



3792 10TH AVENUE

San Diego, CA 92103

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Multifamily Property For Sale



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SECTION 1

PROPERTY INFORMATION

PROPERTY SUMMARY

3792 10th Avenue San Diego, CA 92103



PROPERTY HIGHLIGHTS

- Onsite parking
- Laundry facility
- Private yard space
- Two one-car garage spaces (motorized)
- Walker's paradise (Per Walk Score)
- On-site storage space

OFFERING SUMMARY

Sale Price:	\$1,950,000
Number of Units:	4
Lot Size:	0.12 Acres
Building Size:	2,944 SF
NOI:	\$66,289.00
Cap Rate:	3.4%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,151	5,679	20,299
Total Population	1,955	9,454	35,003
Average HH Income	\$132,783	\$121,700	\$123,555

PROPERTY DESCRIPTION

3792 10th Avenue San Diego, CA 92103



PROPERTY DESCRIPTION

Four units located in the heart of the Hillcrest Neighborhood of San Diego. Subject property built in 1913 and renovated steadily over the years. The lot size is 5,356sf (.12 acres). Unit mix is comprised of a 3 bed 1 bath house (approximately 1400sf) accessed via 10th Avenue and three 1 bed 1 bath units (approximately 500sf each) located in the rear via Oneida Place. Site offers on-site parking, on-site laundry room (1 washer and 1 dryer). There are two structures (one house and rear triplex). The house offers private yard space, and private (covered) tandem parking that easily fits two vehicles. The site location offers tenants all the desirable shopping destinations and direct access to freeway.

LOCATION DESCRIPTION

3792 10th Ave offers a balance of a serene home base with immediate access to San Diego's most vibrant neighborhood - Hillcrest. Deemed a walkers paradise by Walk Score, this location allows tenants to run daily errands, grab coffee, or dine out without ever needing to get in a car. blocks from the bustling University Ave & 5th Ave corridors, packed with acclaimed local restaurants, sidewalk cafés, craft cocktail bars, and independent boutiques. Fresh Grocery Options: Minutes from Trader Joe's, Whole Foods, and Barons Market, plus the famous Sunday Hillcrest Farmers Market—one of the largest in San Diego. Parks and Outdoor Access: A short stroll or quick bike ride to world-class Balboa Park, home to miles of walking/jogging trails, museums, gardens, and the San Diego Zoo. Medical Hub: In close proximity to major medical centers including UC San Diego Health – Hillcrest and Scripps Mercy Hospital, making it an ideal spot for healthcare professionals or university staff. Exceptional Commute & Connectivity: Quick, easy access to SR-163, I-5, and I-8, putting Downtown San Diego, Mission Valley, and the beaches just 10 minutes away.

