	<b>100.00%</b>	<b>\$1,000</b>	<b>\$2,725</b>



4236 41ST STREET

# I Comparables

# SALES COMPARABLES MAP



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

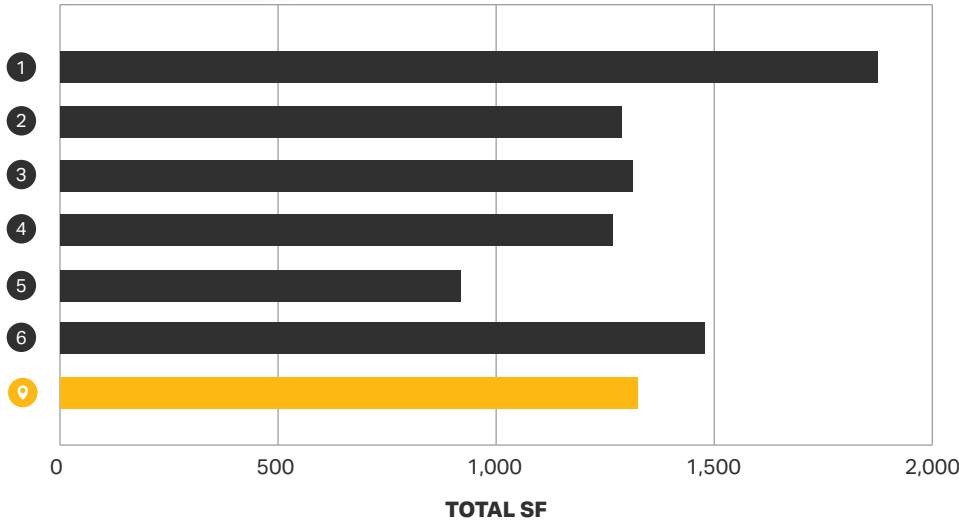
FINANCIAL ANALYSIS

**COMPARABLES**

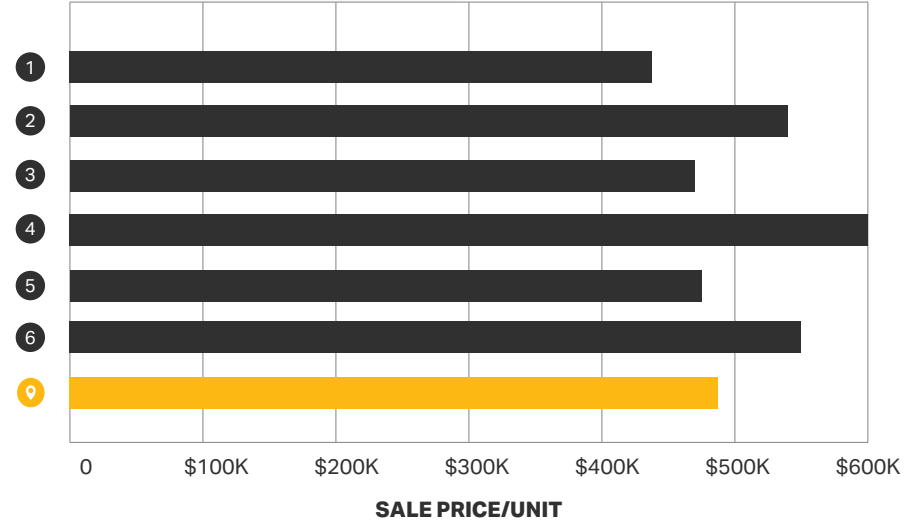
DEMOGRAPHICS

# SALES COMPARABLES SUMMARY

## SF OVERVIEW




## SALE PRICE/UNIT OVERVIEW



	PROPERTY ADDRESS	DISTANCE	UNITS	YEAR BUILT	TOTAL SF	COE DATE	SALE PRICE	PRICE/UNIT	PRICE PSF
1	4182 45th St, San Diego, CA 92105 <b>SOLD</b>	0.6 mi	2	1925	1,880 SF	10/10/2025	\$875,000	\$437,500	\$465.43
2	3653 37th St, San Diego, CA 92105 <b>SOLD</b>	0.7 mi	2	1926	1,292 SF	03/12/2026	\$1,079,000	\$539,500	\$835.14
3	3694 44th St, San Diego, CA 92105 <b>SOLD</b>	0.7 mi	2	1914	1,315 SF	04/17/2025	\$939,000	\$469,500	\$714.07
4	4367 McClintock St, San Diego, CA 92105 <b>ON-MARKET</b>	0.3 mi	2	1940	1,272 SF	Listed	\$1,199,000	\$599,500	\$942.61
5	4275 36th St, San Diego, CA 92104 <b>ON-MARKET</b>	0.5 mi	2	-	917 SF	Listed	\$950,000	\$475,000	\$1,035.99
6	4416-18 34th St, San Diego, CA 92116 <b>ON-MARKET</b>	0.8 mi	2	1932	1,481 SF	Listed	\$1,100,000	\$550,000	\$742.74
	<b>Average of Comps</b>	<b>0.6 mi</b>	<b>2</b>	<b>1927</b>	<b>1,360 SF</b>	<b>10/02/2025</b>	<b>\$1,023,667</b>	<b>\$511,833</b>	<b>\$752.97</b>
📍	<b>4236 41st St, San Diego, CA 92105</b>	<b>0.0 mi</b>	<b>2</b>	<b>1959</b>	<b>1,324 SF</b>	<b>TBD</b>	<b>\$975,000</b>	<b>\$487,500</b>	<b>\$736.40</b>

