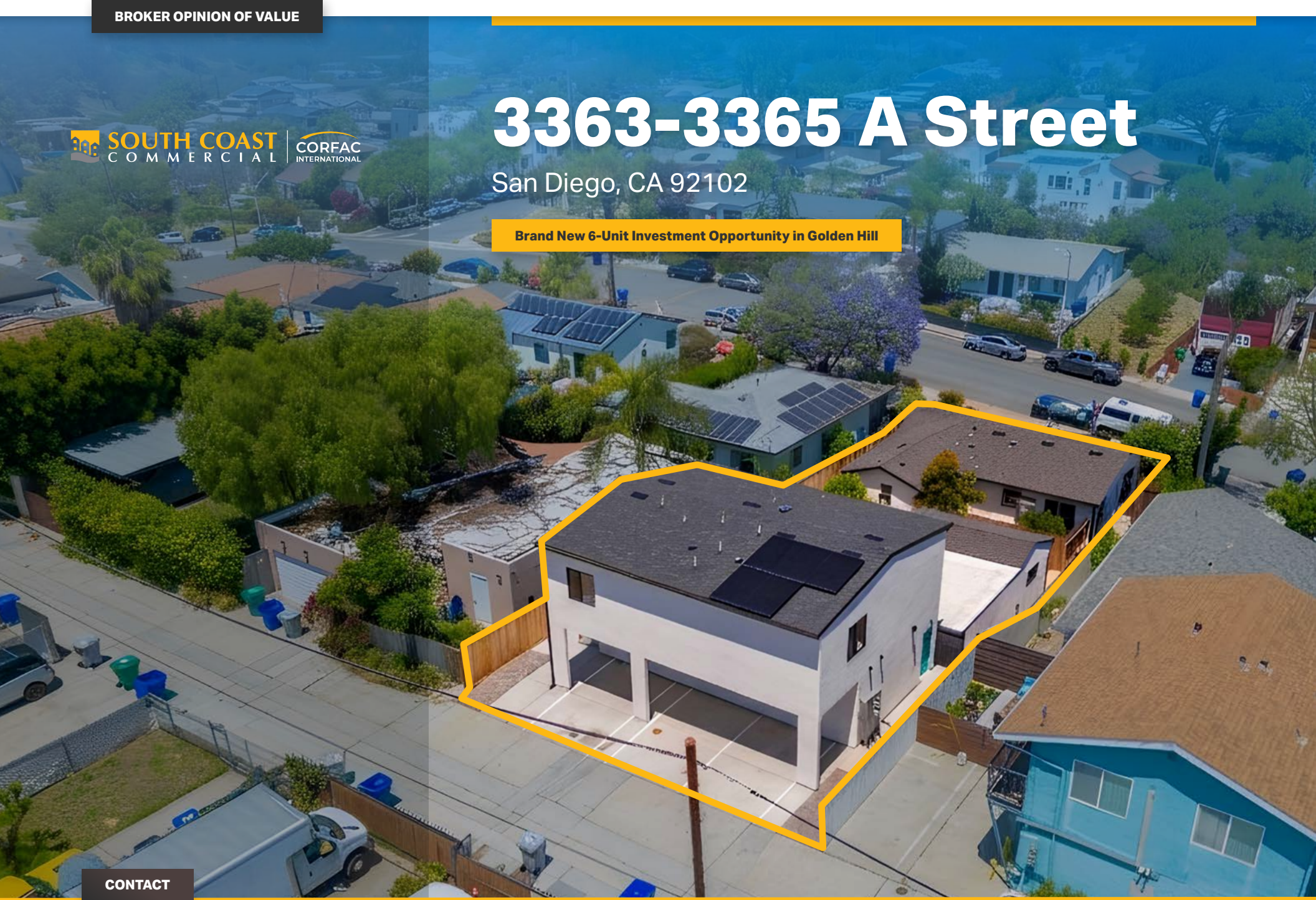




# 3363-3365 A Street

San Diego, CA 92102

Brand New 6-Unit Investment Opportunity in Golden Hill



CONTACT

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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.

