

SOFIA LOFTS

3045 - 3057 BROADWAY, SAN DIEGO, CA 92102



*17-unit multifamily premier development
located in historic Golden Hill*



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EXECUTIVE SUMMARY

ABOUT THE DEVELOPER



Nakhshab Development & Design is an award-winning architecture, engineering, construction, and design studio in San Diego, CA.

Nakhshab Development & Design was founded by Soheil Nakhshab in 2003 and has received international recognition for their design/build approach. NDD's philosophy is simple: they harvest the energy of the surroundings to build projects that are beautiful, welcoming, sustainable and unique. They design to bring people of all generations together, both in location and spirit, yet also allow a floor plan for privacy, when those moments are needed.

NDD has been recognized by *Architectural Digest*, *Dwell*, *Ranch & Coast*, *California Home & Design*, *Houzz*, *San Diego Magazine*, and many other architectural publications.



Select Awards

URBAN LAND INSTITUTE (ULI) AMERICA AWARDS FOR EXCELLENCE

URBAN LAND INSTITUTE (ULI) AMERICA AWARDS CASE STUDY

"SUSTAINABILITY AWARD" FOR 2016 BY SEAOSD

BEST OF HOUZZ

"GRAND AWARD" & "JUDGES SPECIAL" AWARD OF EXCELLENCE FROM THE 2020 PCBC GOLDEN NUGGET

"ORCHID AWARD" SAN DIEGO ARCHITECTURAL FOUNDATION

CITY OF SAN DIEGO EXCELLENCE IN HISTORIC PRESERVATION AWARDS 2024



PROPERTY OVERVIEW

PROPERTY DESCRIPTION

Low Density Feel with Intimate Common Area Amenities

Designed with units surrounding a common area with BBQ grill, fire pit and lounge area

Gated community for added privacy

Large community courtyard is perfect for showing outdoor movies and other shared activities

Mid-Century Modern, Urban Living

Open concept designs with modern features and amenities

Floor-to-ceiling windows offering bright and airy spaces. Windows and doors thoughtfully placed to prevent direct line of sight to neighbors

Historic character blended with modern design

Sustainable Design & Construction

90 LEED (Leadership in Energy Environmental Design) score

LEED Platinum design specifications

Solar photovoltaic system for lower electric bills

Energy Star appliances

Electric vehicle charging stations

2014

YEAR BUILT

17

UNITS

0.40

ACRES OF LAND

812 SF

AVERAGE UNIT SIZE



PROPERTY OVERVIEW

PROPERTY OVERVIEW

ADDRESS	3045-3057 Broadway, San Diego, CA 92102
NO OF UNITS	17
APN	539-601-06 , 07, 08 & 09
MUNICIPALITY	San Diego

SITE INFORMATION

LAND AREA	0.40 Acres
DENSITY	42.5 Units/ Acre
SECURED ACCESS	Secured pedestrian gate on Broadway. The vehicle and pedestrian access in the alley is secured with artistically fabricated weathered COR-TEN steel gate. The gate has a stable rust-like appearance that does not require touch-up painting.

BUILDING INFORMATION

YEAR BUILT	2014
TOTAL RENTABLE SF	13,796
AVERAGE UNIT SIZE	812 SF
EXTERIOR WALLS	Wood with stucco or siding and floor-to-ceiling glass for each apartment unit
FOUNDATION	Conventional concrete footings
ROOF COVERING	Flat with an assumed built-up composition cover
WINDOWS	Dual pane
PARKING	15 Garages
ADA / ACCESS	Meets ADA standards

SUSTAINABLE DESIGN

LEED RATING	90 LEED Score
BUILDING TECHNIQUES	Placement of windows to maximize daylight while minimizing heat gain, water efficiency features, renewable energy with photovoltaic solar panels, indoor air quality (thermal comfort and light), and the use of sustainable building materials.

MECHANICAL / ELECTRICAL / BUILDING SYSTEM

METERING	Separately metered for all utilities including independent solar power. Water is master metered, but a third-party sub-metering system monitors the water and bills tenants separately for usage.
HEATING & AIR	Ductless mini-split heating and air-conditioning units
COOKING ENERGY	Electric
LAUNDRY	In-unit stackable washer and dryer
INTERNET	The property features Google Fiber, a business-grade microwave-based system that provides each resident with a personal high-capacity Internet link via Wi Fi and Ethernet

TAX INFORMATION

MILLAGE RATE	1.22804%
FIXED ASSESSMENTS	\$264.50
TAX YEAR	2024-2025

* Property taxes are reassessed at the time of sale

AMENITIES

Generous interior courtyard serves as shared space for community

Gas grill and picnic table on the West side of the courtyard

Gas fire pit and seating with enclosure for a video projector pointing toward a screen mounted on the historic house's rear wall on

Large sliding glass doors with private exclusive use or Juliette balconies to promote airflow and light