# SALES COMPARABLES




**1**

**4236 41st Street**  
San Diego, CA 92105

<b>\$975,000</b> PRICE	<b>3,124 SF</b> LOT SIZE
<b>\$736.40</b> PRICE/SF	<b>1,324 SF</b> BLDG SIZE
<b>4.7%</b> CAP RATE	<b>1959</b> YEAR BUILT

**SOLD 10/10/2025**




**1**

**4182 45th Street**  
San Diego, CA 92105

<b>\$875,000</b> PRICE	<b>6,256 SF</b> LOT SIZE
<b>\$465.43</b> PRICE/SF	<b>1,880 SF</b> BLDG SIZE
<b>7.30%</b> CAP RATE	<b>1925</b> YEAR BUILT

**SOLD 03/12/2026**



**2**

**3653 37th Street**  
San Diego, CA 92105

<b>\$1,079,000</b> PRICE	<b>4,610 SF</b> LOT SIZE
<b>\$835.14</b> PRICE/SF	<b>1,292 SF</b> BLDG SIZE
<b>-</b> CAP RATE	<b>1926</b> YEAR BUILT

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW


FINANCIAL ANALYSIS

**COMPARABLES**

DEMOGRAPHICS

# SALES COMPARABLES

**SOLD 04/17/2025**




**3**

**3694 44th Street**  
San Diego, CA 92105

<b>\$939,000</b>	<b>3,822 SF</b>
PRICE	LOT SIZE
<b>\$714.07</b>	<b>1,315 SF</b>
PRICE/SF	BLDG SIZE
<b>6.28%</b>	<b>1914</b>
CAP RATE	YEAR BUILT

**LISTED**




**4**

**4367 McClintock Street**  
San Diego, CA 92105

<b>\$1,199,000</b>	<b>4,169 SF</b>
PRICE	LOT SIZE
<b>\$942.61</b>	<b>1,272 SF</b>
PRICE/SF	BLDG SIZE
<b>6.00%</b>	<b>1940</b>
CAP RATE	YEAR BUILT

**LISTED**



**5**

**4275 36th Street**  
San Diego, CA 92104

<b>\$950,000</b>	<b>3,126 SF</b>
PRICE	LOT SIZE
<b>\$1,035.99</b>	<b>917 SF</b>
PRICE/SF	BLDG SIZE
<b>5.00%</b>	<b>-</b>
CAP RATE	YEAR BUILT