3363-3365 A STREET

# Executive Summary

# THE OFFERING

**3363-3365 A Street**  
STREET ADDRESS

**\$2,695,000**  
LISTING PRICE

South Coast Commercial is pleased to present 3363-65 A Street, a premier new 6-unit investment opportunity in Golden Hill. It features 3 brand new construction units in the rear, a fully restored front house and the 2 current middle units were taken down to the studs. The versatile unit mix includes two spacious 3-bedroom, 2-bathroom residences (1,070 SF and 1,033 SF) alongside four efficient studios ranging from 280 to 416 square feet. By combining historical character with modern highdensity living, the property is designed to attract a diverse, high-quality tenant base in one of San Diego's most walkable and high-demand neighborhoods.

As a turn-key asset with zero deferred maintenance, the complex offers investors a stabilized income stream with minimal projected operating expenses. Located just minutes from Balboa Park and Downtown, the property benefits from the area's robust rent growth and vibrant local culture. This is a rare chance to acquire a high-performance asset in a prime central location, optimized for long-term appreciation and immediate ease of management.



**4.6%**  
CAP RATE



**6**  
NUMBER OF UNITS



**7,001 SF**  
LOT SIZE



**3,525 SF**  
BUILDING SIZE



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# INVESTMENT HIGHLIGHTS



## Redeveloped & Delivered in 2025

Combination of reconstructed improvements and newly built units completed in 2025.



## Reduced Near-Term Capital Exposure

Extensive redevelopment minimizes deferred maintenance and near-term repair risk commonly associated with older assets.



## Diverse Unit Mix

Mix of studio and three-bedroom units appeals to a broad range of renter profiles.



## Excellent Regional Connectivity

Immediate access to SR-94, I-5, and I-15 provides convenient connectivity throughout San Diego.



## Prime Golden Hill Location

Centrally located near Downtown San Diego, Balboa Park, South Park, and East Village.



## Proximity to Major Employment Hubs

Minutes from leading employers including UC San Diego Health and Naval Medical Center San Diego.



3363-3365 A STREET

# Property Information



**7,001 SF**

LOT SIZE



**3,525 SF**

BUILDING SIZE



**RM-1-1 (Residential Multiple)**

ZONING



**2025**

YEAR BUILT



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# PROPERTY DESCRIPTION

**3363–3365 A Street is a fully redeveloped 6-unit multifamily property in Golden Hill, one of San Diego’s oldest and most established urban neighborhoods.**

The property consists of a restored front house, two extensively reconstructed middle units, and three newly constructed rear studio units, blending restored original improvements with new construction completed in 2025.

The front house and middle units were taken down to the studs and rebuilt, while the rear portion of the site was redeveloped with three new studio apartments. The unit mix includes two 3-bedroom, 2-bathroom residences measuring approximately 1,070 and 1,033 square feet, in addition to four studio units ranging from 280 to 416 square feet.

Due to the significant scope of reconstruction and new construction completed at the property, the asset offers reduced deferred maintenance exposure relative to many comparable vintage multifamily properties in Golden Hill. The combination of larger three-bedroom units and smaller studio apartments also provides flexibility to accommodate a broader tenant base.