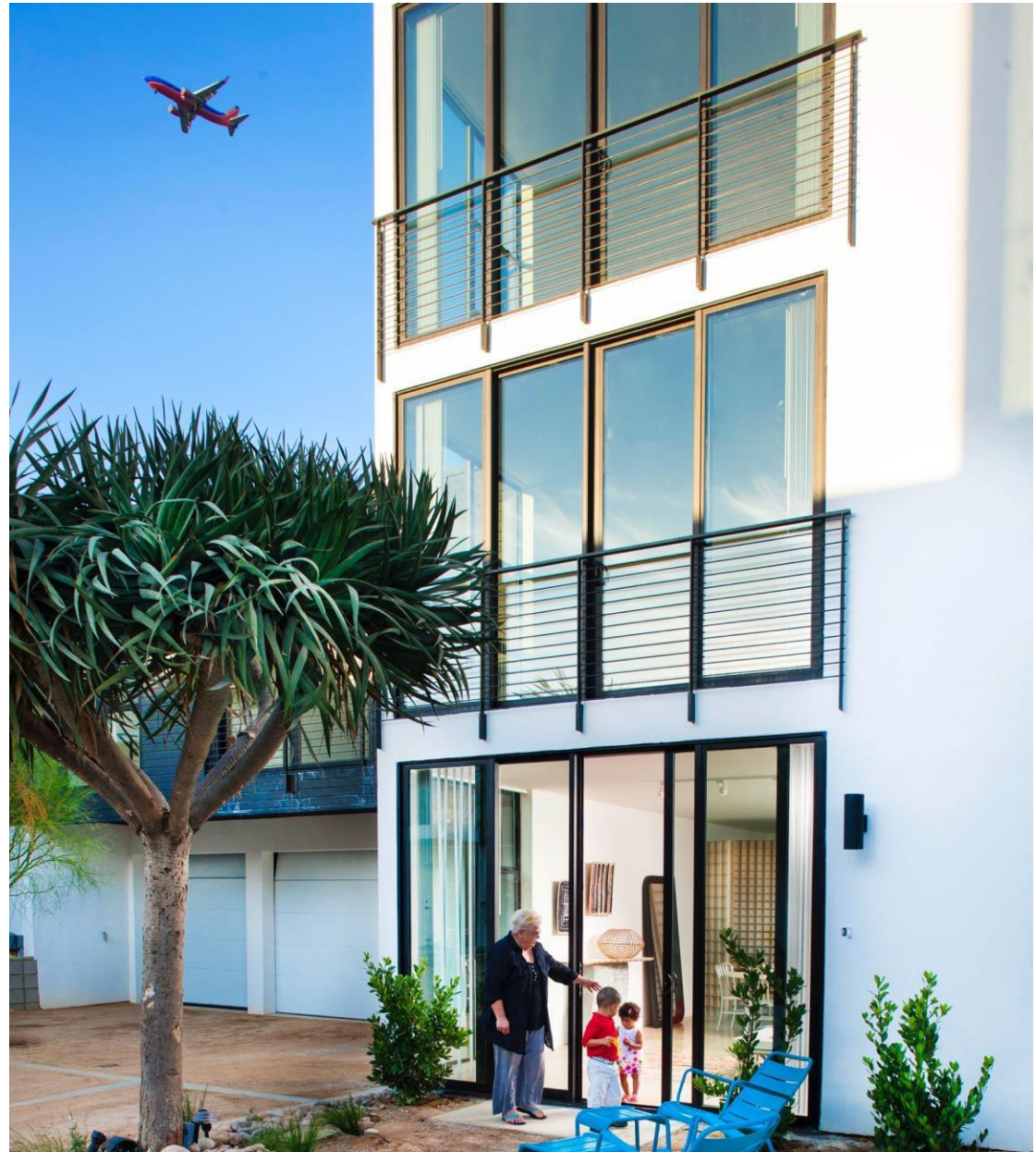
Sealed concrete floors

Kitchens have solid-surface quartz counter tops, stainless steel appliances, single-basin stainless steel kitchen sinks and custom maple cabinetry and walnut millwork

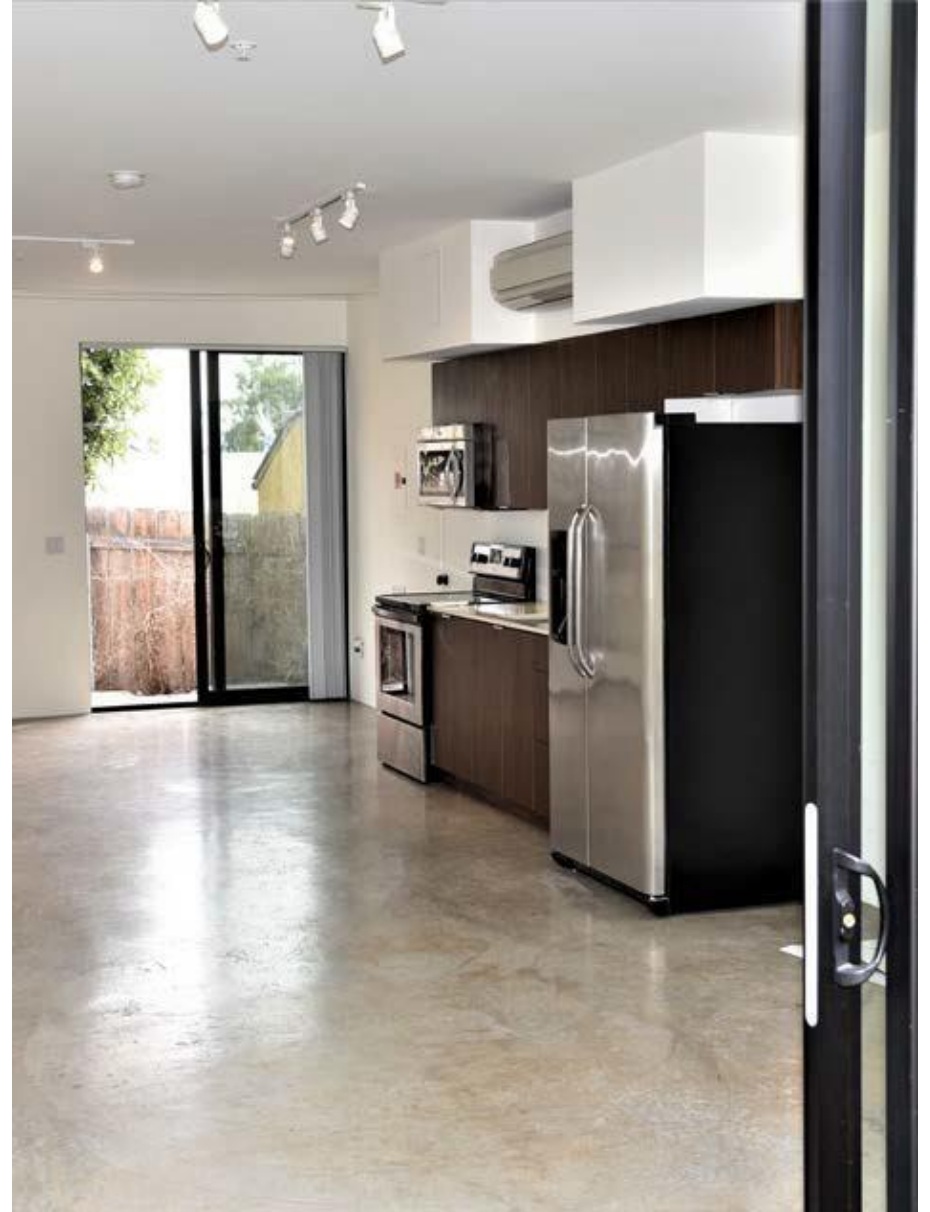
Each unit is equipped with an in-unit stacked washer and dryer