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

**COMPARABLES**

DEMOGRAPHICS

# SALES COMPARABLES

LISTED



5

**4416-18 34th Street**

San Diego, CA 92116

**\$1,100,000**

PRICE

**6,234 SF**

LOT SIZE

**\$742.74**

PRICE/SF

**1,481 SF**

BLDG SIZE

**1.70%**

CAP RATE

**1932**

YEAR BUILT



EXECUTIVE SUMMARY

PROPERTY INFORMATION

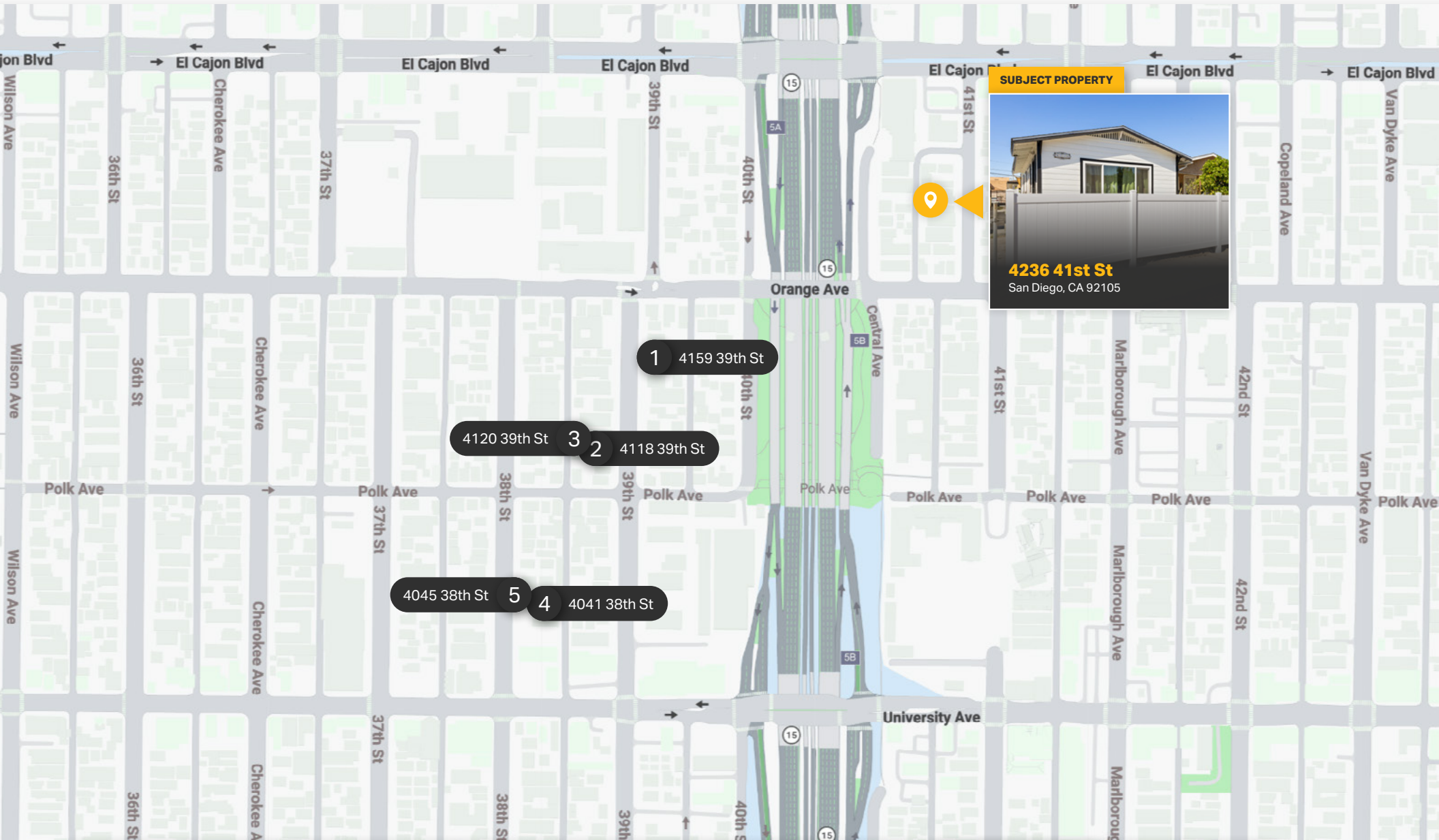
LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

