

1243-1245 Van Nuys St



Apartments - La Jolla Alta Submarket San Diego, CA 92109	4 Units	3,250 SF GBA	2026 Built	\$4M Sale Price	\$1M Price/Unit
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Sale

For Sale	\$4,000,000 (\$1,000,000/Unit)		
Cap Rate	3.69%	Status	Active
Sale Type	Investment		

Building

Type	3 Star Low-Rise Apartments		
Location	Suburban		
Units	4	Class	B
Stories	3		
GBA	3,250 SF	Metering	Individually Met...
Typical Floor	1,167 SF	Condo/Co-op	Condo
# of Buildings	1		
Units per Area	6/AC		
Market Segment	All		
Rent Type	Market		
Year Built	2026		
Pedestrian Fri...	50 - Fairly friendly		
Cycling Friendly	40 - Fairly friendly		
Car Friendly	80 - Very friendly		
Transit Friendly	10 - Not friendly		
Parking Spaces	Surface - 6		

Land

Land Acres	0.68 AC	Land SF	29,621 SF
Bldg FAR	0.11		
Zoning	RS-1-7		

Building Amenities

Unit Amenities	
Air Conditioning	Kitchen
Balcony	

Public Transportation

Commuter Rail	Drive	Distance
San Diego Old Town Transportation Center (P...	11 min	6.7 mi
San Diego - Old Town (COASTER - North Cou...	12 min	7.8 mi
Airport	Drive	Distance
San Diego International	15 min	8.7 mi

Unit Mix

Beds	Units	Avg ...	Asking Rent/Unit	Asking Rent/SF	Concessions
1	2	-	-	-	-
2	2	-	-	-	-
Totals	4	-	-	-	-

Updated August 3, 2026

Market Conditions

Vacancy Rates	Current	YOY Change
Submarket 2-4 Star	4.0%	↑ 0.1%
Market Overall	6.1%	↑ 0.6%
Market Rent Per Unit		
Submarket 2-4 Star	\$3,221	↑ 2.9%
Market Overall	\$2,594	↑ 1.0%
Concessions		
Submarket 2-4 Star	5.3%	↑ 3.0%
Market Overall	3.6%	↑ 0.7%
Under Construction Units		
Market Overall	7,764	↓ -26.9%
Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume	\$18.28M	\$3.93M
Market Sales Price Per Unit	\$488.85K	\$487.1K

Property Contacts

Recorded Owner	MG & BG IRREVOCABLE DYNASTY TRUST 12-15-12
Sale Broker	Portfolio Properties

Demographics

	1 mile	3 miles
Population	20,310	99,449
Households	9,291	45,440
Median Age	40.40	40.50
Median HH Income	\$153,115	\$130,618
Daytime Employees	3,443	47,684
Population Growth '25 - '30	1.36%	2.22%
Household Growth '25 - '30	1.30%	2.41%

Location

Postcode	92109
Submarket	La Jolla Alta
Submarket Cluster	La Jolla/UTC
Location Type	Suburban
Market	San Diego
County	San Diego
State	California
CBSA	San Diego-Carlsbad, CA
DMA	San Diego, CA
Country	United States

Traffic

Collection Street	Cross Street	Traffic Vol	Last M...	Distance
Fanuel St	Agate St N	4,572	2026	0.15 mi
Turquoise St	Alley W	13,765	2026	0.20 mi
Cass St	Alley S	3,879	2026	0.31 mi
Foothill Blvd	Vickie Dr W	17,027	2026	0.32 mi
Fanuel St	Tourmaline St N	3,042	2026	0.32 mi
Cass Street	Tourmaline St S	6,520	2026	0.33 mi
Fanuel St	Loring St S	3,007	2026	0.43 mi
Foothill Blvd	Opal St NW	17,539	2026	0.44 mi
Turquoise St	Bayard St E	13,746	2026	0.45 mi
Loring St	Fanuel St W	4,852	2026	0.45 mi

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Public Record

2026 Assessment

Improvements	\$907,800	\$226,950.00/Unit
Land	\$19,995	\$4,998.75/Unit
Total Value	\$927,795	\$231,948.75/Unit

Parcels 415-132-25

Flood Risk

Flood Risk Area	Moderate to Low Risk Areas
FEMA Flood Zone	B and X Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods.
Floodplain Area	100-year and 500-year
In SFHA	No
FEMA Map Identifier	06073C1584H
FIRM ID	06073C
FIRM Panel Number	1584H
FEMA Map Date	Dec 20, 2019

Flood risk is determined by the footprint of the parcel rather than the footprint of the property.

Property ID: 22346637



Primary Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo

Financial Analysis

Item	Value	Unit	Value	Unit	Value
Net Operating Income	\$1,000,000	Annual	\$1,000,000	Annual	\$1,000,000
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Underwriting Notes

- 1. All data is based on the most recent available data as of 12/31/2020.
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Residual Cash Flow

$\$1,000,000 \div \$1,000,000 = 1.00\%$

Building Photo

Combined Compound Strategy



Recommended positioning

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Building Photo

Property Video Tour



Building Photo

1031 Exchange and Sale Process

Item	Value
Net Operating Income	\$1,000,000
Net Operating Income	\$1,000,000
Net Operating Income	\$1,000,000



Building Photo

Due Diligence Package

Item	Value
Net Operating Income	\$1,000,000
Net Operating Income	\$1,000,000
Net Operating Income	\$1,000,000

Due Diligence Package

Building Photo