LED lighting throughout

Water-saving / Low-flow plumbing fixtures



PROPERTY OVERVIEW



PROPERTY OVERVIEW



4

SEPARATE
PARCELS

17

TOTAL UNITS

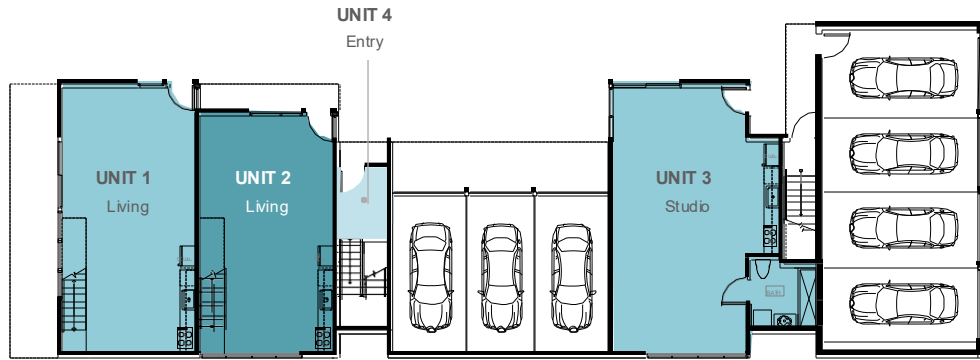
13,796

TOTAL RSF

0.40

ACRES

PROPERTY OVERVIEW



GROUND FLOOR

WEST
BUILDING

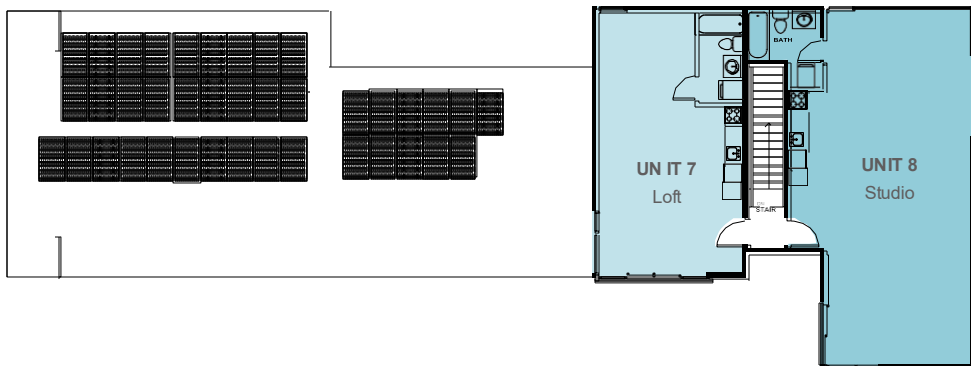
8 UNITS



1ST FLOOR

6,161 SF

WEST BUILDING AREA

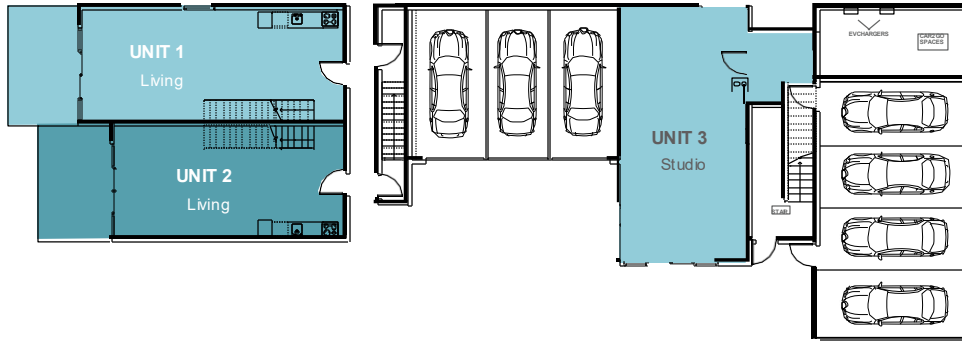


2ND FLOOR

UNIT MIX

Unit #	Type	SF
1 West	2br/1ba	1,037
2 West	2br/1ba	958
3 West	Studio	600
4 West	2br/1ba	850
5 West	Studio	575
6 West	Studio	807
7 West	Studio Loft	465
8 West	Studio Loft	750