# RENT COMPARABLES MAP



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

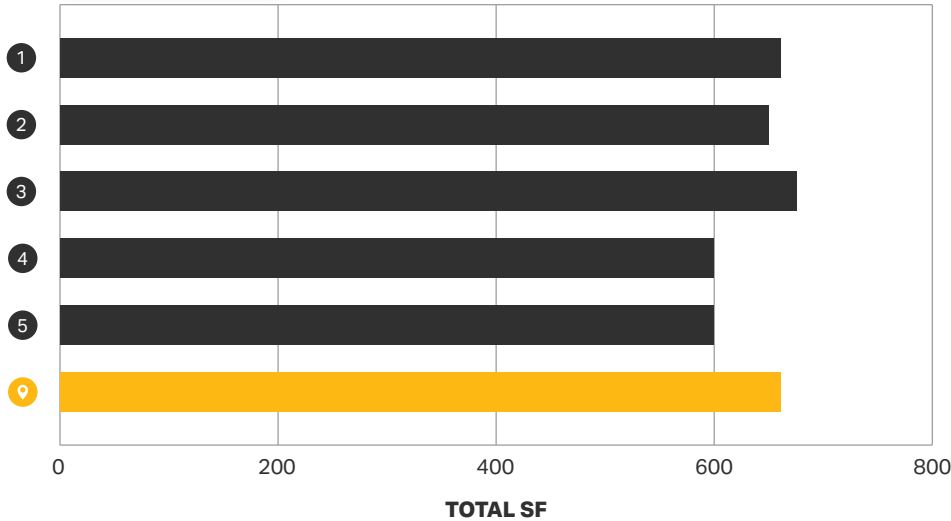
FINANCIAL ANALYSIS

**COMPARABLES**

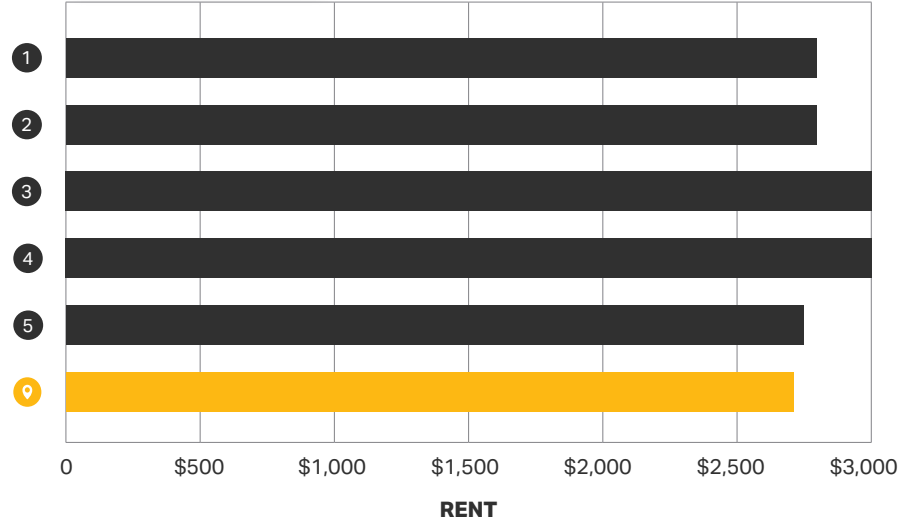
DEMOGRAPHICS

# RENT COMPARABLES SUMMARY

## SF OVERVIEW




## RENT OVERVIEW



PROPERTY ADDRESS	DISTANCE	TOTAL SF	RENT	RENT PSF
1 4159 39th St, San Diego, CA 92105	0.2 mi	660 SF	\$2,800	\$4.24
2 4118 39th St, San Diego, CA 92105	0.3 mi	650 SF	\$2,800	\$4.31
3 4120 39th St, San Diego, CA 92105	0.3 mi	675 SF	\$3,000	\$4.44
