



8050 Lemon Grove Way

Lemon Grove, CA 91945

Four-Unit Multifamily with Value-Add and Expansion Potential in Lemon Grove

CONTACT

Brendan Flynn, VICE PRESIDENT

339.222.3361

DRE 01933302

flynn@scc1031.com

www.scc1031.com



Executive Summary	03
Property Information	06
Location Overview	11
Financial Analysis	14
Demographics	18

All materials and information received or derived from South Coast Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither South Coast Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. South Coast Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. South Coast Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. South Coast Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by South Coast Commercial in compliance with all applicable fair housing and equal opportunity laws.

8050 LEMON GROVE WAY

Executive Summary

THE OFFERING

8050 Lemon Grove Way
STREET ADDRESS

\$1,250,000
LISTING PRICE

South Coast Commercial is pleased to present 8050 Lemon Grove Way, a four-unit multifamily property situated on an oversized parcel in the suburban community of Lemon Grove, California. The asset is comprised of four spacious two-bedroom, one-bathroom residences, each single-story with private backyards, washer/dryer hookups, and dedicated garages. With no shared living walls aside from the garages, the property delivers a rare low-density configuration that enhances privacy and long-term tenant appeal.

Positioned on more than half an acre, the property combines stable in-place income with meaningful development potential under R-3 zoning. Its location offers convenient access to major freeways, public transit, and regional employment centers, while the large lot provides a clear path for future expansion. 8050 Lemon Grove Way represents a compelling opportunity to acquire a well-located multifamily investment with both durable cash flow and long-term growth potential in a supply-constrained submarket.



R3 (Multiple-Family Residential)
ZONING



23,958 SF
LOT SIZE



3,036 SF
BUILDING SIZE



4
UNITS



\$68,056
NOI



5.4%
CAP RATE



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

DEMOGRAPHICS

INVESTMENT HIGHLIGHTS



Strong Submarket

East County location with consistent rental demand and affordability



Attractive Unit Mix

Spacious two-bedroom layouts appeal to families and long-term renters



Expansion Potential

R-3 zoning allows for additional unit development



Low-Density Layout

Four large 2BD/1BA units, all single-story with no shared living walls



Oversized Parcel

Rare 23,958 SF lot offering scale uncommon in the submarket



Tenant Amenities

Private backyards, washer/dryer hookups, and single-car garages



Regional Access

Quick connections to SR-94, Hwy 125, and the Lemon Grove Depot Trolley

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

DEMOGRAPHICS

8050 LEMON GROVE WAY

Property Information



23,958 SF
LOT SIZE



3,036 SF
BUILDING SIZE



1
STORIES



4
UNITS



1954
YEAR BUILT



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

DEMOGRAPHICS

PROPERTY DESCRIPTION

8050 Lemon Grove Way is a four-unit multifamily property situated on an expansive half-acre lot in the growing community of Lemon Grove, California.

Comprised of four large two-bedroom/one-bathroom units, the property is situated on an expansive 23,958 SF parcel with a total building area of approximately 3,036 SF. Originally constructed in 1954, the residences have been well maintained and benefit from durable improvements such as dual-pane windows, private backyards, and single-car garages with direct access. The single-story design and absence of shared living walls further enhance tenant privacy and long-term appeal.

Each unit is equipped with washer/dryer hookups and generous floor plans that cater to family households and long-term renters. The oversized lot provides a rare sense of space within the submarket and positions the property for future expansion under R-3 zoning. With the ability to add additional units, investors are offered both stable in-place income and meaningful development upside.