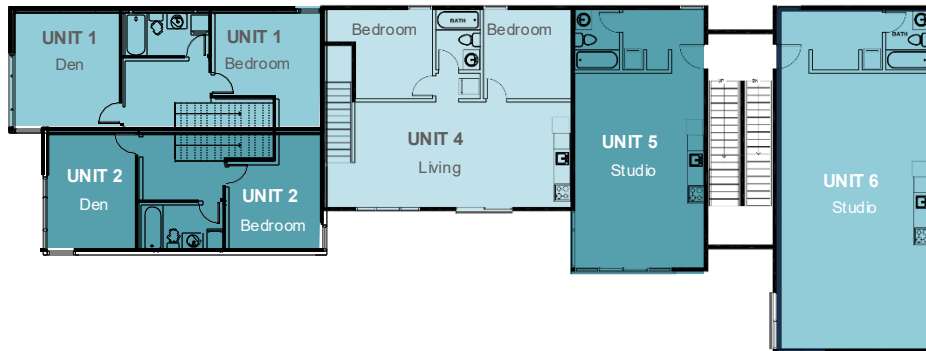
PROPERTY OVERVIEW



GROUND FLOOR

EAST BUILDING

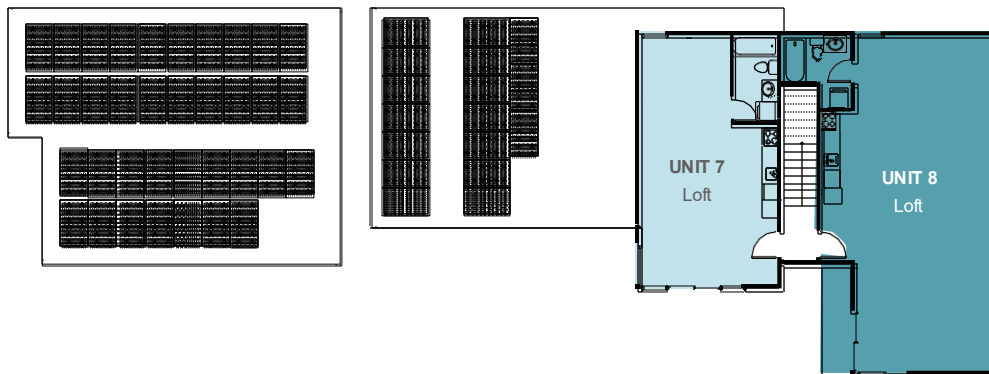
8 UNITS



1ST FLOOR

6,071 SF

EAST BUILDING AREA

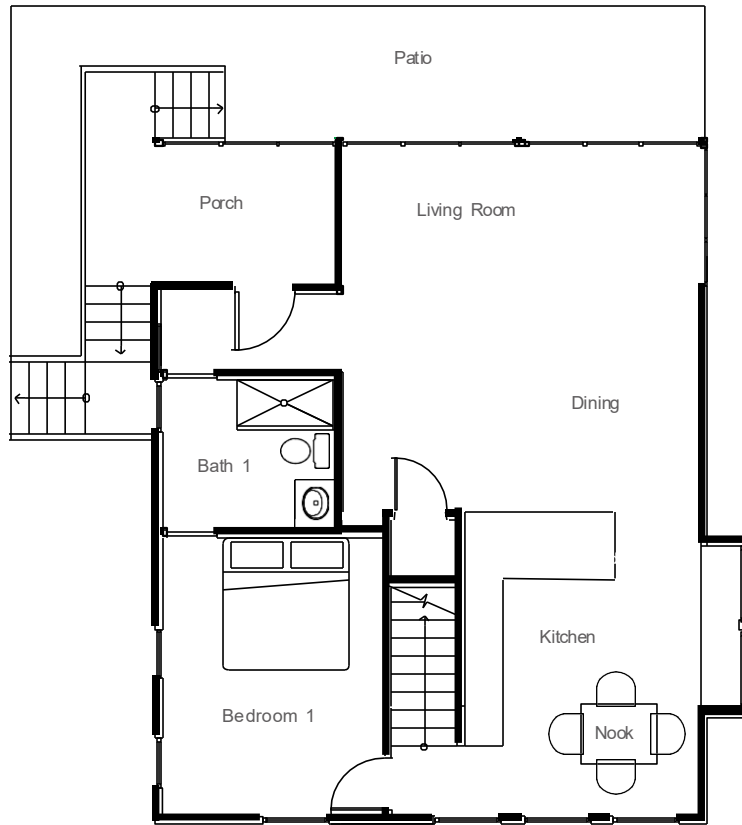


2ND FLOOR

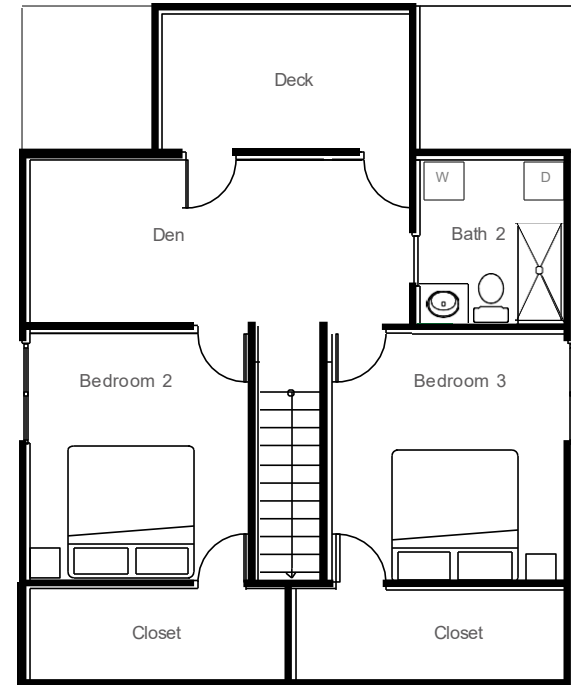
UNIT MIX

Unit #	Type	SF
1 East	2br/1ba	1,030
2 East	2br/1ba	985
3 East	Studio	625
4 East	2br/1ba	907
5 East	Studio	557
6 East	Studio	781
7 East	Studio Loft	465
8 East	Studio Loft	721