EXTERIOR PHOTOS

3792 10th Avenue San Diego, CA 92103



EXTERIOR PHOTOS

3792 10th Avenue San Diego, CA 92103



INTERIOR PHOTOS

3792 10th Avenue San Diego, CA 92103



INTERIOR PHOTOS

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INTERIOR PHOTOS

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INTERIOR PHOTOS

3792 10th Avenue San Diego, CA 92103



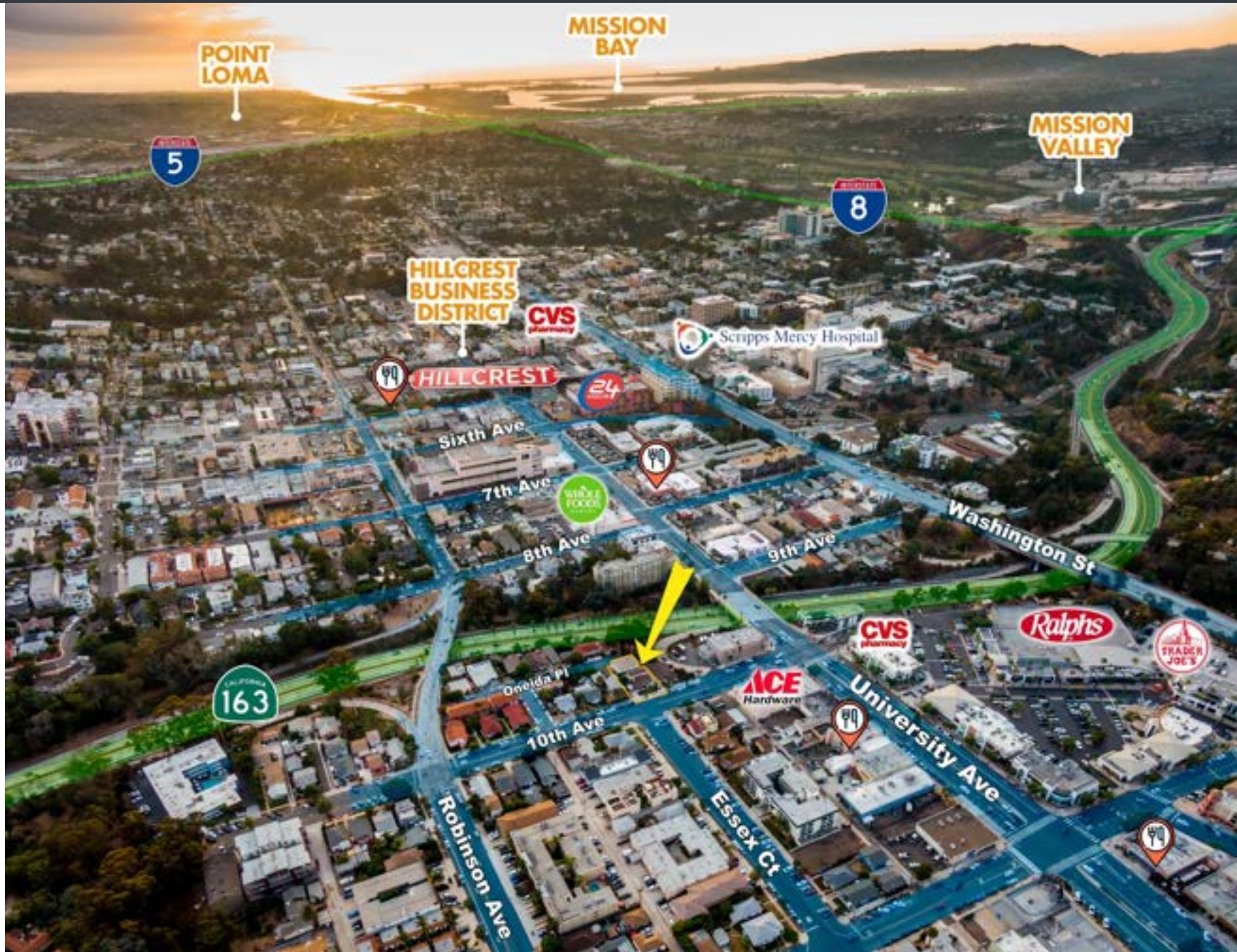
AERIAL PHOTO

3792 10th Avenue San Diego, CA 92103



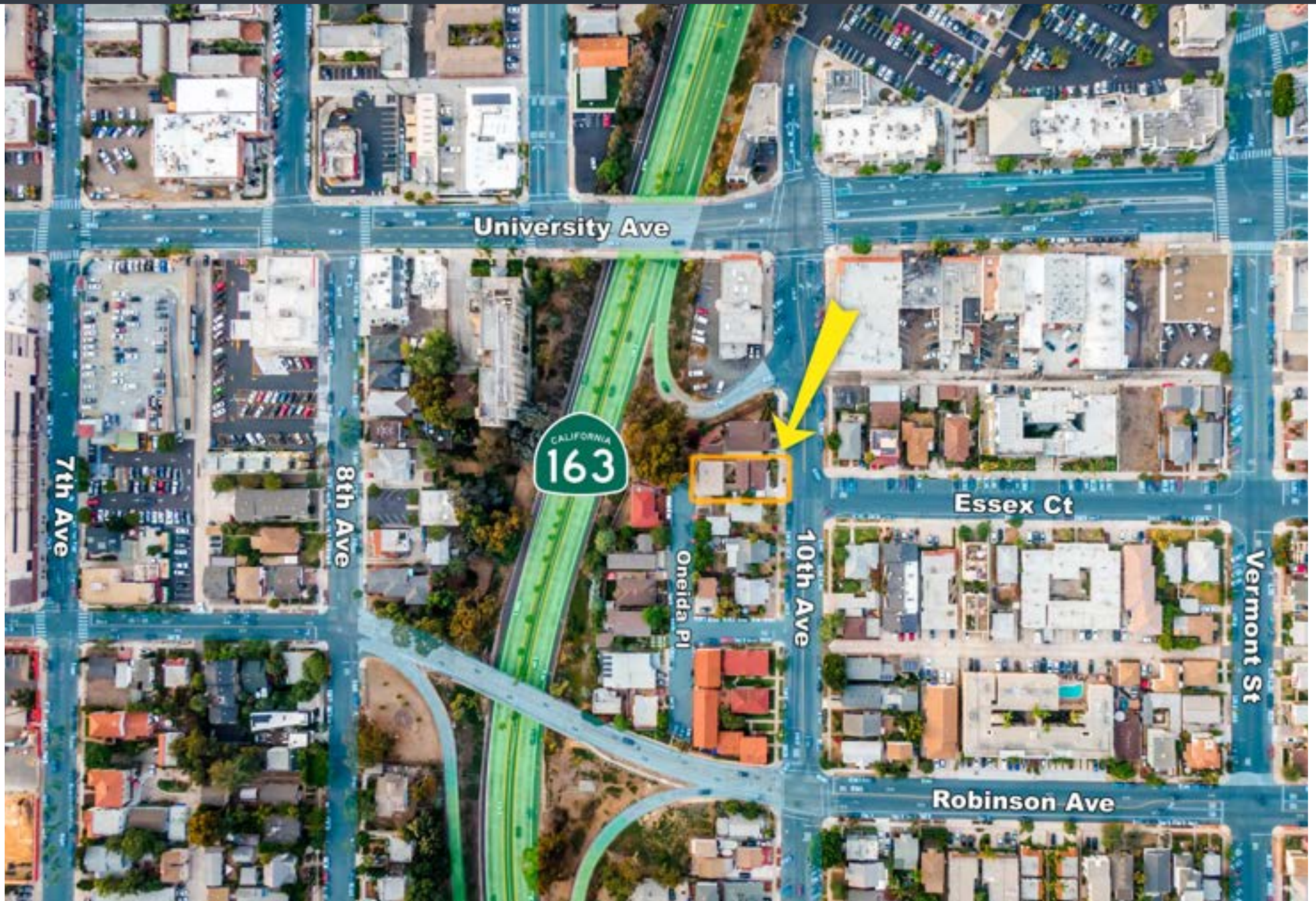
AERIAL PHOTO

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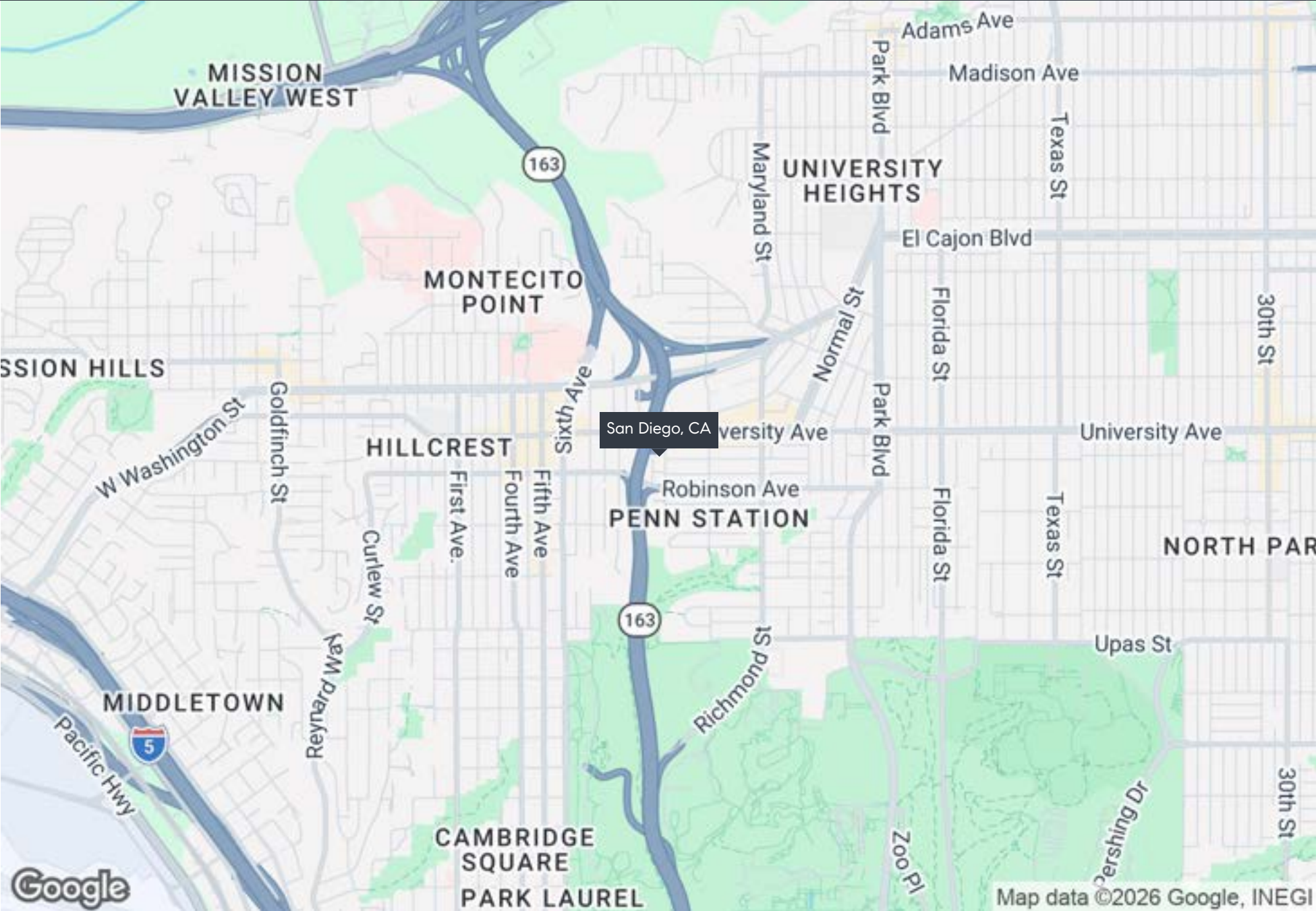