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

DEMOGRAPHICS

PROPERTY DESCRIPTION

PROPERTY DETAILS

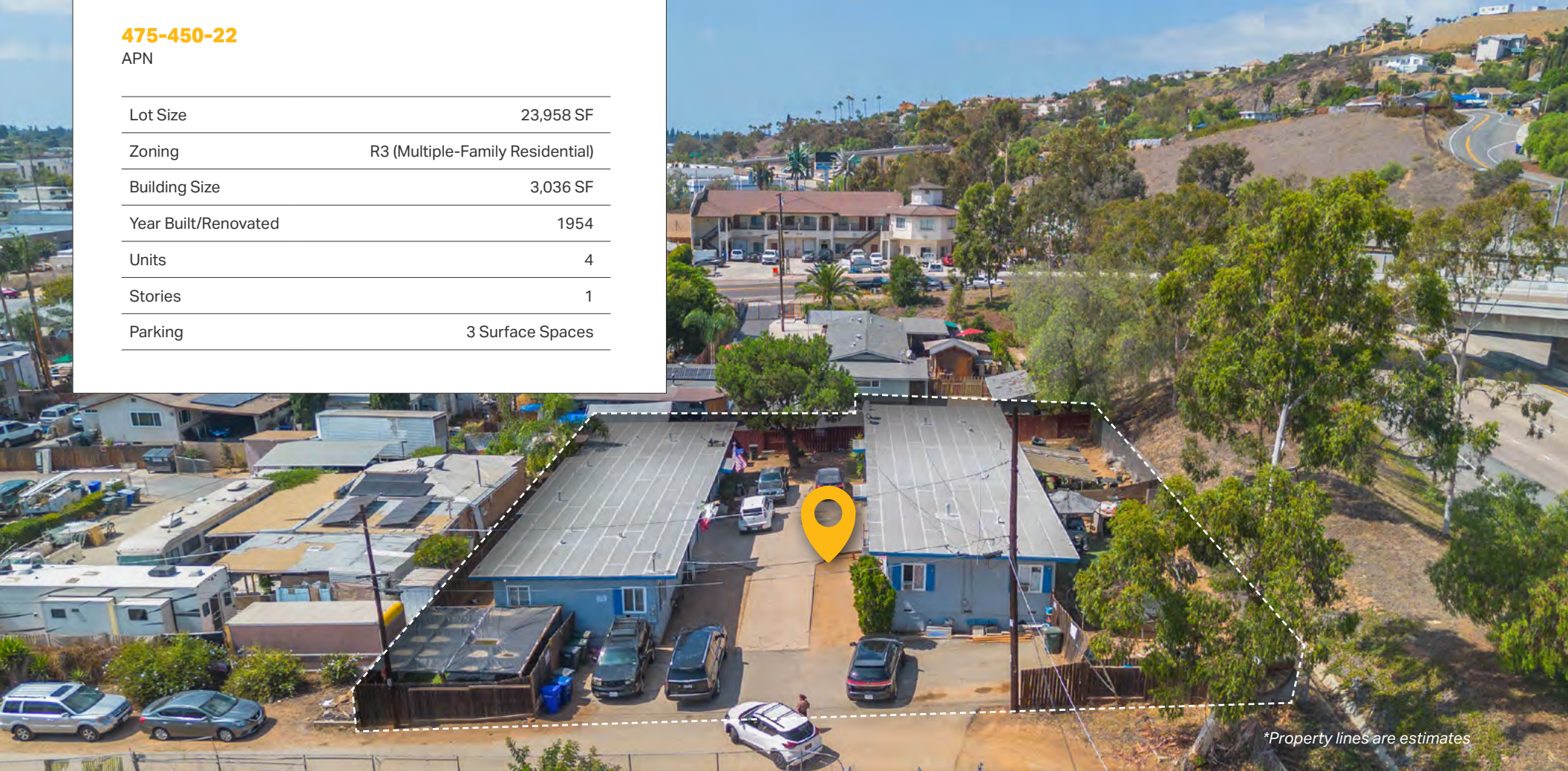
8050 Lemon Grove Way, Lemon Grove, CA 91945

PROPERTY ADDRESS

475-450-22

APN

Lot Size	23,958 SF
Zoning	R3 (Multiple-Family Residential)
Building Size	3,036 SF
Year Built/Renovated	1954
Units	4
Stories	1
Parking	3 Surface Spaces