PROPERTY OVERVIEW



1ST FLOOR



2ND FLOOR

HISTORIC
HOUSE

3BR/2BA

UNIT TYPE

1,683 SF

BUILDING AREA

SOFIA LOFTS
Section 03



COMPARABLES

SALE COMPARABLES

3045-3057 BROADWAY SAN DIEGO, 92102

STATUS *For Sale*

PRICE *\$8,955,000*

SIZE *13,796 SF*

UNITS *17*

PRICE/UNIT *\$526,765*

PRICE/SF *\$644*

CAP RATE *4.00%*

GRM *17*

YEAR BUILT *2014*

1 2140 HOWARD AVE, SAN DIEGO 92104

DATE SOLD 2/21/25

PRICE \$5,750,000

SIZE 11,840 SF

UNITS 17

PRICE/UNIT \$338,235.29

PRICE/SF \$485.64

YEAR BUILT 1963

3 1702 LINCOLN AVE, SAN DIEGO 92104

DATE SOLD 3/3/25

PRICE \$3,800,000.00

SIZE 6,696 SF

UNITS 12

PRICE/UNIT \$316,666.67

PRICE/SF \$567.50

YEAR BUILT 2010

5 4102 MARLBOROUGH RD, SAN DIEGO 92105

DATE SOLD 9/19/24

PRICE \$5,130,000.00

SIZE 17,290 SF

UNITS 18

PRICE/UNIT \$285,000.00

PRICE/SF \$485.64

YEAR BUILT 1981

2 3793-97 RAY ST, SAN DIEGO 92104

DATE SOLD 11/21/24

PRICE \$15,187,500.00

SIZE 17,277 SF

UNITS 19

PRICE/UNIT \$799,342.11

PRICE/SF \$879.06

YEAR BUILT 2020

4 2920 1ST AVE, SAN DIEGO 92101

DATE SOLD 4/29/25

PRICE \$4,300,000.00

SIZE Unknown

UNITS 11

PRICE/UNIT \$390,909.09

PRICE/SF Unknown

YEAR BUILT Unknown

6 3358-72 GRIM AVE, SAN DIEGO 92104

DATE SOLD 6/16/25

PRICE \$3,610,000.00

SIZE 4,688 SF

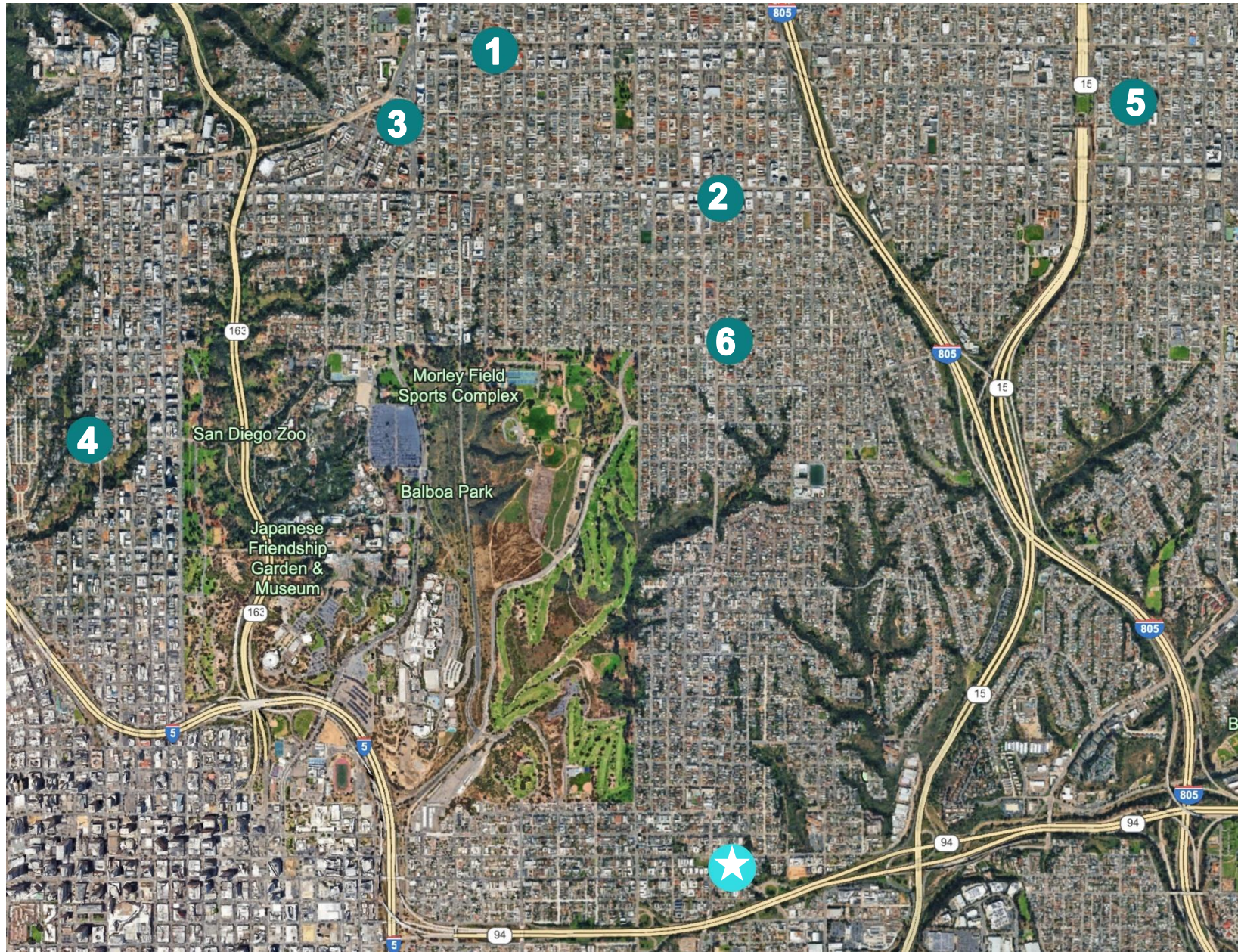
UNITS 10

PRICE/UNIT \$361,000.00

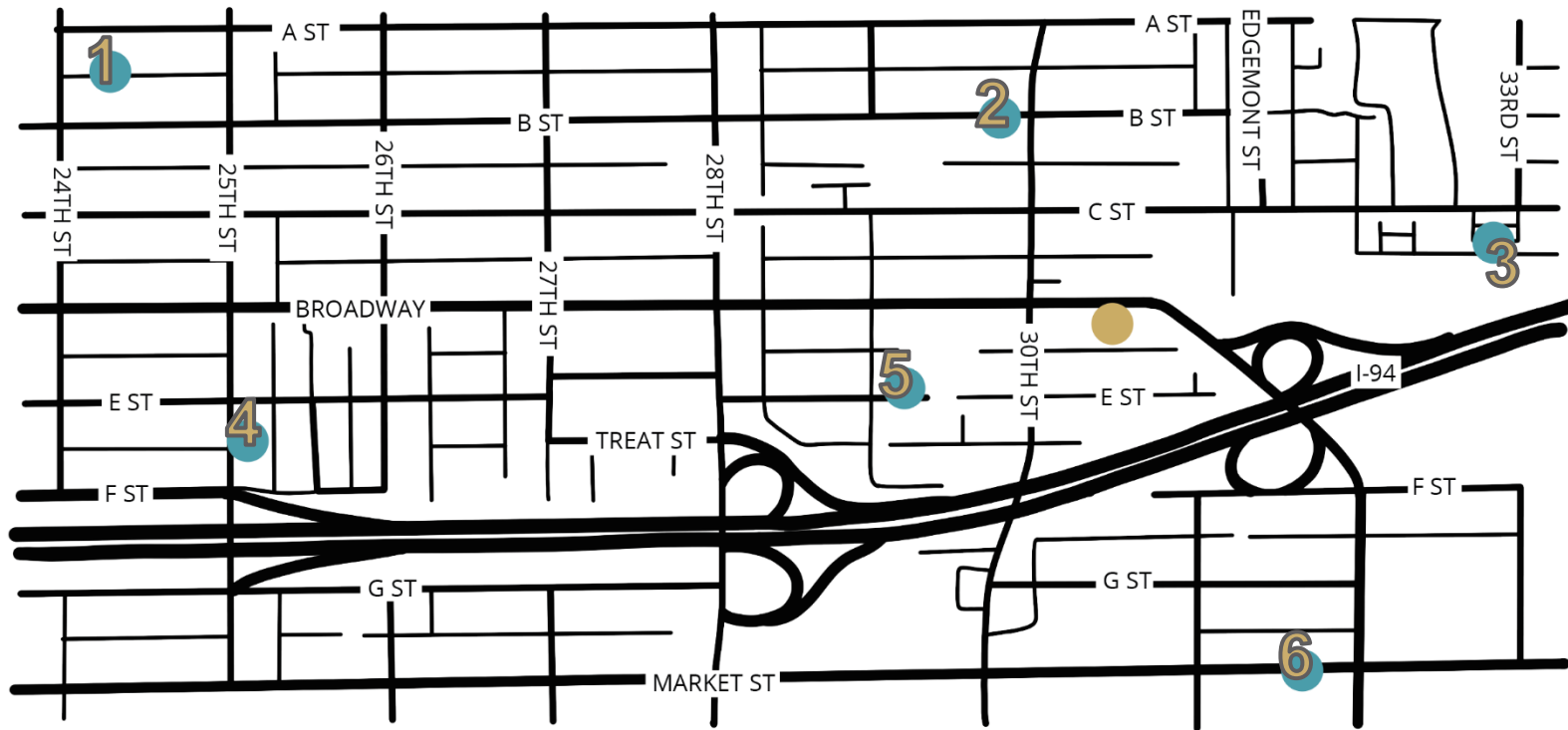
PRICE/SF \$770.05

YEAR BUILT 1926

SALE COMPARABLES



RENT COMPARABLES



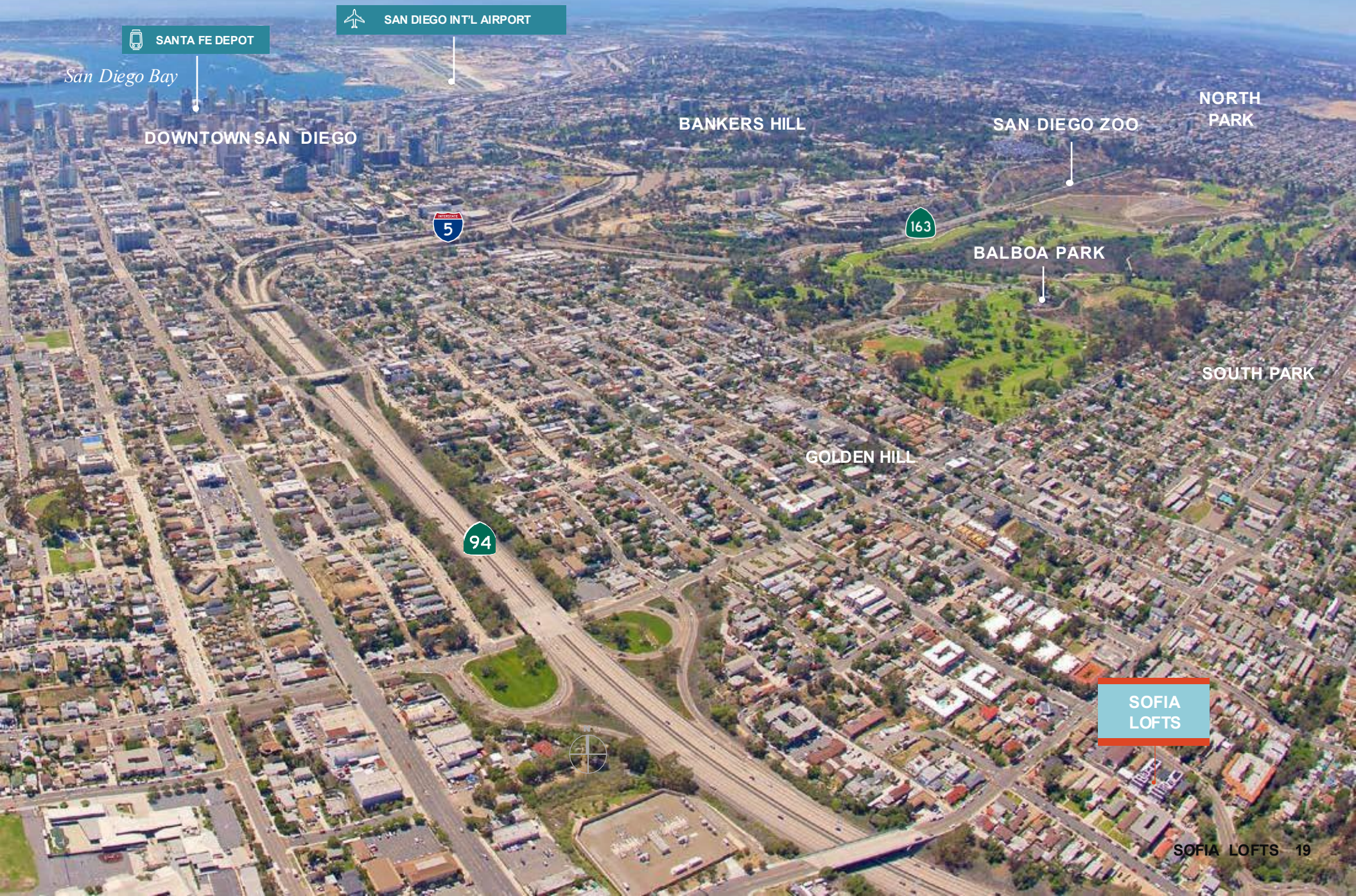
1	THE NOBLE 2420 B St, 92102	1bd/1ba	775 SF	\$2,575	\$3.32/sf	In-unit laundry, parking available for fee
2	BUZZ GOLDEN HILL 2995 B St, 92102	0bd/1ba	337 SF	\$1,895	\$5.62/sf	In-unit laundry
3	THE IRVING 1010 33 rd St, 92102	2bd/2ba	800 SF	\$2,795	\$3.49/sf	In-unit laundry, parking available for fee
4	YOU ARE HERE GC 811 25 th St, 92102	0bd/1ba	450 SF	\$2,200	\$4.89/sf	In-unit laundry, parking available for fee
5	SOUTH PARK PLACE 2915 E St, 92102	2bd/1ba	588 SF	\$2,595	\$4.41/sf	In-unit laundry, parking available for fee
6	3167 MARKET 3167 Market St, 92102	1bd/1ba	467 SF	\$2,100	\$4.50/sf	N/A

