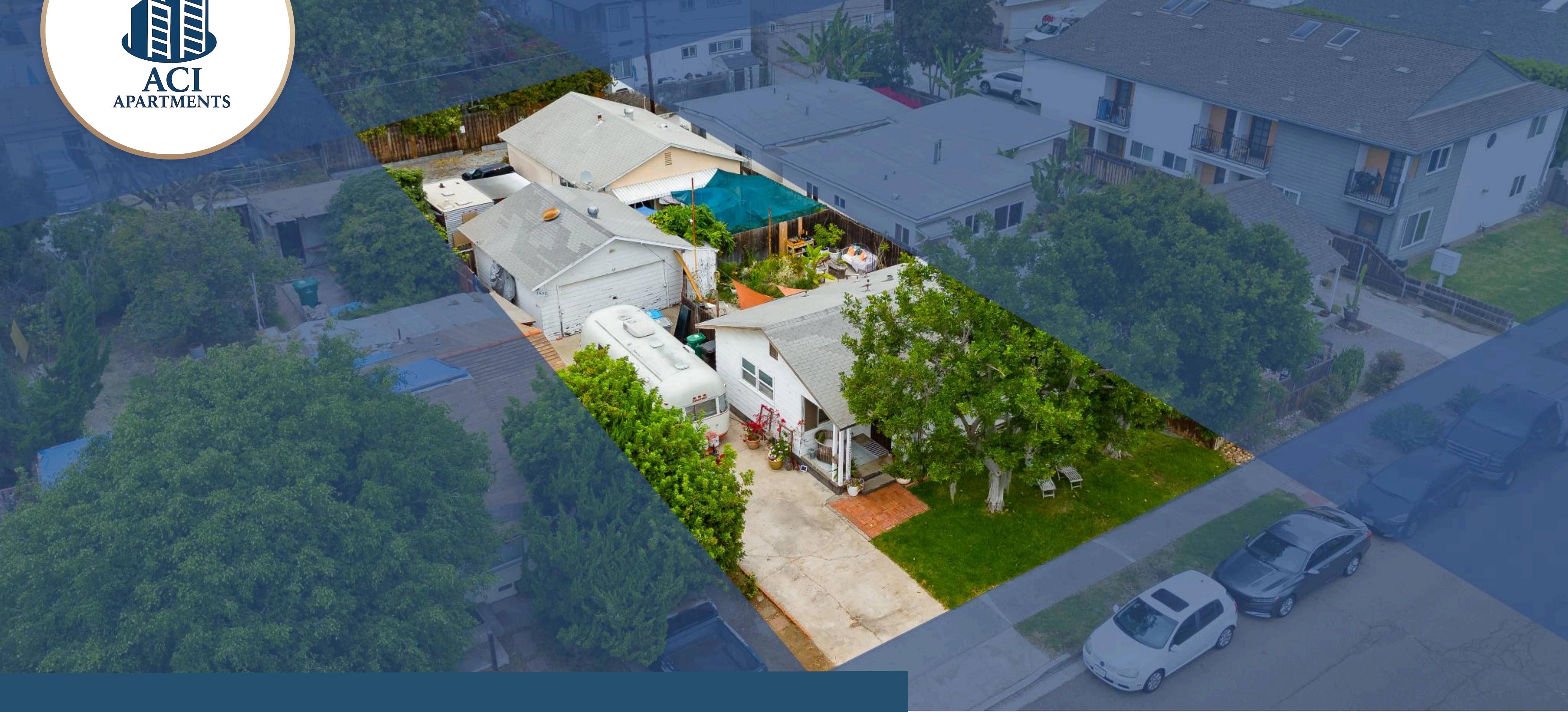




SAN DIEGO'S LEADING REAL ESTATE AGENCY AND INCOME BROKERAGE FIRM SINCE 1982



**2 UNITS - 2630-32 HORNBLEND ST, SAN DIEGO, 92109**



EXCLUSIVELY LISTED BY

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# 01 PROPERTY OVERVIEW

# THE OFFERING

2630-32 HORNBLEND ST, SAN DIEGO, 92109

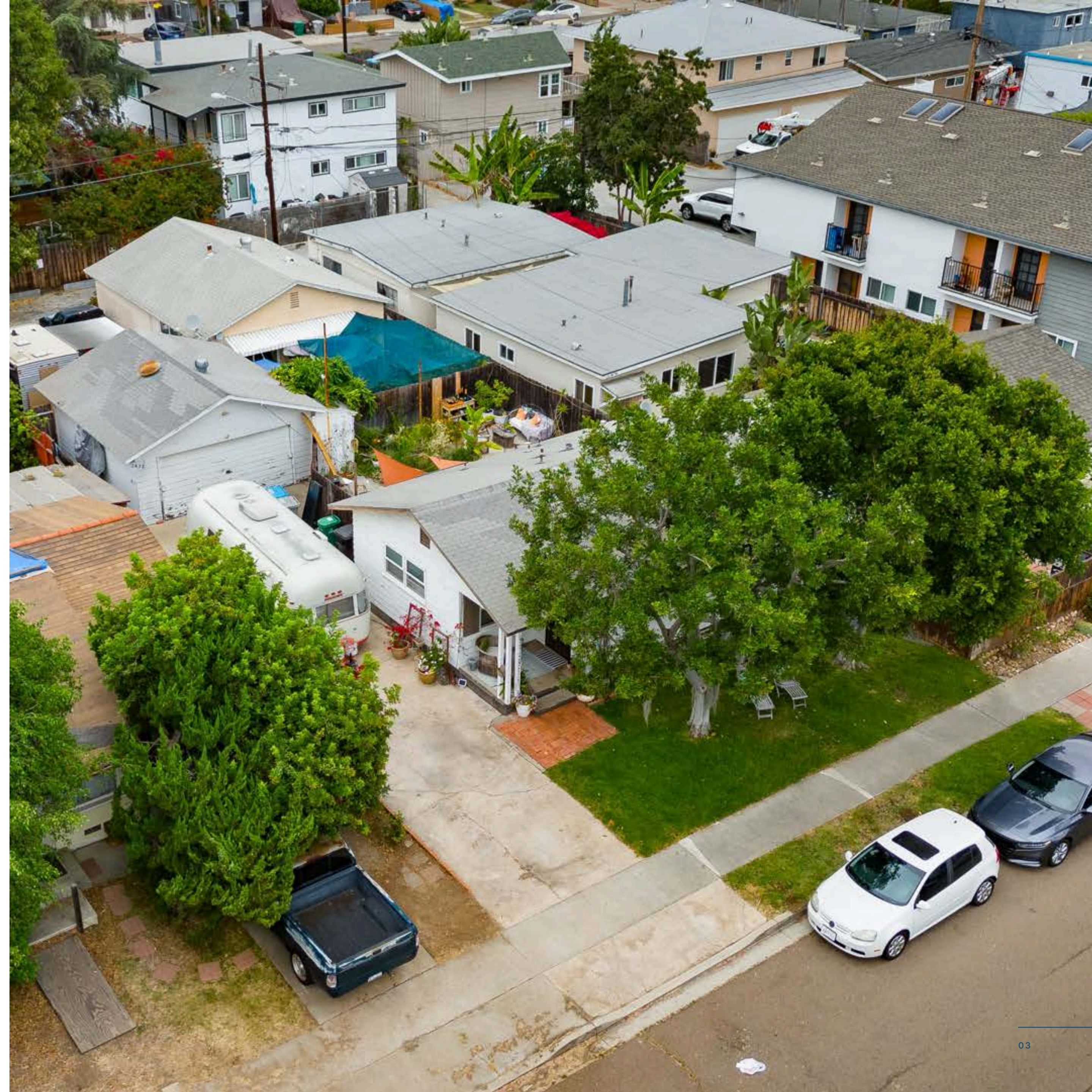
**OFFERED AT \$2,050,000**

**2 UNITS - (1) 2 BEDROOM/1 BATH | (1) 1 BEDROOM/1 BATH  
+ DETACHED GARAGE**

The property offers a compelling Pacific Beach location profile, combining coastal-adjacent lifestyle appeal with the practical advantages renters increasingly value. This asset benefits from a highly desirable Pacific Beach setting with immediate access to Interstate 5, Rose Creek Trail, Mission Bay, Mission Bay Golf Course, and some of the area's most recognized dining destinations, including convenient everyday retail and quick-service options.

This location provides a strong alternative to many Pacific Beach properties situated along busier corridors or in more congested neighborhood pockets. With ample parking, a quieter residential environment, and seamless access to both coastal amenities and major transportation routes, the property delivers a balanced lifestyle offering that appeals to both tenants and long-term investors.