**Property lines are estimates*

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

DEMOGRAPHICS

PROPERTY PHOTOS



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

DEMOGRAPHICS



8050 LEMON GROVE WAY

Location Overview

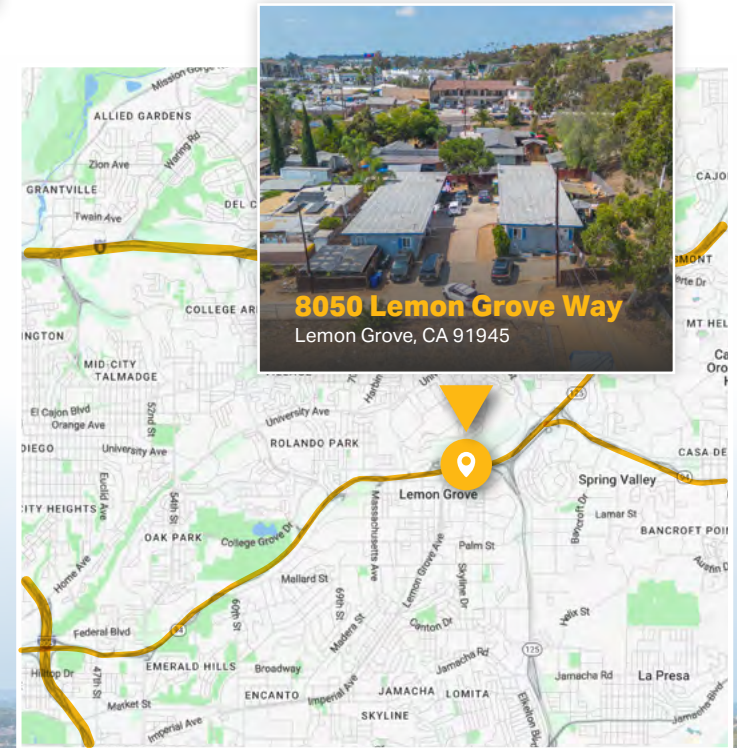
LOCATION OVERVIEW

SUBURBAN COMFORT WITH URBAN CONNECTIVITY – LEMON GROVE'S EXPANSIVE RESIDENTIAL CORE

Lemon Grove is a well-established community located just nine miles east of Downtown San Diego. Known for its suburban character, larger residential parcels, and family-friendly environment, the city offers a balance of space and convenience that distinguishes it from denser urban neighborhoods. Its tree-lined streets, local parks, and community-oriented atmosphere create a welcoming setting for long-term residents.

The area provides easy access to a variety of retail centers, dining options, and neighborhood services, while also benefiting from proximity to regional attractions throughout San Diego County. Residents enjoy nearby amenities such as the Lemon Grove Depot Trolley Station, which connects directly to Downtown San Diego, as well as recreational opportunities in surrounding East County communities. This combination of local charm and regional accessibility appeals to a wide demographic of renters seeking both affordability and quality of life.

Positioned near State Route 94 and Highway 125, Lemon Grove offers seamless connectivity to major employment hubs across the county. With its relative affordability, commuter access, and limited multifamily supply, the submarket continues to demonstrate stable rental demand and long-term growth potential.



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

DEMOGRAPHICS

IMMEDIATE MAP



8050 Lemon Grove Way
Lemon Grove, CA 91945



8050 LEMON GROVE WAY

Financial Analysis

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

\$411.73

PRICE PER SF

\$1,250,000

PRICE

\$312,500

PRICE PER UNIT

CURRENT

PROFORMA

12.55

GRM

10.70

5.4%

CAP RATE

6.8%

5.0%

CASH-ON-CASH
RETURN (YR 1)

8.4%

\$34,580

TOTAL RETURN (YR 1)