SOFIA LOFTS
Section 04



LOCATION OVERVIEW

LOCATION OVERVIEW



SANTA FE DEPOT

SAN DIEGO INT'L AIRPORT

San Diego Bay

DOWNTOWN SAN DIEGO

BANKERS HILL

SAN DIEGO ZOO

NORTH PARK



BALBOA PARK

SOUTH PARK



GOLDEN HILL

SOFIA LOFTS

LOCATION HIGHLIGHTS

Central Golden Hill Location

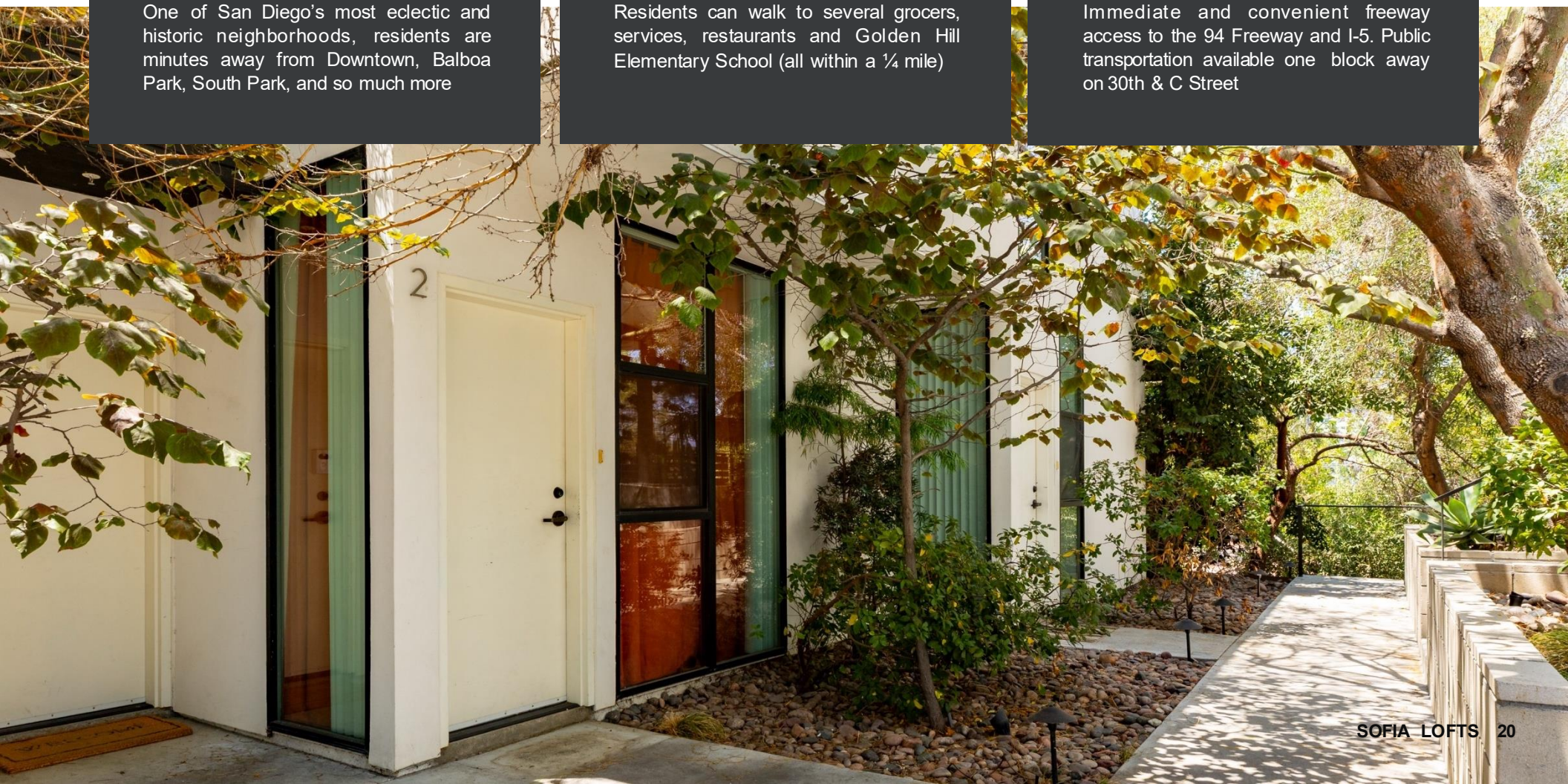
One of San Diego's most eclectic and historic neighborhoods, residents are minutes away from Downtown, Balboa Park, South Park, and so much more

Very Walkable Location (78 Walk Score)

Residents can walk to several grocers, services, restaurants and Golden Hill Elementary School (all within a ¼ mile)

Easy Access to Transportation

Immediate and convenient freeway access to the 94 Freeway and I-5. Public transportation available one block away on 30th & C Street





CHARMING GOLDEN HILL LOCATION

Golden Hill is known for its beautiful Victorian homes and amazing views of downtown and the harbor. A neighborhood with great charm and character, its vibrant business community boasts ethnic markets and famous restaurants.

The mostly residential neighborhood includes beautifully restored historic homes, wide streets and mature trees. Golden Hill is just a stone's throw away from Downtown San Diego, which is experiencing a recent boom in development. The property's location is enhanced by its proximity to Balboa Park, the largest urban park in North America and includes the world-famous San Diego Zoo and a wide variety of museums, theaters, gardens and restaurants. Residents are walking distance to 25th Street retail corridor with eclectic shops, locally owned eateries and nightlife. Sofia Lofts has direct access to the 94 Freeway and Interstate 5, connecting residents to the major employment centers in San Diego County.