Emphasized by its Mission Bay proximity, accessibility, parking advantage, and neighborhood feel, the property can be positioned as a rare Pacific Beach opportunity. This should allow the asset to capture strong summer renter attention often associated with Pacific Beach multifamily properties.





# 02

## SUMMARY OF BENEFITS



# PROPERTY HIGHLIGHTS

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- ✓ Well located within a quieter pocket of one of the most accessible and highly sought-after areas in the zip code.
- ✓ Ample on-site parking and a third structure that provides additional upside potential through future ADU expansion opportunities.
- ✓ Approximately 30% upside in gross scheduled income, paired with additional ADU potential through the detached garage configuration.



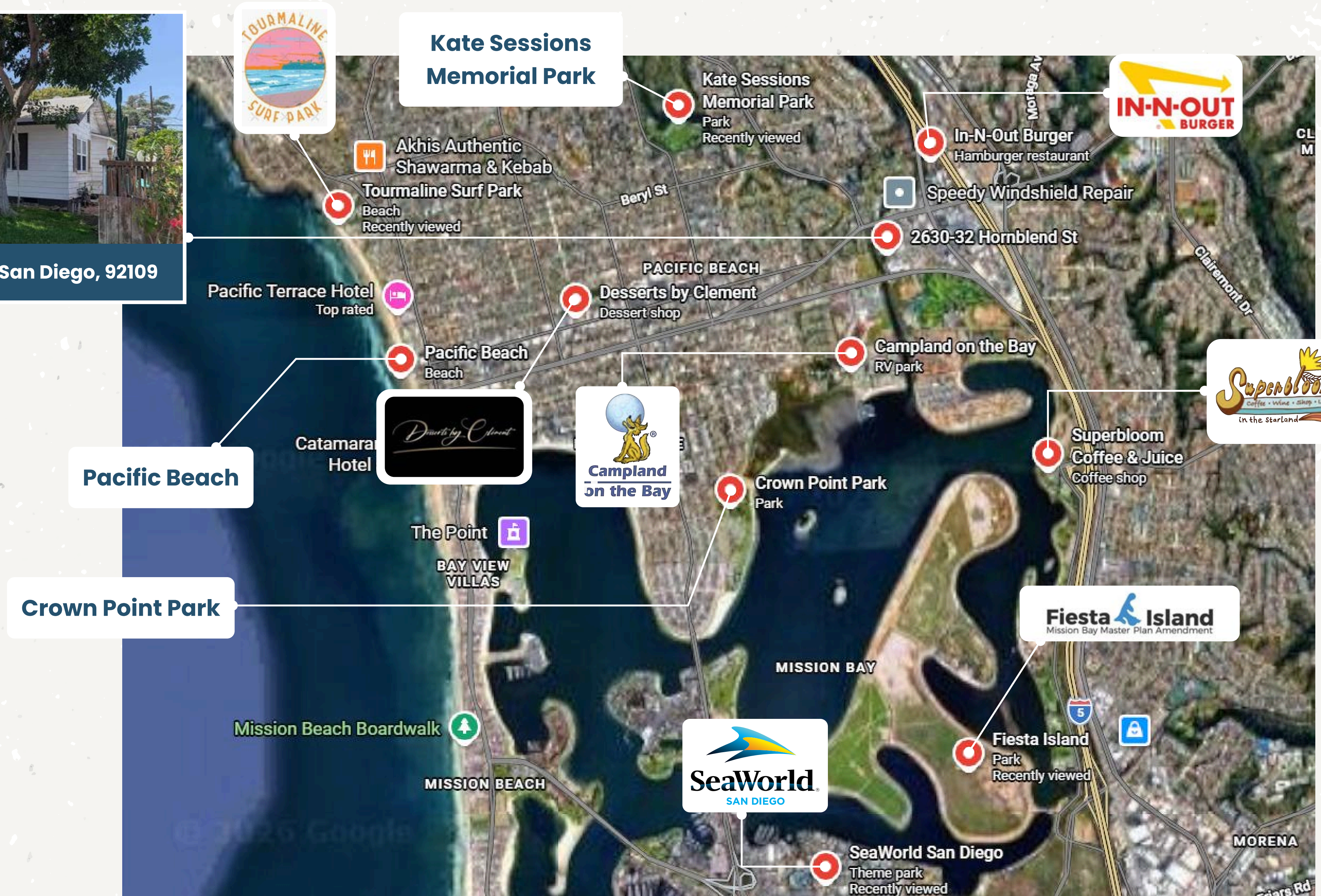
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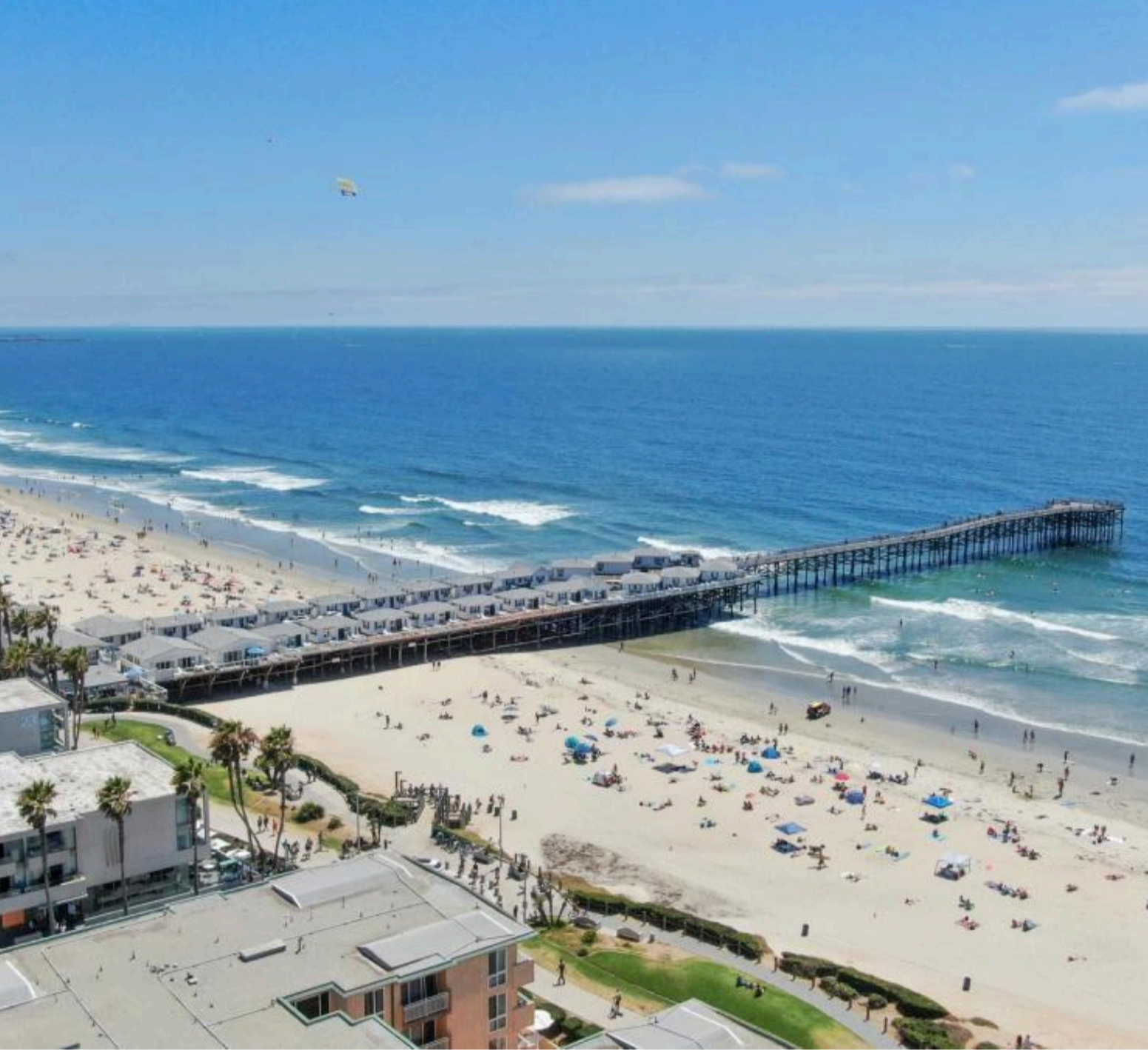
IRREPLACEABLE LOCATION

# IRREPLACABLE LOCATION



2630-32 Hornblend St, San Diego, 92109





## LIFESTYLE

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The property at 2630–32 Hornblend Street, San Diego, CA 92109 is located in the vibrant Pacific Beach (PB) neighborhood, one of San Diego's most desirable coastal communities. This area offers a relaxed beach lifestyle with easy access to Mission Bay, the Pacific Ocean, walking and cycling trails, parks, cafés, restaurants, and shopping.