SECTION 2

LOCATION INFORMATION

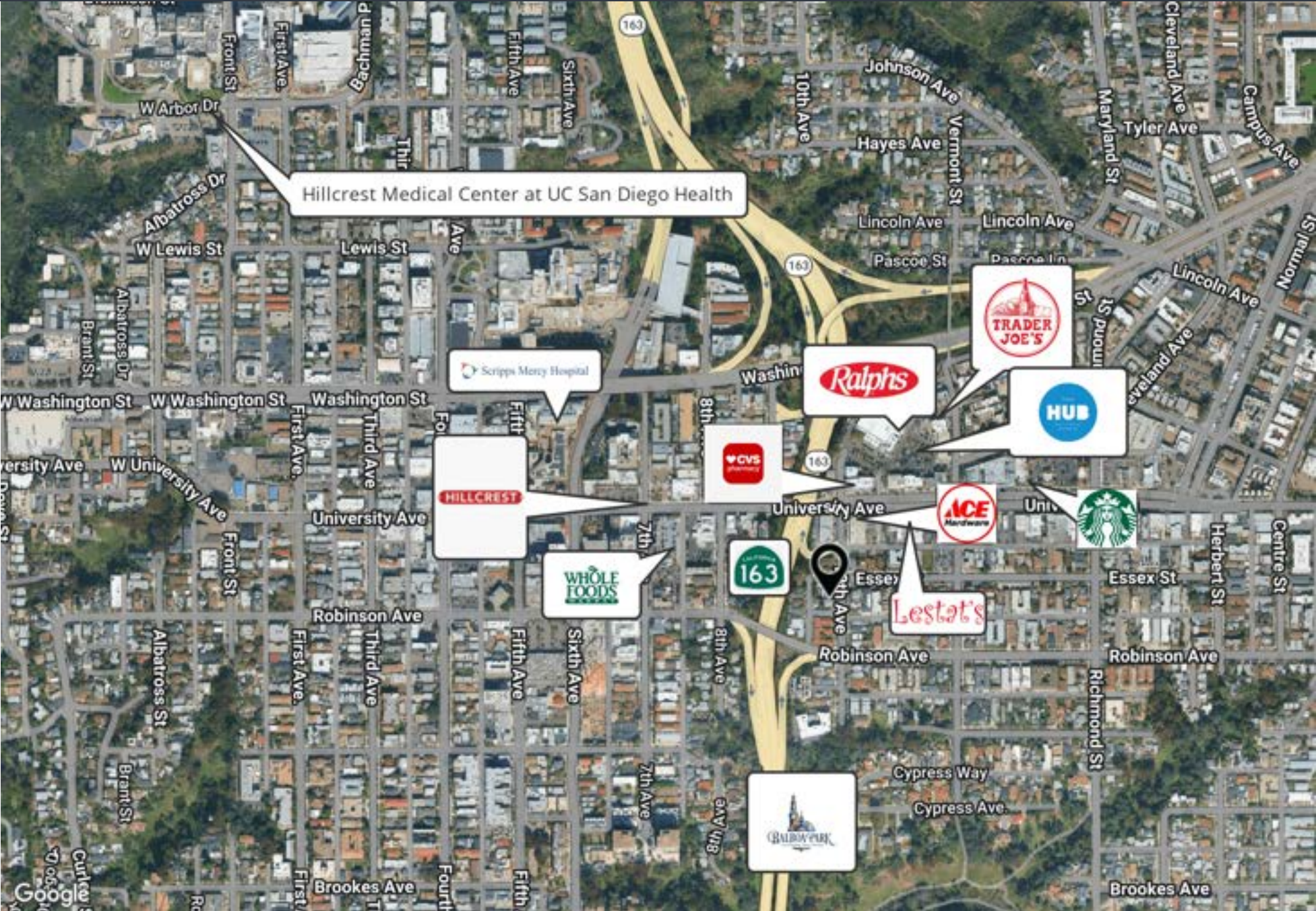
REGIONAL MAP