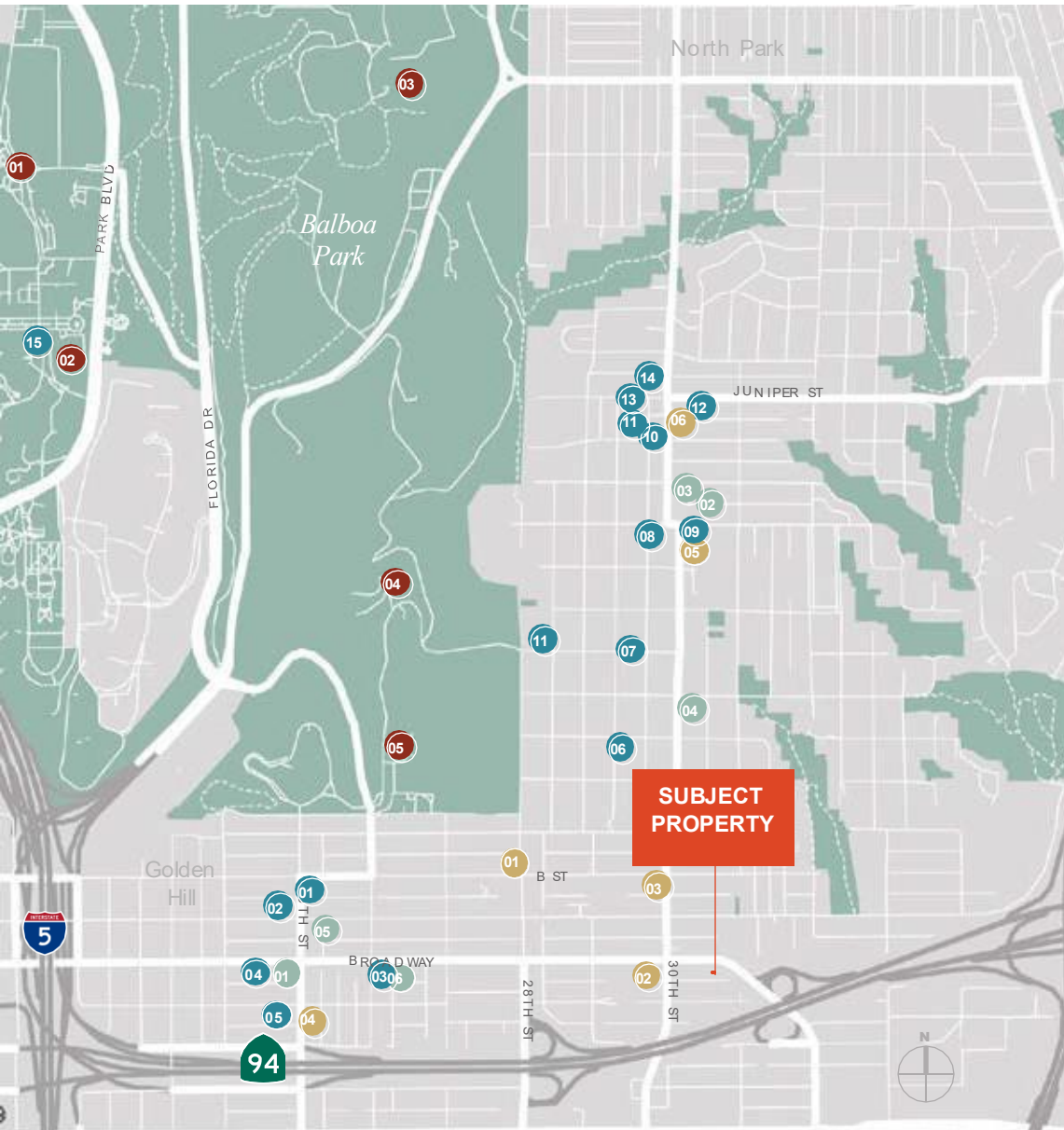
\$95K

AVERAGE HH INCOME

\$755K

MEDIAN HOME VALUE

LOCATION OVERVIEW



COFFEE

- 01 Starbucks
- 02 The Coffee Shop
- 03 Intazza Mug & Grub
- 04 Dark Horse Coffee Roasters
- 05 Seven Seas Roasting Co.
- 06 Communal Coffee

RESTAURANTS + BARS

- 01 Pizzeria Luigi
- 02 Turf Supper Club
- 03 55 Thai Kitchen
- 04 Kingfisher
- 05 Counterpoint
- 06 Harland
- 07 Meraki
- 08 Fernside
- 09 Piacere Mio
- 10 Station Tavern
- 11 The Rose Wine Bar
- 12 Curryosity
- 13 Cafe Madeleine
- 14 Mothership
- 15 Prado

ATTRACTIONS

- 01 San Diego Zoo
- 02 Natural History Museum
- 03 Morely Field
- 04 Balboa Park Golf Course
- 05 Golden Hill Recreation Center

SHOPPING + GROCERY

- 01 7-11
- 02 Target
- 03 CVS Drug Store
- 04 Food Bowl Market
- 05 Krisp Beverages
- 06 San Diego Market

A PICTURESQUE RENTER'S DREAM NESTLED IN SAN DIEGO'S BALBOA PARK

Balboa Park is filled with attractive neighborhoods, & excellent freeway access, with favorable proximity to Downtown San Diego.

Balboa Park is an inner-ring urban sub-market of San Diego, filled with attractive neighborhoods, lush parks, easy freeway access, and proximity to Downtown San Diego. Renters make up about 70% of the population, a number that is unlikely to move much. Median home prices are above \$700,000, and the for-sale market does not impact apartment demand given the high cost of single-family homes and condos.

8 MIN
DRIVE TO THE
GASLAMP QUARTER

16TH
MOST WALKABLE
AREA IN SAN DIEGO

30+
EATERIES IN THE
SURROUNDING AREA



TRANSPORTATION

San Diego offers many modes of public transportation, offering travelers many options to explore the region, including buses, the San Diego Trolley, the Coaster and Sprinter, Pacific Surfliner, and Pedicabs. Two of the most used are the San Diego Trolley & the city's own international airport.

SAN DIEGO TROLLEY

Sofia Lofts is located less than 1.5 miles from three trolley stops (32nd & Commercial, 25th & Commercial and the City College station), providing riders with a traffic free commute to numerous amenities between Downtown San Diego, University City, Santee and the US/ Mexico Border.