Residents enjoy an active outdoor lifestyle, with surfing, paddleboarding, jogging, and biking being part of everyday life. The neighborhood is highly walkable and bike-friendly, while also providing convenient access to Interstate 5 and public transportation. Pacific Beach is known for its lively social atmosphere, beautiful weather, and mix of young professionals, families, and long-term residents, making it an attractive place to live for those seeking both recreation and urban convenience.





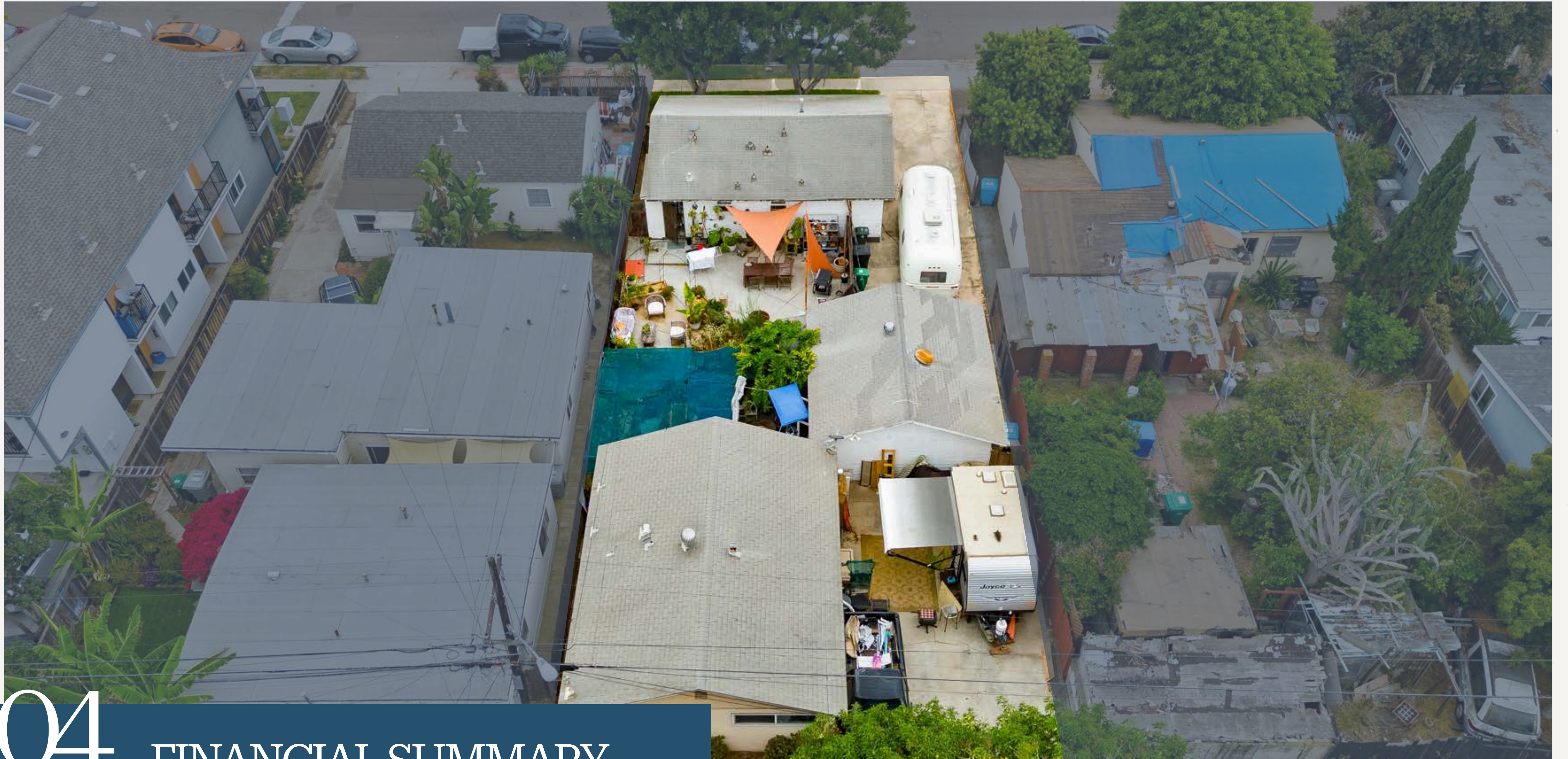
## EMPLOYMENT

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The area around 2630–32 Hornblend Street, San Diego, CA 92109 offers strong employment opportunities due to its location in the Pacific Beach neighborhood and its proximity to major business centers. Many residents work in the tourism, hospitality, retail, healthcare, education, and technology sectors.

Nearby employment hubs include Mission Bay, Downtown San Diego, La Jolla, and the University of California, San Diego (UC San Diego), which provide jobs in healthcare, research, biotechnology, and professional services. The area's convenient access to major roads and public transportation also makes commuting to other employment centers throughout San Diego easy and efficient.





# 04 FINANCIAL SUMMARY

# FINANCIAL SUMMARY

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## SUMMARY

# Units	2
Address	2630–2632 Hornblend Street
City	San Diego
State	CA
Zip Code	92109
Price per Unit	\$1,025,000
Price per Sq Ft	\$1,659.92
Sale Price	\$2,050,000
Lot Size	5,488 Sq Ft
Bedrooms / Bathrooms	(1) 2 bedroom/1 Bath   (1) 1 bedroom/1 Bath
Parking	1 Detached Garage
Actual Gross Rental Income	\$60,000/year
Proforma Gross Rental Income	\$78,000/year



# 07

## DEMOGRAPHICS & MARKET OVERVIEW



2630-32 HORNBLEND ST, SAN DIEGO, 92109

# DEMOGRAPHICS

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2261 Worden St is situated in the highly sought-after Point Loma neighborhood of San Diego (92107), a vibrant coastal community known for its waterfront lifestyle, established residential areas, and convenient access to downtown, major employers, and recreational amenities. The area continues to experience strong owner-occupancy and rental demand.

## **Population**

Approximately 28,000–30,000 residents (Source: U.S. Census Bureau – ACS)

## **Median Household Income**

Approximately \$105,000–\$120,000 annually (Source: Niche)