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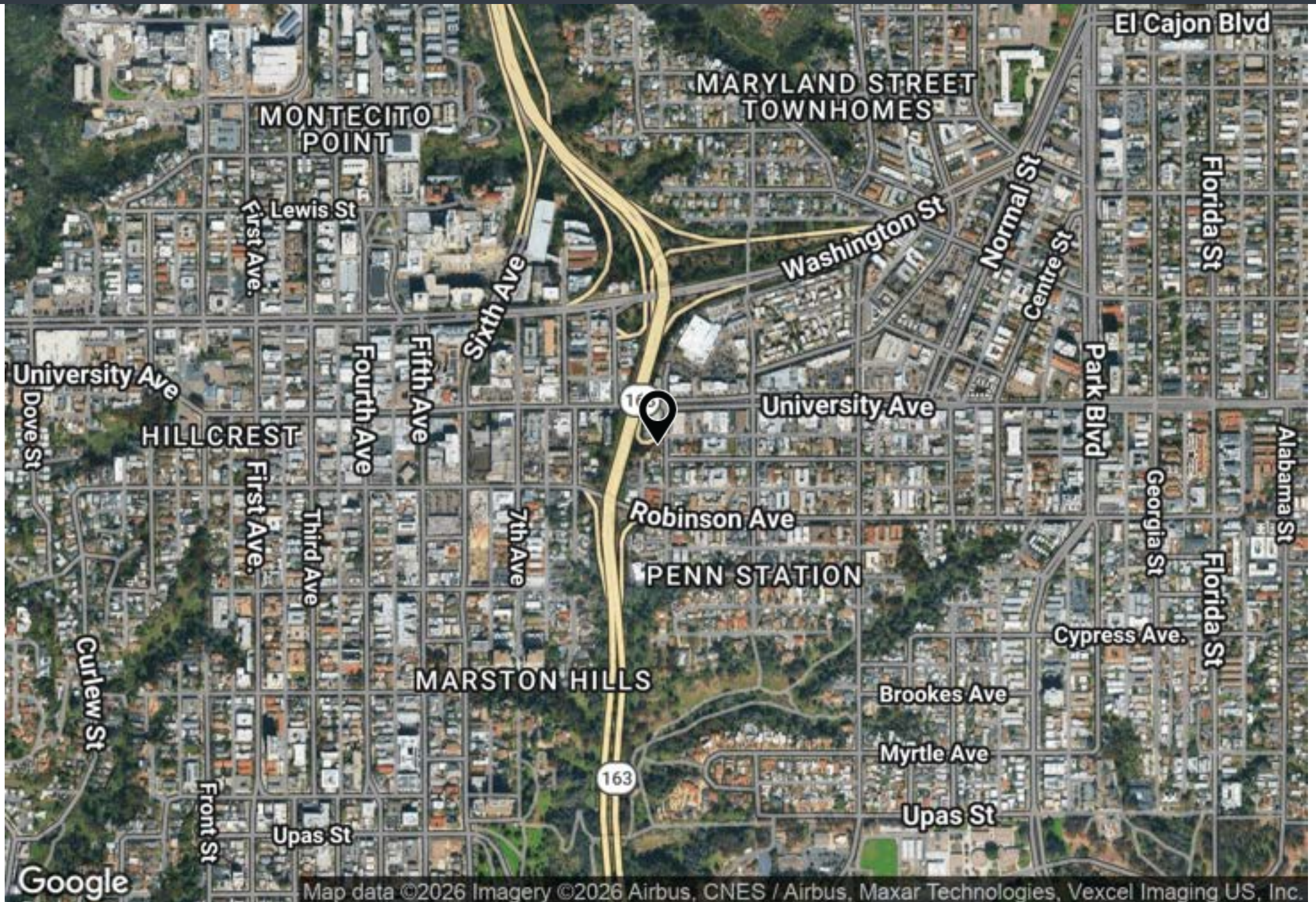
RETAILER MAP