The San Diego Trolley provides convenient services from key locations downtown, including the Santa Fe Depot and the San Diego Convention Center, crisscrossing through downtown and out to various locations like Old Town, Mission Valley, El Cajon, Santee and San Ysidro, which is on the Mexican border. The University of California San Diego (UCSD) Blue

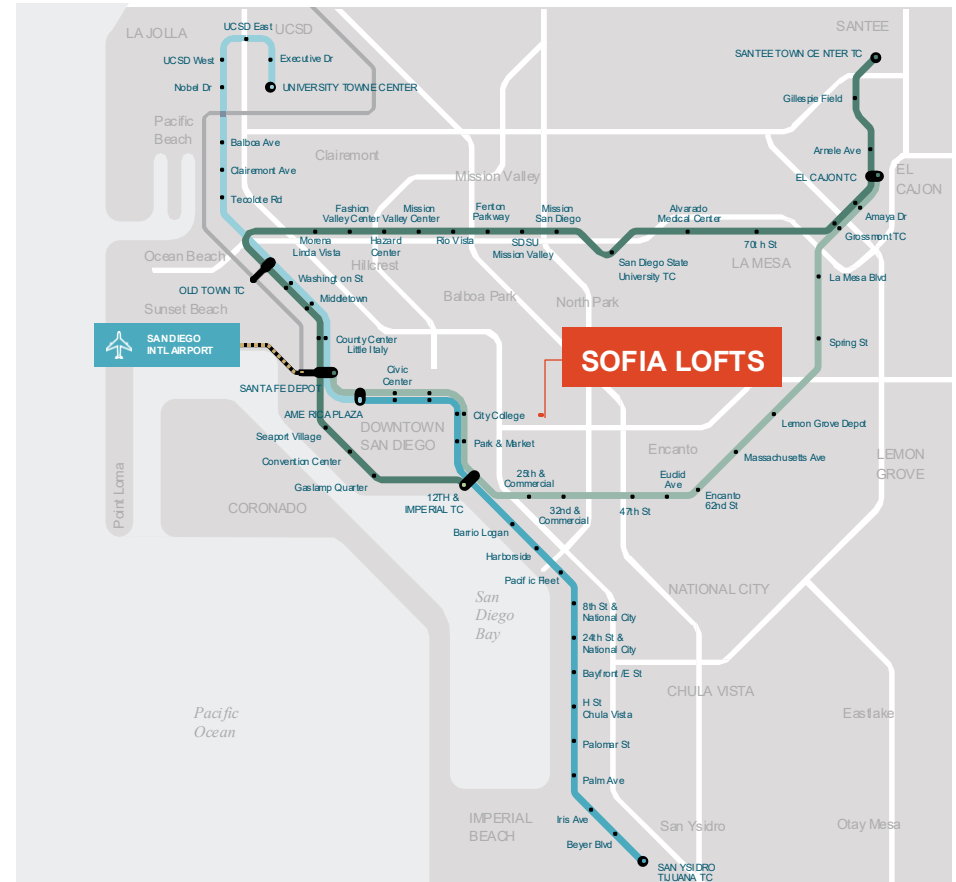
Line trolley extension also expands service northward to Clairemont, the UCSD/La Jolla area and the Westfield University City shopping center.

The San Diego Trolley provides traffic-free commutes to the numerous amenities around the city.








The Trolley line connects to Amtrak's Pacific Surfliner Trains and North County's COASTER train at the Santa Fe Depot station.

SAN DIEGO INTERNATIONAL AIRPORT

The San Diego International Airport (SAN) provides commercial air transportation to roughly 20 million passengers annually. The two terminals at SAN service 18 airlines that connect to 60 nonstop destinations worldwide.

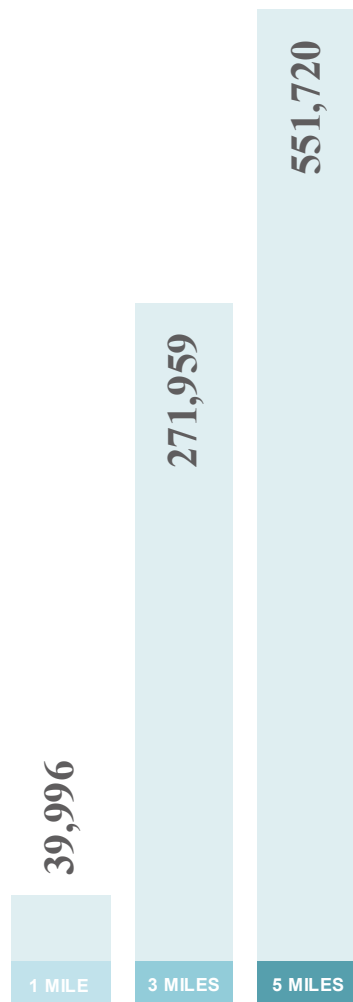


SAN DIEGO TROLLEY ROUTES

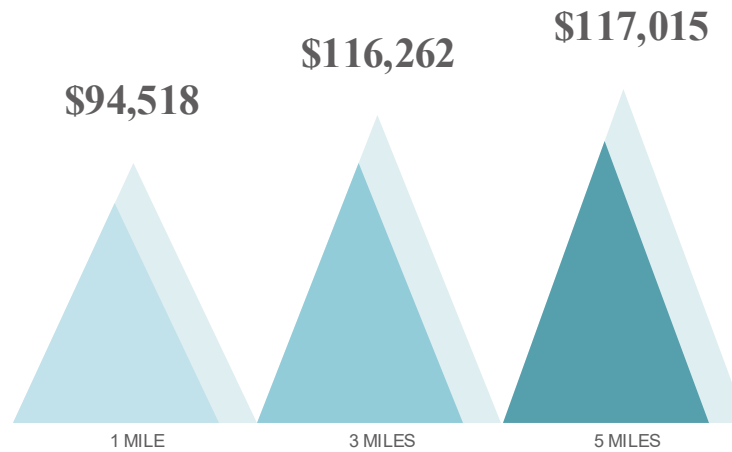
-  American Plaza-San Ysidro/Tijuana TC
-  Blue Line Extension-San Ysidro/Tijuana TC to UCSD
-  Gillespie Field-Santa Fe Depot
-  Santee Town Center-12th & Imperial TC
-  Normal Station
-  Interchange Station
-  Terminal Station
-  MTS Bus Route 992 to Airport
-  COASTER & Amtrak Pacific Surfliner to Points North

DEMOGRAPHICS | GOLDEN HILL

ESTIMATED POPULATION



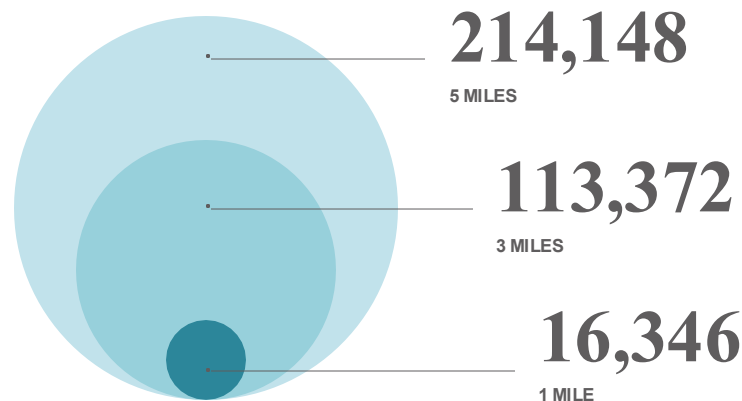
AVERAGE HOUSEHOLD INCOME



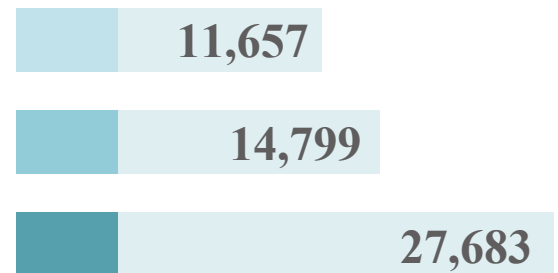
MEDIAN AGE



ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



Data Source: ©2023, Sites USA