4 4041 38th St, San Diego, CA 92105	0.4 mi	600 SF	\$3,000	\$5.00
5 4045 38th St, San Diego, CA 92105	0.4 mi	600 SF	\$2,750	\$4.58
<b>Average of Comps</b>	<b>0.3 mi</b>	<b>637 SF</b>	<b>\$2,870</b>	<b>\$4.51</b>
<b>📍 4236 41st St, San Diego, CA 92105</b>	<b>0.0 mi</b>	<b>662 SF</b>	<b>\$2,725</b>	<b>\$4.12</b>

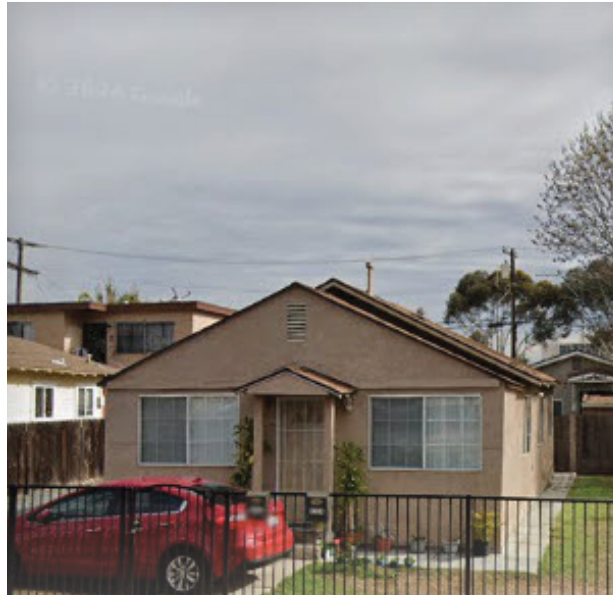
# RENT COMPARABLES



**4236 41st Street**  
San Diego, CA 92105

**RENT SUMMARY**


UNIT TYPE	COUNT	RENT	MARKET RENT
2Bd 1Ba	2	100.0%	\$2,725
<b>Total/Wtd Avg</b>	<b>2</b>	<b>100.0%</b>	<b>\$2,725</b>



