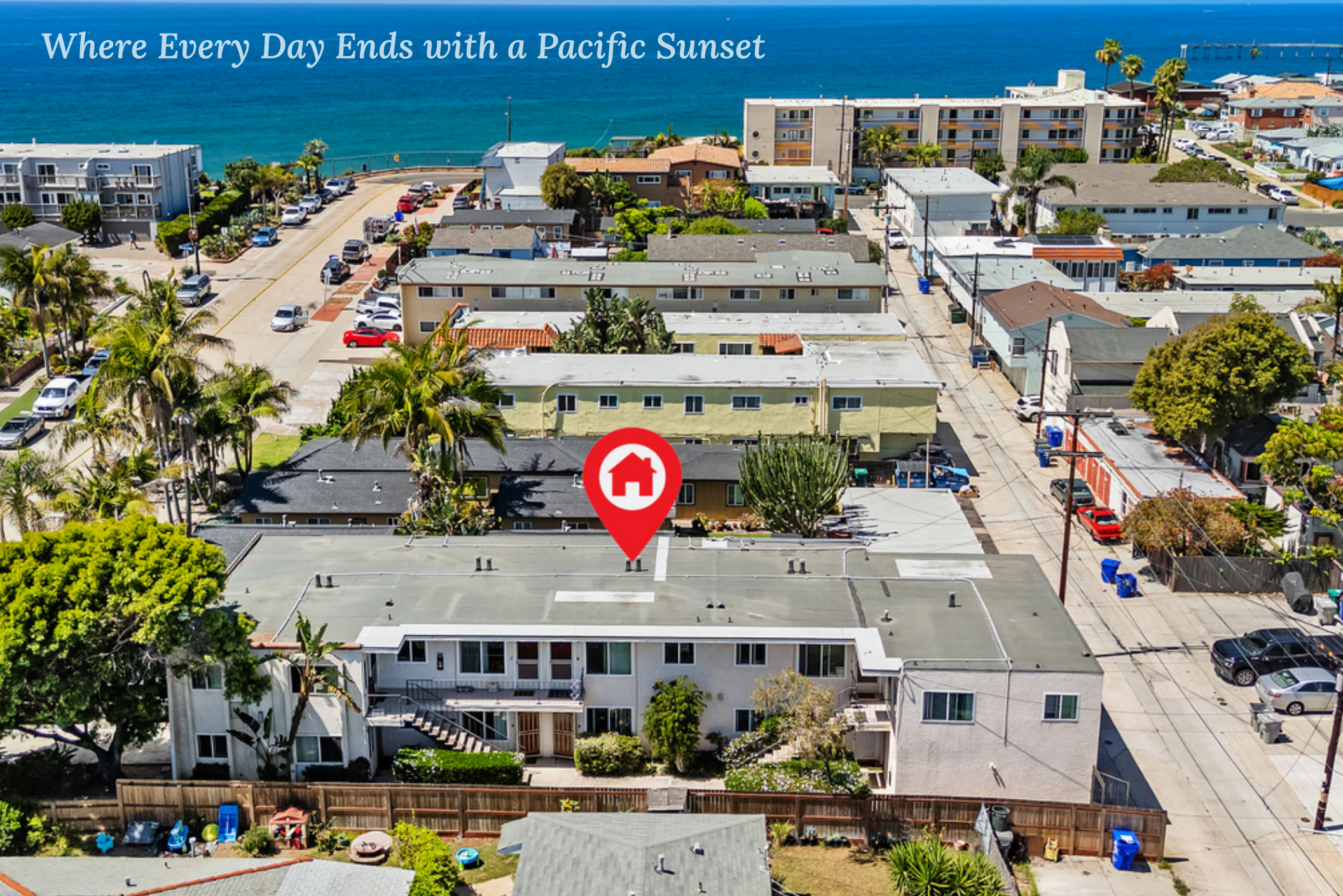


# 4928 Coronado Ave, San Diego, CA 92107

*Where Every Day Ends with a Pacific Sunset*



## 4928 Coronado Avenue, San Diego CA 92107



**Presenting a rare coastal investment opportunity at 4928 Coronado Avenue — a 9-unit residential community ideally situated in the coveted Sunset Cliffs neighborhood of Ocean Beach 92107.**

Just one block from the ocean, this well-cared-for property offers effortless beach access, placing residents in the heart of one of San Diego's most energetic and desirable coastal lifestyles. With rents offering meaningful upside, this is an ideal opportunity for investors looking to capitalize on the strong rental demand that this irreplaceable beach location commands.