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AERIAL MAP

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SECTION 3

FINANCIAL ANALYSIS

FINANCIAL SUMMARY

3792 10th Avenue San Diego, CA 92103



INVESTMENT OVERVIEW	CURRENT	MARKET STABLIZED
Price	\$1,950,000	\$1,950,000
Price per SF	\$662	\$662
Price per Unit	\$487,500	\$487,500
GRM	17.2	15.78
CAP Rate	3.40%	3.90%
Cash-on-Cash Return (yr 1)	3.40%	3.90%
Total Return (yr 1)	\$66,289	\$75,979
OPERATING DATA	CURRENT	MARKET STABLIZED
Gross Scheduled Income	\$113,400	\$123,600
Total Scheduled Income	\$113,400	\$123,600
Vacancy Cost	\$5,670	\$6,180
Gross Income	\$107,730	\$117,420
Operating Expenses	\$41,441	\$41,441
Net Operating Income	\$66,289	\$75,979
Pre-Tax Cash Flow	\$66,289	\$75,979
FINANCING DATA	CURRENT	MARKET STABLIZED
Down Payment	\$1,950,000	\$1,950,000

INCOME & EXPENSES

3792 10th Avenue San Diego, CA 92103



INCOME SUMMARY	CURRENT	PER SF	MARKET STABLIZED	PER SF
Vacancy Cost	(\$5,670)	(\$1.93)	(\$6,180)	(\$2.10)
GROSS INCOME	\$107,730	\$36.59	\$117,420	\$39.88
EXPENSES SUMMARY	CURRENT	PER SF	MARKET STABLIZED	PER SF
Property Tax (1.25115% + Special Assessmenets)	\$24,971	\$8.48	\$24,971	\$8.48
Insurance	\$4,000	\$1.36	\$4,000	\$1.36
SDGE Utility	\$300	\$0.10	\$300	\$0.10
Water Utility	\$3,000	\$1.02	\$3,000	\$1.02
Landscaping	\$1,320	\$0.45	\$1,320	\$0.45
Repairs and Maintenance	\$2,800	\$0.95	\$2,800	\$0.95
Management	\$4,250	\$1.44	\$4,250	\$1.44
Reserves	\$800	\$0.27	\$800	\$0.27
OPERATING EXPENSES	\$41,441	\$14.08	\$41,441	\$14.08
NET OPERATING INCOME	\$66,289	\$22.52	\$75,979	\$25.81

RENT ROLL

3792 10th Avenue San Diego, CA 92103



SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	LEASE END
3792	3	1	1,400 SF	\$3,500	\$2.50	\$2,100	\$1.50	1/31/2027
3791	1	1	500 SF	\$1,950	\$3.90	\$2,100	\$4.20	11/01/2026
3793	1	1	500 SF	\$2,100	\$4.20	\$2,100	\$4.20	VACANT
3795	1	1	500 SF	\$1,900	\$3.80	\$4,000	\$8.00	MTM
TOTALS			2,900 SF	\$9,450	\$14.40	\$10,300	\$17.90	
AVERAGES			725 SF	\$2,363	\$3.60	\$2,575	\$4.47	

Unit 3793 is currently Vacant. Rent shown reflects scenario of current rents when fully occupied.



SECTION 4

SALE COMPARABLES

SALE COMPS

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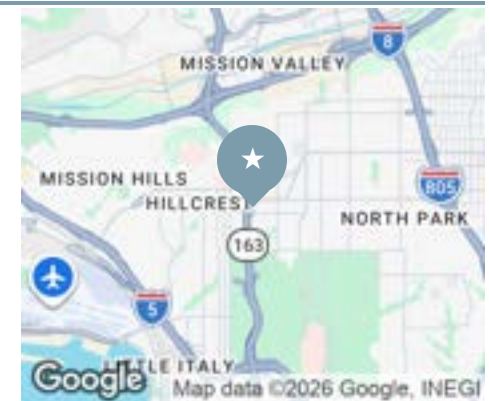


3792 10TH AVENUE

San Diego, CA 92103

Subject Property

Price:	\$1,950,000	Bldg Size:	2,944 SF
Lot Size:	0.12 Acres	No. Units:	4
Cap Rate:	3.40%	Year Built:	1913
Price/SF:	\$662.36		



1



4156 SWIFT AVENUE

San Diego, CA 92104

Sold 5/11/2026

Price:	\$2,000,000	Bldg Size:	3,212 SF
Lot Size:	0.16 Acres	No. Units:	4
Year Built:	1931	Price/SF:	\$622.67