**1**

**4159 39th St**  
San Diego, CA 92105

<b>\$2,800</b>	<b>660 SF</b>	<b>\$4.24</b>
RENT	SIZE SF	RENT/SF



**2**

**4118 39th St**  
San Diego, CA 92105

<b>\$2,800</b>	<b>650 SF</b>	<b>\$4.31</b>
RENT	SIZE SF	RENT/SF

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

**COMPARABLES**

DEMOGRAPHICS

# RENT COMPARABLES



3

## 4120 39th St

San Diego, CA 92105

<b>\$3,000</b>	<b>675 SF</b>	<b>\$4.44</b>
RENT	SIZE SF	RENT/SF

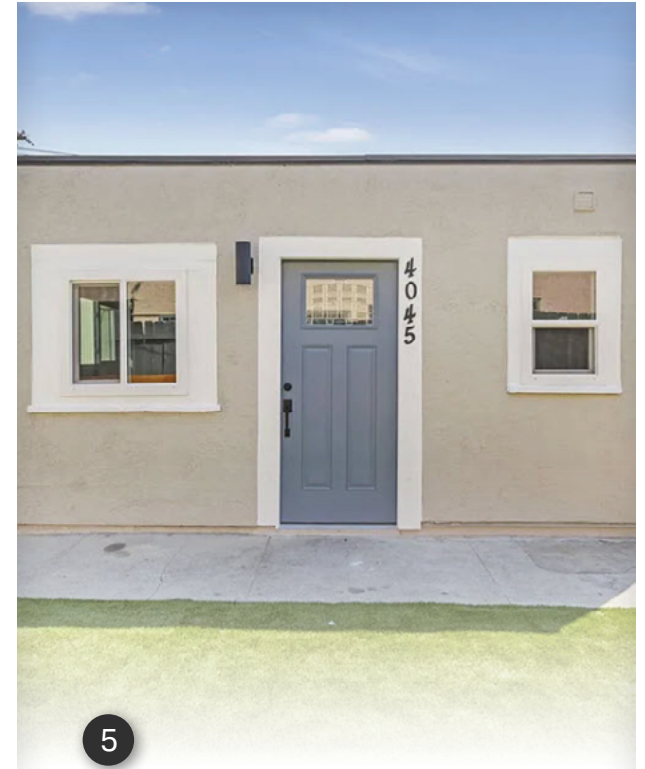


4

## 4041 38th St

San Diego, CA 92105

<b>\$3,000</b>	<b>600 SF</b>	<b>\$5.00</b>
RENT	SIZE SF	RENT/SF



5

## 4045 38th St

San Diego, CA 92105

<b>\$2,750</b>	<b>600 SF</b>	<b>\$4.58</b>
RENT	SIZE SF	RENT/SF

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

4236 41ST STREET

# I Demographics

# DEMOGRAPHICS

**639,882**

2024 POPULATION

**\$114,651**

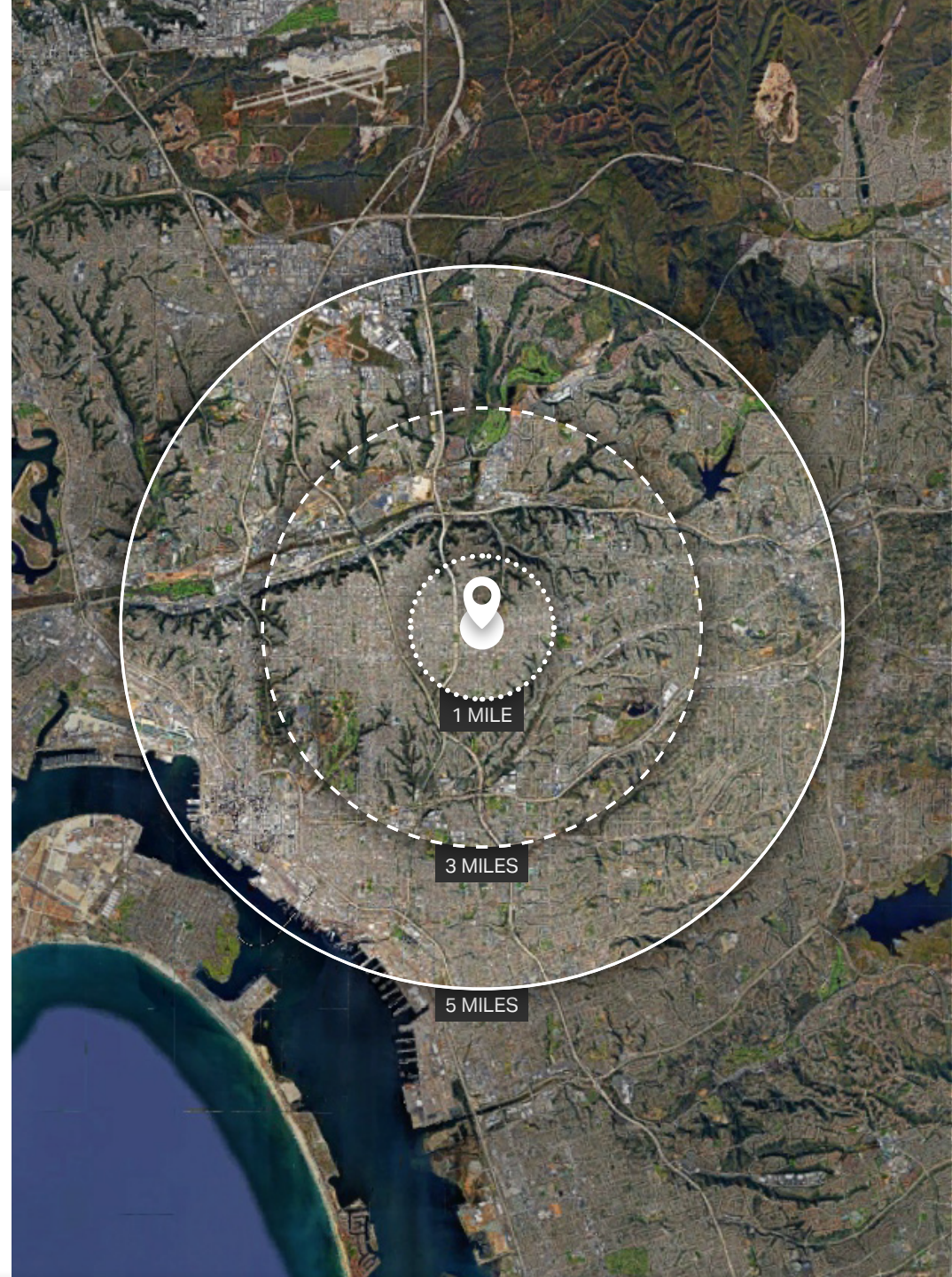
AVG HH INCOME

**\$791,413**

MEDIAN HOME VALUE

	1-MILE	3-MILE	5-MILE
<b>POPULATION</b>			
2024 Population	54,071	256,106	639,882
2029 Population Projection	54,099	257,438	644,169
Median Age	36.3	36.6	37.2
<b>HOUSEHOLDS</b>			
2024 Households	20,692	105,397	250,513
2029 Household Projection	20,670	105,927	252,433
Owner Occupied Households	4,574	32,312	88,204
Renter Occupied Households	16,096	73,615	164,229
Avg Household Size	2.5	2.3	2.4
Avg Household Vehicles	2	2	2
<b>INCOME</b>			
Avg Household Income	\$92,572	\$111,668	\$114,651
Median Household Income	\$72,000	\$88,528	\$90,149
<b>HOUSING</b>			
Median Home Value	\$776,074	\$809,782	\$791,413