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# PROPERTY DESCRIPTION

Point Loma

Downtown San Diego

Balboa Park

Intazza

Golden Hill Elementary School

## PROPERTY DETAILS

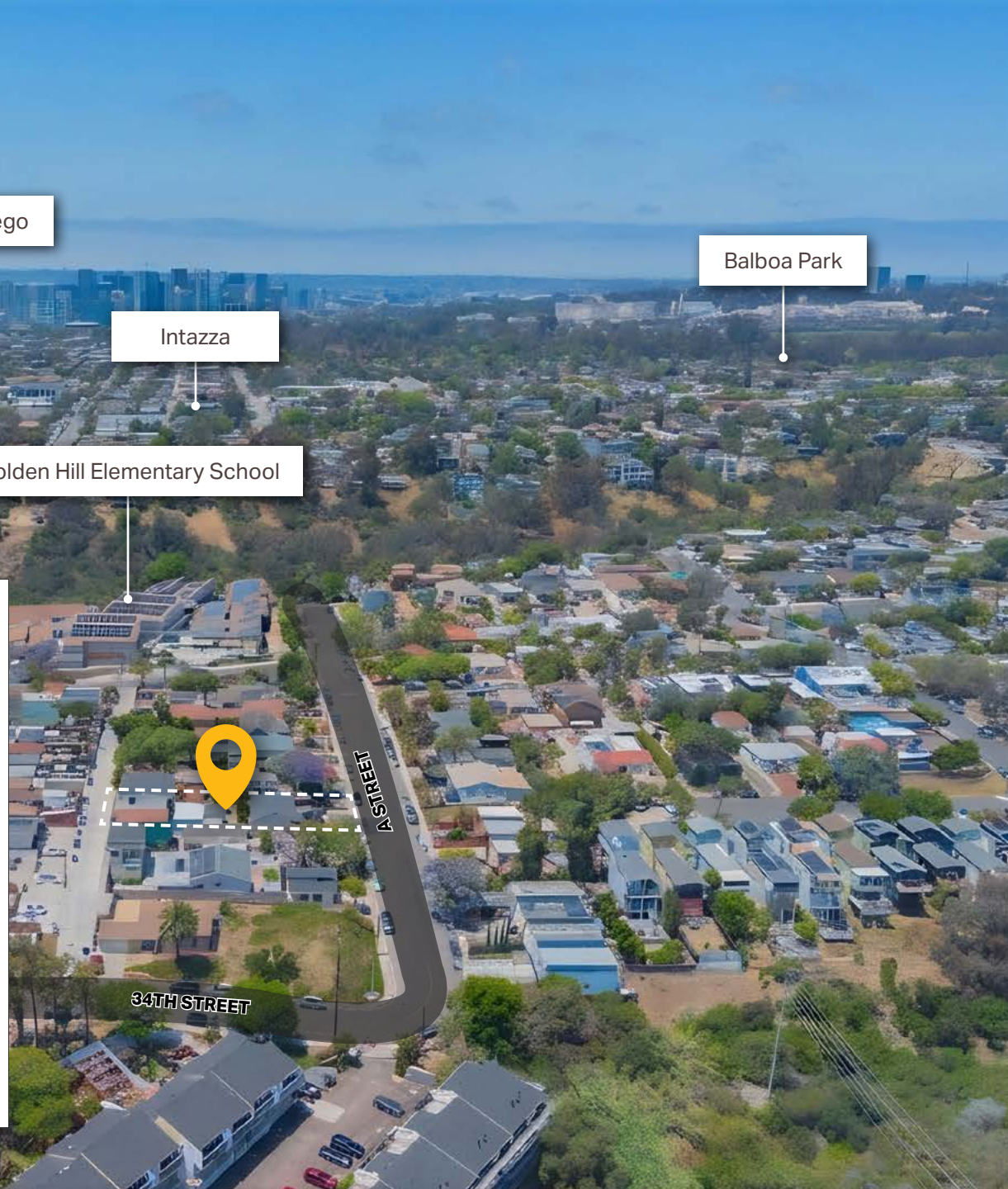
**3363-3365 A St, San Diego, CA 92102**

PROPERTY ADDRESS

**540-590-19-00**

APN

Lot Size	7,001 SF
Zoning	RM-1-1 (Residential Multiple)
Building Size	3,525 SF
Year Built	2025
Units	6
Stories	2