The property features off-street parking, common laundry facilities, and mature landscaping, providing residents with comfort and convenience in an unbeatable setting. Step outside and enjoy the invigorating salt air, world-class sunsets, and the legendary Ocean Beach vibe — with Newport Avenue's eclectic dining, boutique shops, local events, and endless beach activities all just blocks away. A true lifestyle and value-add opportunity in one of San Diego's most beloved coastal communities. Proudly offered by JP Equity Real Estate.

The current owners have been generous stewards of their tenants, holding rents conservatively averaging 30% below prevailing market rates. One-bedroom units running \$1,800–\$1,900 against a market of \$2,495–\$2,595, and two-bedroom units at \$2,500–\$2,600 against a market of \$3,095–\$3,195.

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# 4928 Coronado Avenue San Diego CA 92107

## Residential 9-Unit Complex in Ocean Beach

**Sale Price** **\$3,850,000**  
 Neighborhood **Sunset Cliffs**

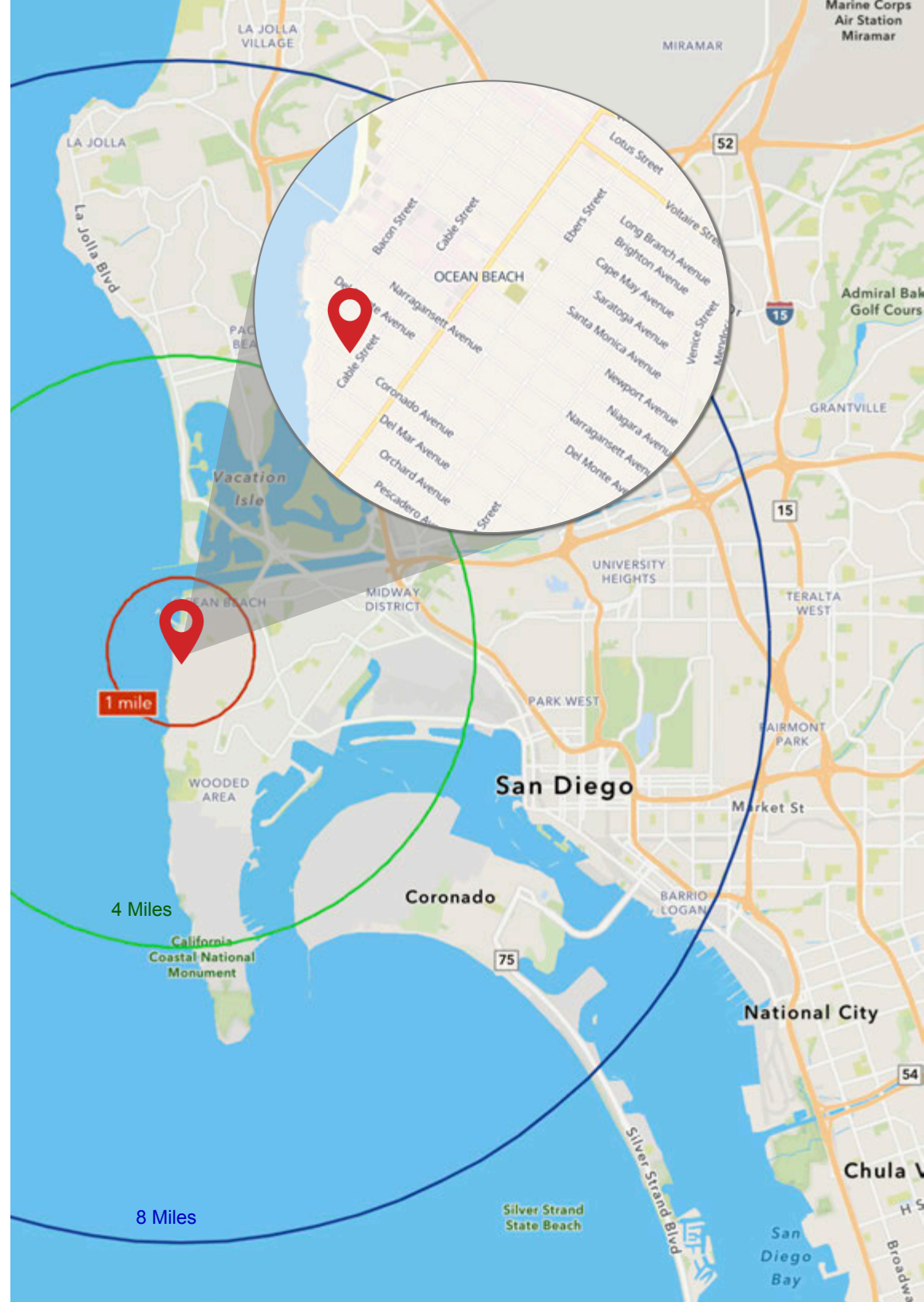
Unit Mix  
 Two Bedrooms **3**  
 One Bedrooms **6**