Median Year Built	1969	1972	1974

Source: CoStar



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

**DEMOGRAPHICS**



**TOW AWAY**  
VEHICLES PARKED IN THIS AREA  
WITHOUT A VALID PERMIT  
WILL BE TOWED AT THE  
OWNER'S RISK AND WITHOUT  
NOTICE. CONTACT THE  
CITY OF ANAHEIM FOR  
PERMIT INFORMATION.  
CITY OF ANAHEIM  
PERMITS DEPARTMENT  
714.773.3100

**NO  
PARKING**

**NO  
PARKING**

**NO  
PARKING**

**PRIVATE  
PROPERTY  
NO TRESPASSING**

4236 41ST STREET

# | **Advisor Bio**

# ADVISOR BIO



## ARBY EIVAZIAN

**VICE PRESIDENT**  
DRE# 01948830

619.990.4436

eivazian@scc1031.com

Arby Eivazian (DRE# 01948830) has successfully closed over \$150 million in commercial and multi-family transactions across San Diego County. With more than 11 years of experience, he specializes in helping owners maximize value through strategic sales, acquisitions, cash-outs, and 1031 exchanges.

Arby's approach is hands-on and data-driven. He leverages deep market knowledge, strong investor relationships, and comprehensive due diligence to ensure his clients make well-informed decisions. Beyond brokerage, Arby has personally invested in, remodeled, and managed San Diego income properties, giving him first-hand insight into the operational and financial realities of ownership.

This blend of professional expertise and personal experience allows Arby to provide clear, trustworthy guidance that aligns with his clients' goals, whether repositioning, exchanging, or planning for long-term growth.