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# EXTERIOR PHOTOS



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# INTERIOR PHOTOS



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# Location Overview

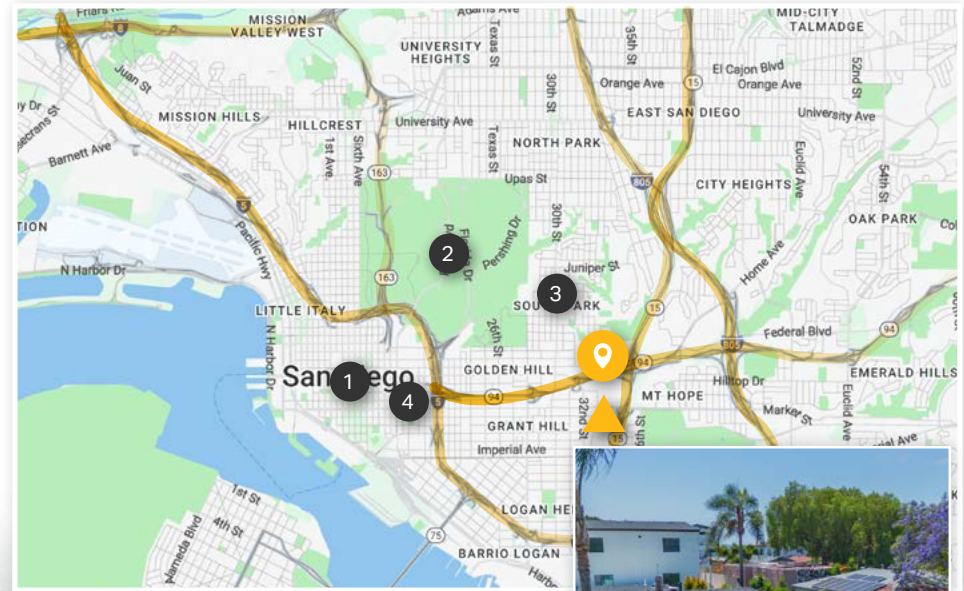
# LOCATION OVERVIEW

## GOLDEN HILL – HISTORIC SAN DIEGO NEIGHBORHOOD NEAR DOWNTOWN

Golden Hill is one of San Diego's most established urban neighborhoods, known for its historic homes, mature streetscapes, and collection of local restaurants and cafés. The neighborhood continues to attract renters looking for a central location with shorter commute times, walkable amenities, and easier access to Downtown, Balboa Park, and nearby employment centers.

3363–3365 A Street sits in a convenient Golden Hill location just minutes from ① Downtown San Diego, ② Balboa Park, ③ South Park, and ④ East Village. Residents have easy access to nearby coffee shops, dining, grocery options, and parks, along with direct connectivity to SR-94, I-5, and I-15 for commuting throughout the region.

As a central infill neighborhood with limited new construction, North Park continues to enjoy strong rent growth, low vacancy, and consistent investor demand.



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# IMMEDIATE AREA





**SOUTH COAST**  
COMMERCIAL

**CORFAC**  
INTERNATIONAL

3363-3365 A STREET

# Financial Analysis

# FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

**\$764.54**  
PRICE PER SF

**\$2,695,000**  
PRICE

**\$449,167**  
PRICE PER UNIT

CURRENT

PROFORMA

**14.4**

GRM

**14.1**

**4.6%**

CAP RATE

**4.7%**

**3.1%**

CASH-ON-CASH  
RETURN (YR 1)

**3.5%**

**\$56,657**

TOTAL RETURN (YR 1)

**\$60,754**

**1.44**

DEBT COVERAGE RATIO

**1.48**

CURRENT

PROFORMA

### OPERATING DATA

Gross Scheduled Income	\$187,236	\$191,460
Total Scheduled Income	\$187,236	\$191,460
Vacancy Cost	\$5,617	\$5,744
Gross Income	\$181,619	\$185,716
Operating Expenses	\$58,232	\$58,232
Net Operating Income	\$123,387	\$127,485
Pre-Tax Cash Flow	\$37,425	\$41,522

### FINANCING DATA

Down Payment	\$1,200,000	\$1,200,000
Loan Amount	\$1,495,000	\$1,495,000
Debt Service	\$104,693	\$104,693
Debt Service Monthly	\$8,724	\$8,724
Principal Reduction (yr 1)	\$19,232	\$19,232