2



4324-4330 FELTON STREET

San Diego, CA 92104

Sold 7/17/2026

Price:	\$2,265,000	Bldg Size:	3,106 SF
Lot Size:	0.14 Acres	No. Units:	4
Year Built:	1941	Price/SF:	\$729.23



SALE COMPS

3792 10th Avenue San Diego, CA 92103



3



4419-23 MISSISSIPPI STREET

San Diego, CA 92116

Sold 8/4/2026

Price:	\$2,225,000	Bldg Size:	3,138 SF
Lot Size:	0.16 Acres	No. Units:	4
Year Built:	1936	Price/SF:	\$709.05



4



4774 WILSON AVENUE

San Diego, CA 92116

Sold 8/14/2026

Price:	\$1,915,000	Bldg Size:	2,903 SF
Lot Size:	0.14 Acres	No. Units:	4
Year Built:	1942	Price/SF:	\$659.66



SALE COMPS MAP & SUMMARY

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★ 3792 10TH AVENUE

San Diego, CA

Price \$1,950,000

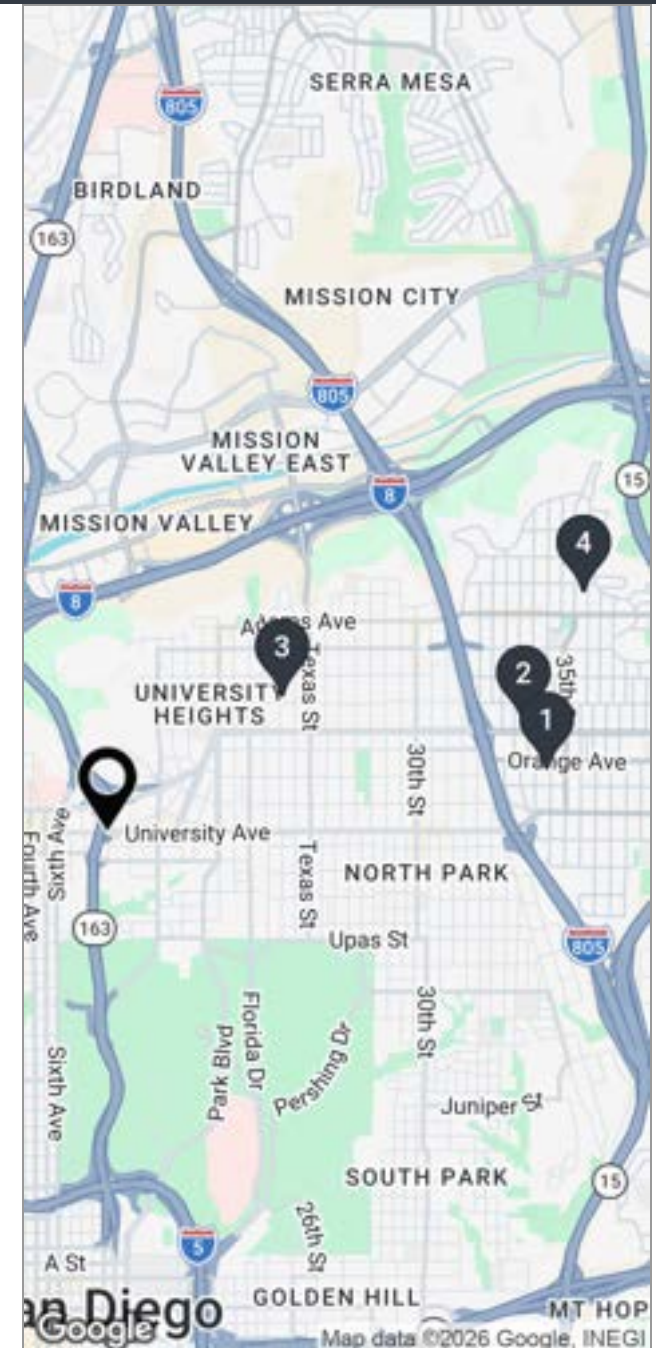
Bldg Size 2,944 SF

Lot Size 0.12 Acres

No. Units 4

Price/SF \$662.36

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	PRICE/SF
1	4156 Swift Avenue San Diego, CA 92104	\$2,000,000	3,212 SF	0.16 Acres	4	\$622.67
2	4324-4330 Felton Street San Diego, CA 92104	\$2,265,000	3,106 SF	0.14 Acres	4	\$729.23
3	4419-23 Mississippi Street San Diego, CA 92116	\$2,225,000	3,138 SF	0.16 Acres	4	\$709.05
4	4774 Wilson Avenue San Diego, CA 92116	\$1,915,000	2,903 SF	0.14 Acres	4	\$659.66
AVERAGES		\$2,101,250	3,090 SF	0.15 ACRES	4	\$680.15