## **Median Age**

Approximately 38–42 years (Source: Point2Homes)

## **Per Capita Income**

Approximately \$55,000–\$65,000 (Source: AreaVibes)

## **Housing Profile**

Mix of single-family homes, apartments, and coastal residential properties with strong owner-occupancy and rental demand (Source: Point2Homes)

## **Average Commute Time**

Approximately 20–25 minutes (Source: AreaVibes)

## **Primary Employment Sectors**

Defense, Healthcare, Education, Tourism, Logistics, and Technology (Source: City of San Diego)



2630-32 HORNBLEND ST, SAN DIEGO, 92109

# MARKET DYNAMICS

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The Pacific Beach (92109) multifamily market continues to benefit from some of the strongest long-term rental demand in San Diego County, driven by its coastal location, walkability, lifestyle amenities, and consistent appeal to both young professionals and higher-income renters. Transaction volume for properties remains relatively limited where owner hold periods tend to be significantly longer than inland submarkets. While elevated interest rates and increased inventory across portions of San Diego have created more pricing sensitivity countywide, Pacific Beach has remained comparatively resilient due to constrained coastal housing supply and historically strong occupancy levels. What continues to separate properties in Pacific Beach, however, is the ability to offer lifestyle-oriented living in a supply constrained coastal market. Properties with strong curb appeal, functional unit mixes, and proximity to the beach, dining, and retail corridors continue to attract investor attention due to the long-term rental upside and enduring desirability of the neighborhood.

## CURRENT 92109 MARKET REALITIES

- ✓ **Beach Proximity:** This property is just a 6 minute bike ride to the Campland Cantina and beach and 6 minute drive to Crown Point Park.
- ✓ **Limited Supply:** The coastal multifamily markets of Pacific Beach, Ocean Beach, La Jolla, and Point Loma continue to face significant supply constraints, with only 445 units delivered over the past eight quarters, just 75 units currently under construction, and only 15 additional units approved for future development. This limited pipeline continues to support strong investor demand whenever well-located coastal properties become available for sale.



LISTED BY



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## CONFIDENTIALITY NOTICE

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