EXECUTIVE SUMMARY

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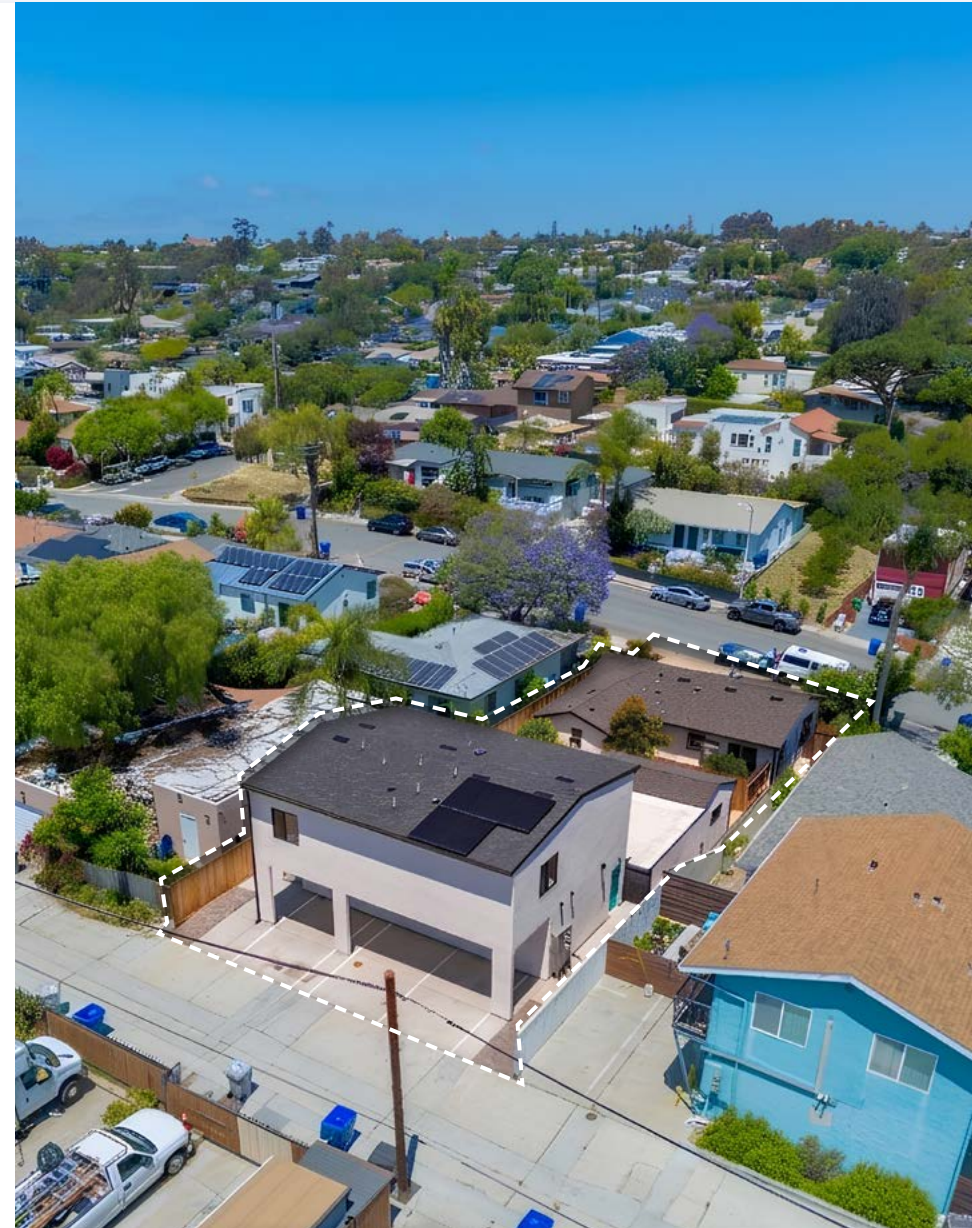
LOCATION OVERVIEW