SECTION 5

DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

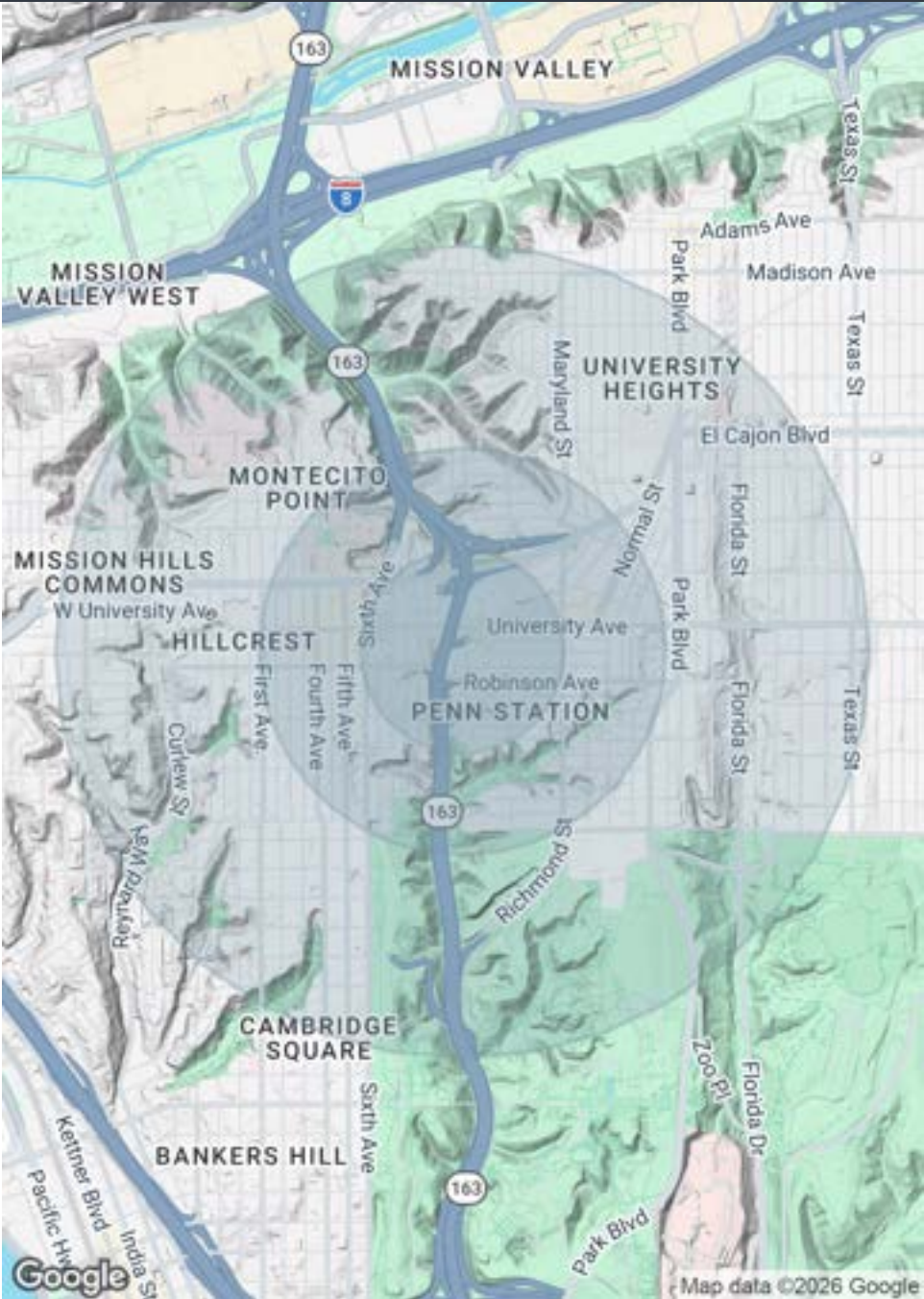
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,955	9,454	35,003
Average Age	41.2	39.2	40.2
Average Age (Male)	41.8	39.2	41.0
Average Age (Female)	40.0	38.7	39.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,151	5,679	20,299
# of Persons per HH	1.7	1.7	1.7
Average HH Income	\$132,783	\$121,700	\$123,555
Average House Value	\$799,361	\$819,571	\$873,509

2023 American Community Survey (ACS)





SECTION 6

ADVISOR BIOS

BROKER CONTACT

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