Improvements **5,821**  
 Price Per Unit **\$427,778**  
 Price Per Sq Ft **\$661.40**  
 GRM (Current) **17.02**  
 GRM (Proforma) **15.81**  
 CAP (Current) **3.41**  
 CAP (Proforma) **3.83**





Site **7006 SF / 0.16 AC**  
 Parking **Carports 4, spaces 5**  
 Laundry **Common**  
 APN **448-162-11-00**  
 Zoning **RM 2-4**







**Walk score**  
**80/100**



## BEACH AND OUTDOORS

	Ocean Beach Pier	Longest pier on West Coast	~5 min
	Dog Beach	Off-leash, every dog's paradise	~8 min
	Sunset Cliffs	Dramatic cliffs & tide pools	~12 min
	Robb Field	Skate park & rec complex	~6 min

## FOOD & CULTURE

	Hodad's	Legendary burgers since 1969	Newport Ave
	Kilowatt Brewing	Craft beer & games nights	OB
	Blue Water Seafood	Local fish & shrimp tacos	OB
	OB Farmers Market	Every Wednesday, Newport Ave	Weekly

Sunset Views

Coastal Trails

Walkable

Dining out

Dog-friendly

Pier Fishing

Surf Culture

Farmers Market

LIFESTYLE











# Prime Ocean Beach Community - Multifamily Investment Opportunity

# Units	Adress	Square Ft	APN	Year Built	Lot Size	Site Acres	Zoning
9	4928 Coronado Ave, San Diego CA 92107	5821	448-162-11	1970	7,008	0.16	

Price Reduction	GRM		CAP RATE		**CAP RATE Market	PRICE	PRICE	RENT \$PSF
	Current	*Proforma	Current	*Proforma		\$ Per Unit	\$ Per SF	Current Avg
<b>\$3,850,000</b>	17.02	15.81	3.41%	3.83%	<b>4.67%</b>	\$427,778	\$661.40	\$3.25

Operating Statement	Current	*2026 Proforma	**Market Rents	Estimated Operating	Current	%	*2026 Proforma	%
	Gross Scheduled Income	\$226,200	\$243,466		\$282,060	Gardening	\$1,500	0.68%
- Vacancy/Deductions	\$5,655	<b>2.50%</b>	\$6,087	<b>2.50%</b>	\$7,052	<b>2.50%</b>	\$8,500	3.56%
Effective Rental Income	\$220,545	\$237,379	\$275,009	Maintenance	\$1,500	0.68%	\$1,500	0.63%
Laundry Income	\$1,331	\$1,500	\$1,500	Pest Control	\$1,032	0.47%	\$1,032	0.43%
Reimburseables (Water)				Property Management	\$11,094	5.00%	\$11,944	5.00%
Effective Gross Income	\$221,876	\$238,879	\$276,509	Property Taxes	\$48,169	21.71%	\$48,169	20.16%
-Less Operating Expense	-\$90,749	-\$91,599	-\$96,778	<b>35%</b>	\$8,000	3.61%	\$8,000	3.35%
	\$131,127	\$147,280	\$179,731	Trash Removal	\$3,636	1.64%	\$3,636	1.52%
-Annual Debt Service	\$110,797	\$110,797	\$110,797	Utilities-SDGE	\$2,016	0.91%	\$2,016	0.84%
<b>Before Tax Cash Flow</b>	<b>\$20,330</b>	<b>\$36,484</b>	<b>\$68,934</b>	Utilities-Water/Sewer	\$5,302	2.39%	\$5,302	2.22%
				<b>Operating Expenses</b>	<b>\$90,749</b>	<b>40.90%</b>	<b>\$91,599</b>	<b>38.35%</b>

\*Proforma Year One is Current Tenants  
 Annual Market Rent posted increase Per City of San Diego and State 8.8%  
 Market Rents can be achieved when unit turnover  
 Tenants Month to Month

\*\*Potential Market CAP based on using 35% Expenses

### Potential Loan

Down Payment	\$2,310,000	Monthly P & I	\$9,233.08
Loan Amount	\$1,540,000	DCSR	1.33
Interest Rate	6.00%	Term	5 Years
Amortization	30		