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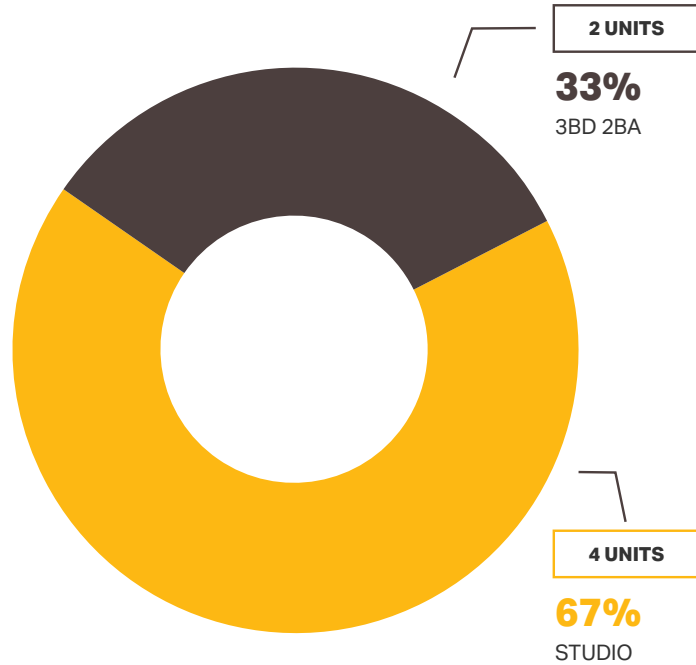
DEMOGRAPHICS

# INCOME & EXPENSES SUMMARY

	CURRENT	PROFOMA
<b>INCOME SUMMARY</b>		
Gross Scheduled Income	\$187,236	\$191,460
Vacancy Cost	(\$5,617)	(\$5,744)
<b>GROSS INCOME</b>	<b>\$181,619</b>	<b>\$185,716</b>
<b>EXPENSES SUMMARY</b>		
Electric	\$2,760	\$2,760
Water & Sewer	\$2,880	\$2,880
Landscaping	\$894	\$894
Maintenance	\$5,000	\$5,000
Management (Off Site)	\$9,989	\$9,989
Fire Alarm	\$810	\$810
Insurance	\$2,750	\$2,750
Taxes	\$33,149	\$33,149
<b>OPERATING EXPENSES</b>	<b>\$58,232</b>	<b>\$58,232</b>
<b>NET OPERATING INCOME</b>	<b>\$123,387</b>	<b>\$127,485</b>



# UNIT MIX SUMMARY



UNIT TYPE	COUNT	% OF TOTAL	RENT	MARKET RENT
Studio	4	66.7%	\$1,762	\$1,850
3bd/2ba	1	16.7%	\$4,250	\$4,250
3bd/2ba	1	16.7%	\$3,995	\$3,995
<b>TOTALS/AVERAGES</b>	<b>6</b>	<b>100.0%</b>	<b>\$2,549</b>	<b>\$2,608</b>