\$51,514

1.58

DEBT COVERAGE RATIO

1.97

CURRENT

PROFORMA

OPERATING DATA

Gross Scheduled Income	\$99,576	\$116,856
Total Scheduled Income	\$99,576	\$116,856
Vacancy Cost	\$1,992	\$2,337
Gross Income	\$97,584	\$114,519
Operating Expenses	\$29,528	\$29,528
Net Operating Income	\$68,056	\$84,991
Pre-Tax Cash Flow	\$24,931	\$41,866

FINANCING DATA

Down Payment	\$500,000	\$500,000
Loan Amount	\$750,000	\$750,000
Debt Service	\$52,522	\$52,522
Debt Service Monthly	\$4,377	\$4,377
Principal Reduction (yr 1)	\$9,648	\$9,648

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

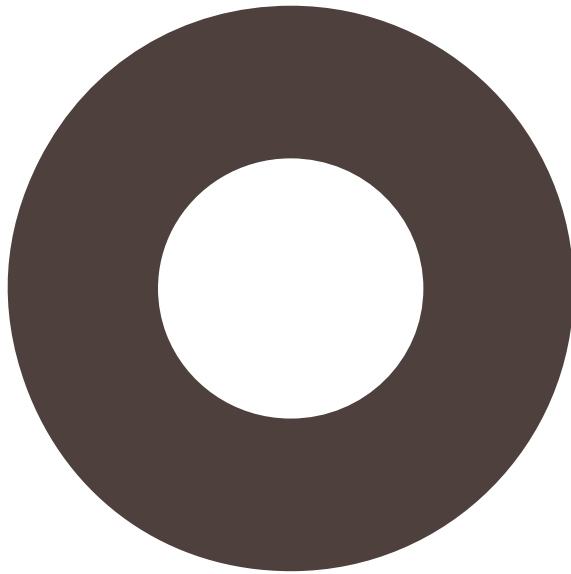
DEMOGRAPHICS

INCOME & EXPENSES SUMMARY

	CURRENT	PROFOMA
INCOME SUMMARY		
Vacancy Cost	(\$1,992)	(\$2,337)
GROSS INCOME	\$97,584	\$114,519
EXPENSES SUMMARY		
Utilities	\$2,503	\$2,503
CAM Charges	\$1,650	\$1,650
Maintenance	\$5,000	\$5,000
Insurance	\$4,500	\$4,500
Tax	\$15,875	\$15,875
OPERATING EXPENSES	\$29,528	\$29,528
NET OPERATING INCOME	\$68,056	\$84,991



UNIT MIX SUMMARY



4 UNITS
100%
 2BD/1BA



**Property lines are estimates*

UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	RENT	MARKET RENT
2bd/1ba	2	1	4	100.00%	\$2,040	\$2,400
TOTALS/AVERAGES			4	100.00%	\$2,040	\$2,400