\*Market Term and Rates - May Vary (Check with your lender)

### Rental Summary

# Units	Type	Unit Est SF	Current Rent Range	Current Rent PSF	Market Rent PSF	Market Rent Unit	Market Rent Per Mo	Market Annual Rent
6	One Bedroom/One Bath	570	\$1,800 - \$1,900	\$3.29	\$4.47	\$2,345	\$14,070	\$168,840
3	Two Bedroom/One Bath	828	\$2,400-\$2,500	\$3.06	\$3.80	\$3,145	\$9,435	\$113,220
								\$282,060

**MARKET RENTS**  
 estimated  
 30%+ upside

# Comparable Properties 4928 Coronado Avenue, San Diego CA 92107



Address	4928 Coronado	4867 Santa Cruz	5035 Saratoga	4961-67 Coronado Ave	2205 Poinsettia Dr	4967 Cape May
Status	Subject	Sold	Sold	Sold	Sold	Active
Price	\$3,950,000	\$3,800,000	\$4,500,000	\$2,800,000	\$2,700,000	\$4,650,000
Units	9	9	12	8	7	10
Improvements	5821	6452	6912	3280	5475	7198
\$ Per Unit	\$438,889	\$422,222	\$375,000	\$350,000	\$385,714	\$465,000
\$ Per SF	\$678.58	\$588.05	\$651.04	\$853.66	\$493.15	\$646.01
Site SF	7006	7003	6534	6944	9148	6993
GRM	16.22	16.97	14.17	13.60	14.40	19.52
Parking	4 carports 6 spaces	10	None onsite	9	7	10
Close of Escrow	Active	10/20/25	1/22/26	11/19/25	7/17/25	Active

# 4928 Coronado Avenue - Demographics 1 Miles Radius



16,476

Population



1.96

Average Household Size



38.6

Median Age



65.7%

% College Educated



10.4%

% Children (Under 15)



4.7%

Unemployment Rate



15.0%

% Seniors (Age 65 +)



\$1,475,814

Average Home Value



\$152,536

Average Household Income



31.3%

% Home Owners

This infographic contains estimates provided by Esri. The vintage of the data is 2025. © Esri 2025

# What's in the nearby Community



# Ocean Beach - The Place to Be



## The pier at golden hour

The Ocean Beach Pier is one of the longest piers on the West Coast — a beloved 1,971-foot landmark stretching boldly into the Pacific. Though no longer open to visitors, its iconic silhouette continues to define the Ocean Beach skyline, a timeless symbol of the community's deep connection to the sea. A true piece of San Diego history, it remains a breathtaking sight from the shoreline below.



## Sunset Cliffs — nature's own amphitheater

Just minutes from your door, Sunset Cliffs Natural Park is the kind of place that makes people cancel their flight home. Ancient sandstone bluffs drop straight into the Pacific, hiding sea caves and tide pools alive with color at low tide. Gray whales pass close enough to watch from the trail in winter. Raw, wild California — completely free, completely unforgettable.



## Newport Avenue — the last great independent main street

In an age of identical shopping strips, Newport Avenue is genuinely one of a kind. By community vote, chain stores are banned. What you find instead: a 40-year-old antique mall, a boutique selling antique French furniture imported from Paris, a family-run ceramic studio, a winery pouring award-winning local wines, surf shops, galleries, and taco stands that have fed the neighborhood for decades. Every block is a different story.



## Dog Beach — the original

Ocean Beach is home to one of California's oldest and most beloved off-leash beaches. Dogs run free in the surf, chase waves, and do exactly as they please — as they have since the 1970s, the result of the same community activism that has kept OB unapologetically itself. This is the neighborhood that solved the problem of leaving your dog behind permanently.



## A mural at every corner

OB's street art scene grew organically, wall by wall, from the neighborhood's deep roots in counterculture — not from any city program. Every alley, every side street, every blank wall is a canvas. Walking Newport Avenue and Voltaire Street is an open-air gallery experience that no ticket can buy.