3363-3365 A STREET

# | Demographics

# DEMOGRAPHICS

**577,126**

2025 POPULATION

**\$111,981**

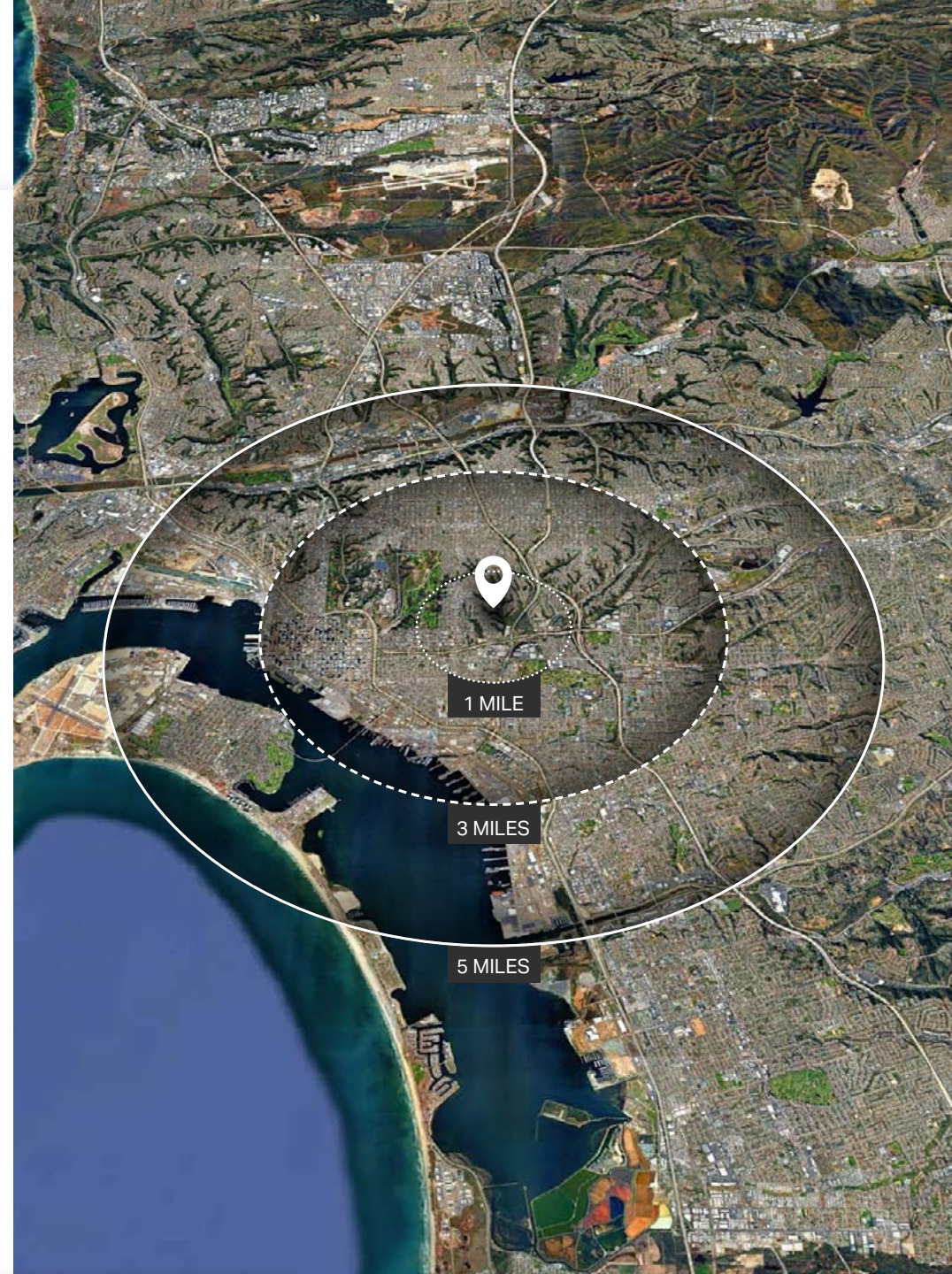
AVERAGE HH INCOME

**\$795,202**

MEDIAN HOME VALUE

	1-Mile	3-Mile	5-Mile
<b>POPULATION</b>			
2025 Population	26,254	307,247	577,126
2030 Population Projection	26,339	309,508	581,037
Median Age	37.1	37.3	37.3
<b>HOUSEHOLDS</b>			
2025 Households	9,901	122,125	221,446
2030 Household Projection	9,925	123,279	223,338
Owner Occupied Households	3,597	33,722	74,536
Renter Occupied Households	6,327	89,557	148,802
Avg Household Size	2.5	2.3	2.4
Avg Household Vehicles	2	2	2
<b>INCOME</b>			
Avg Household Income	\$111,489	\$106,212	\$111,981
Median Household Income	\$85,836	\$82,338	\$87,964
<b>HOUSING</b>			
Median Home Value	\$891,968	\$772,552	\$795,202
Median Year Built	1959	1975	1974

Source: CoStar



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San Diego, CA 92102

[CONTACT](#)

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