[www.scc1031.com](http://www.scc1031.com)

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

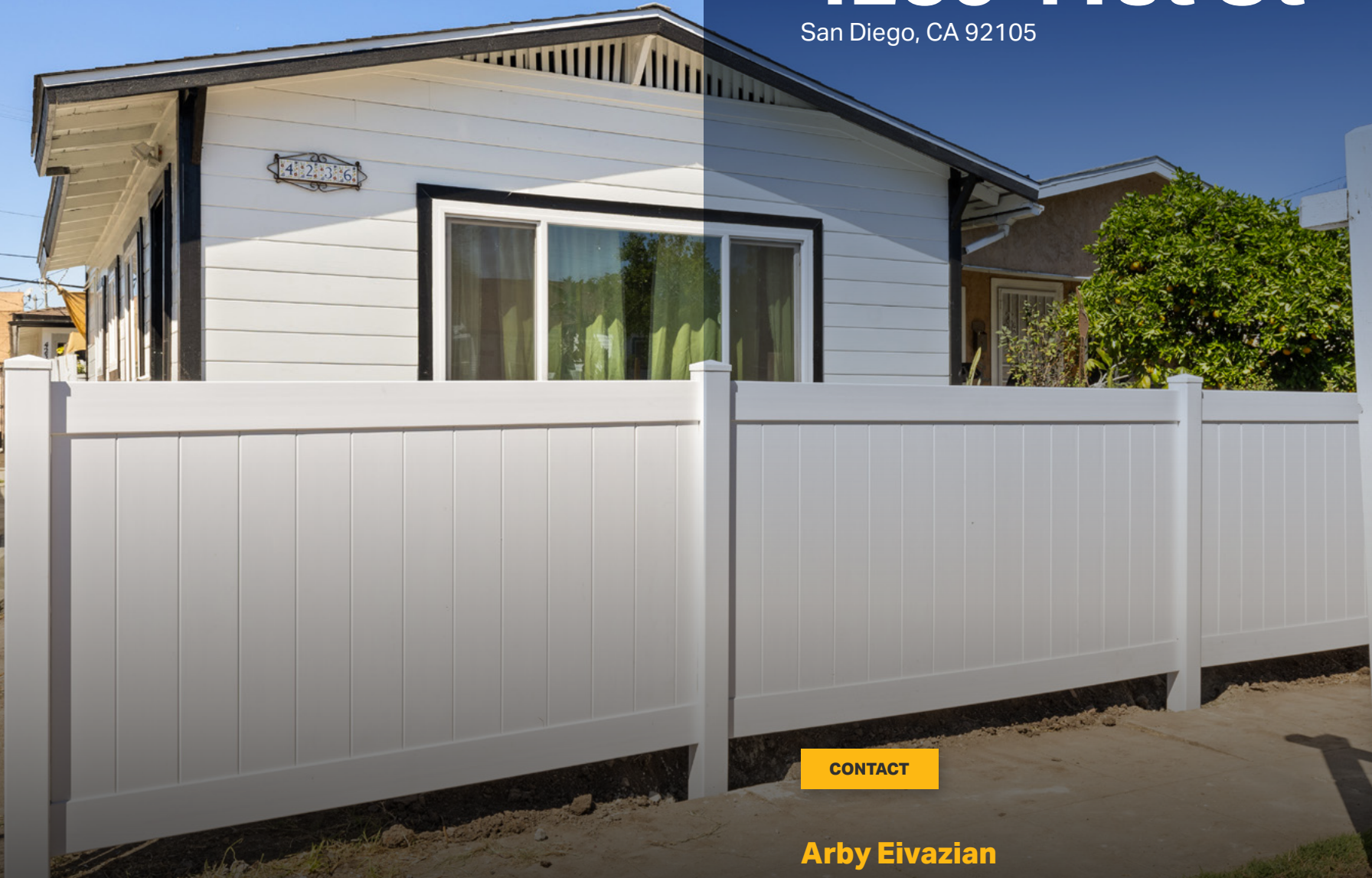
FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

# 4236 41st St

San Diego, CA 92105



**CONTACT**

**Arby Eivazian**

619.990.4436  
DRE# 01948830  
eivazian@scc1031.com



**SOUTH COAST**  
COMMERCIAL



**CORFAC**  
INTERNATIONAL

[www.scc1031.com](http://www.scc1031.com)