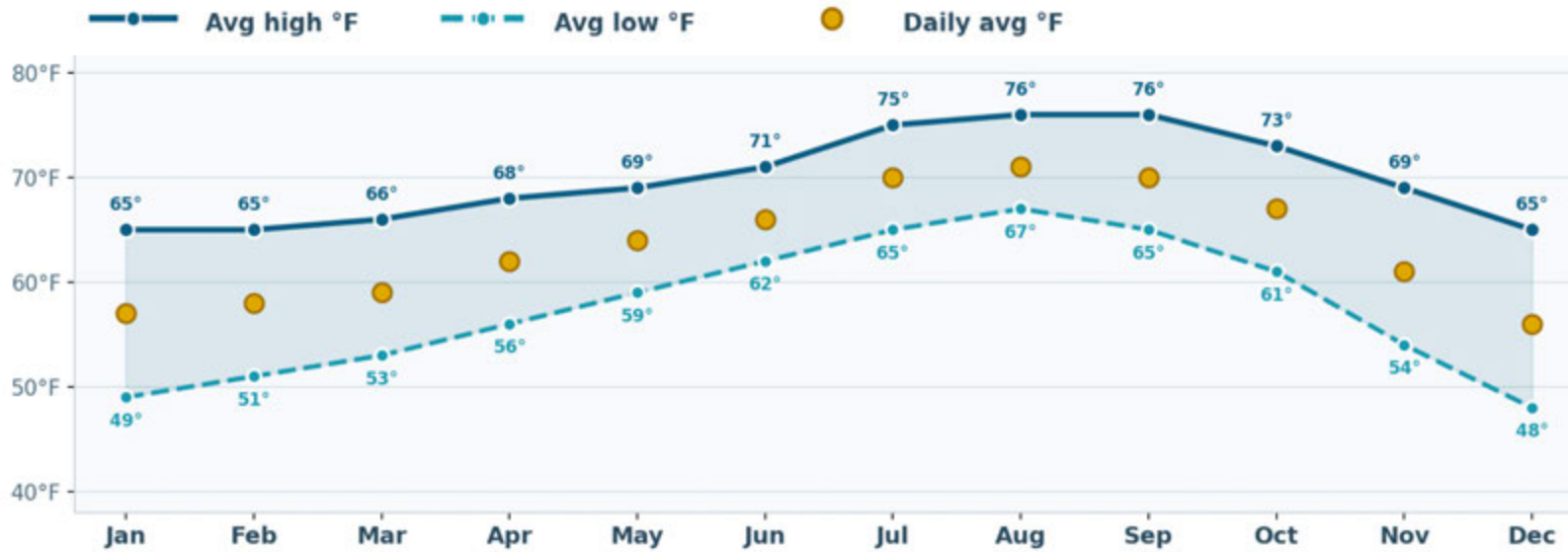


## Wednesday nights on Newport

Every Wednesday evening, Newport Avenue transforms — vendors, live music drifting between the stalls, locals catching up, children running between flower sellers and food stands. The Ocean Beach Farmers Market has been running for over 25 years without a single corporate sponsor. It is the living room of the neighborhood, and you live right around the corner.

# Ocean Beach - Daily Temperature by Months

Average high & low air temperature - 30 years normals (1991-2020) - NOAA



76°F

Peak average high

Aug-Sep

Warmest Months

70°F

Annual average high

27°F

Range HI-Low spread





# Disclaimer and Confidentiality Agreement

This Marketing Memorandum has been created to help weigh any potential investment in the property 4928 Coronado Ave, San Diego, CA 92107 and was prepared by JP Equity Real Estate based on information available about the property and the current real estate market. It does NOT contain all the information necessary to fully evaluate this Project.

The information provided herein has been obtained largely from third-party sources. While the information is believed to be reliable, the Seller and JP Equity Real Estate have not and shall not verify and/or investigate said information. Particularly, any financial projections are for general reference only, as they are based on assumptions about the real estate market and the regional economy, and understandably actual results may vary considerably from these projections. Therefore, the Seller and JP Equity Real Estate make no warranty, expressed or implied to the accuracy or completeness of the content of this Marketing Memorandum, and this document is by no means an exhaustive analysis of third-party information taken into account. All information provided herein is a general summary of unverified information to prospective purchasers and is NOT a substitute for a thorough due diligence investigation. Consistent with the foregoing, the Seller and JP Equity Real Estate shall not perform any investigation into this information and make no warranty or representation, with respect to the income or expenses of the property, the future projected financial performance of the property, the size and the square footage of the property and improvements, the presence of contaminating substances, the physical condition of the property, and/or any applicable zoning or City and State ordinances relating to the property. Prospective purchasers to undertake any and all necessary due diligence to their satisfaction based upon their own independent and complete inquiry into the same.

Seller and its representatives reserve the right, at its sole discretion, to reject any offer to invest in the Project, and to terminate any negotiations with any party at any time with or without written notice. Unless and until a written sale agreement has been fully executed, delivered and approved Seller has no legal commitment or obligations to any prospective Buyer.

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