SOUTH COAST
COMMERCIAL

CORFAC
INTERNATIONAL

8050 LEMON GROVE WAY

I Demographics

DEMOGRAPHICS

483,800

2024 POPULATION

\$76,724

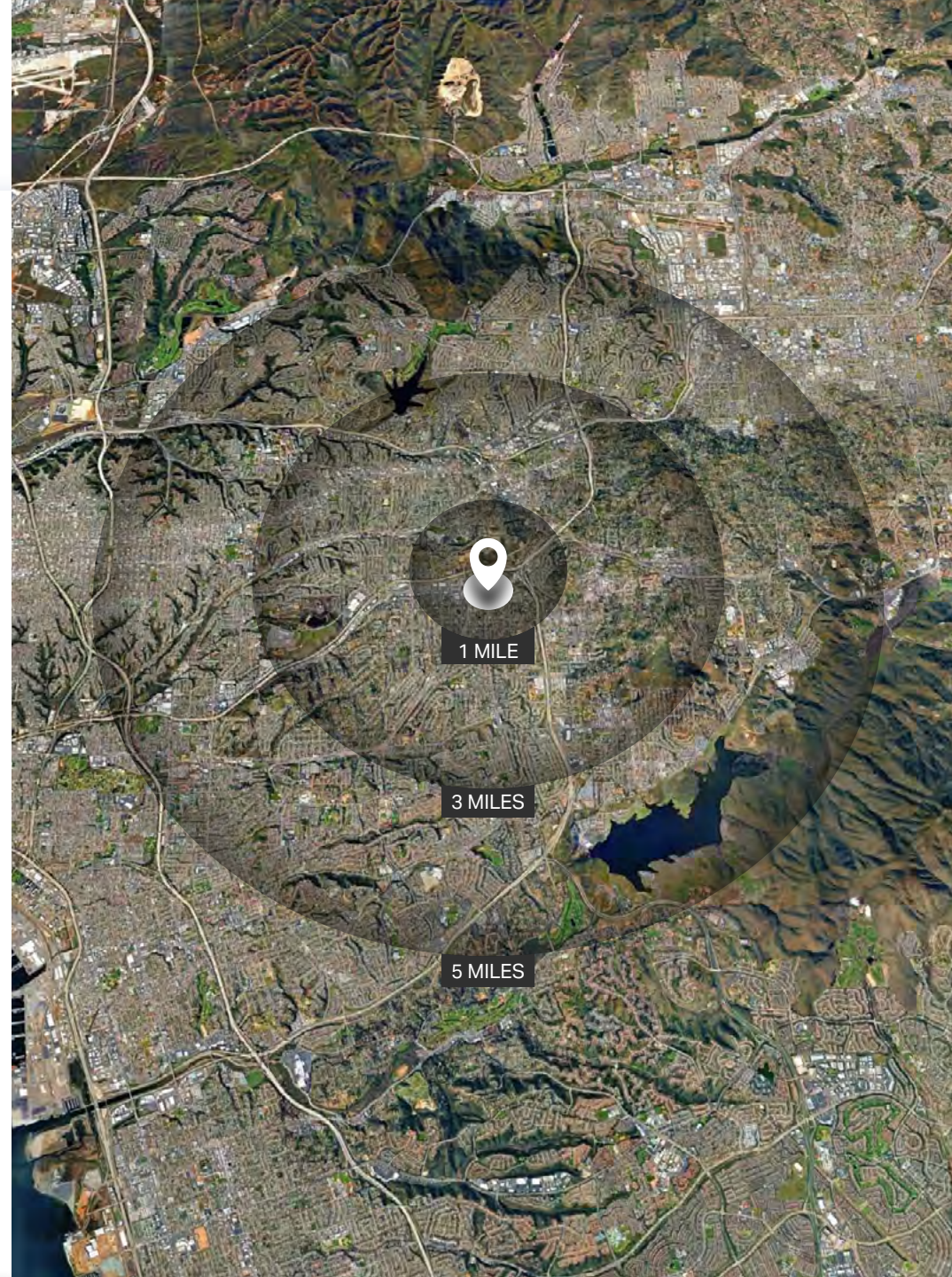
MEDIAN HH INCOME

\$679,916

MEDIAN HOME VALUE

	1-Mile	3-Mile	5-Mile
POPULATION			
2024 Population	20,562	186,193	483,800
2029 Population Projection	20,377	184,276	478,955
Median Age	37.3	36.8	37.1
HOUSEHOLDS			
2024 Households	7,290	63,884	161,297
2029 Household Projection	7,212	63,139	159,443
Owner Occupied Households	3,252	31,567	81,710
Renter Occupied Households	3,960	31,572	77,733
Avg Household Size	2.7	2.8	2.8
Avg Household Vehicles	2	2	2
INCOME			
Avg Household Income	\$94,511	\$96,413	\$100,440
Median Household Income	\$72,746	\$75,144	\$76,724
HOUSING			
Median Home Value	\$662,946	\$672,817	\$679,916
Median Year Built	1969	1968	1970

Source: CoStar



8050 Lemon Grove Way

8050 Lemon Grove Way,
Lemon Grove, CA 91945

CONTACT

Brendan Flynn

339.222.3361
DRE 01933302
flynn@scc1031.com

www.scc1031.com