

RIVIERA DRIVE

4001-4005 Riviera Drive | San Diego, CA
OFFERING MEMORANDUM

CROWN
POINT

MISSION
BAY

Fortuna Ave

Haines St

Riviera Dr



THE BROWAR GROUP

Riviera Drive

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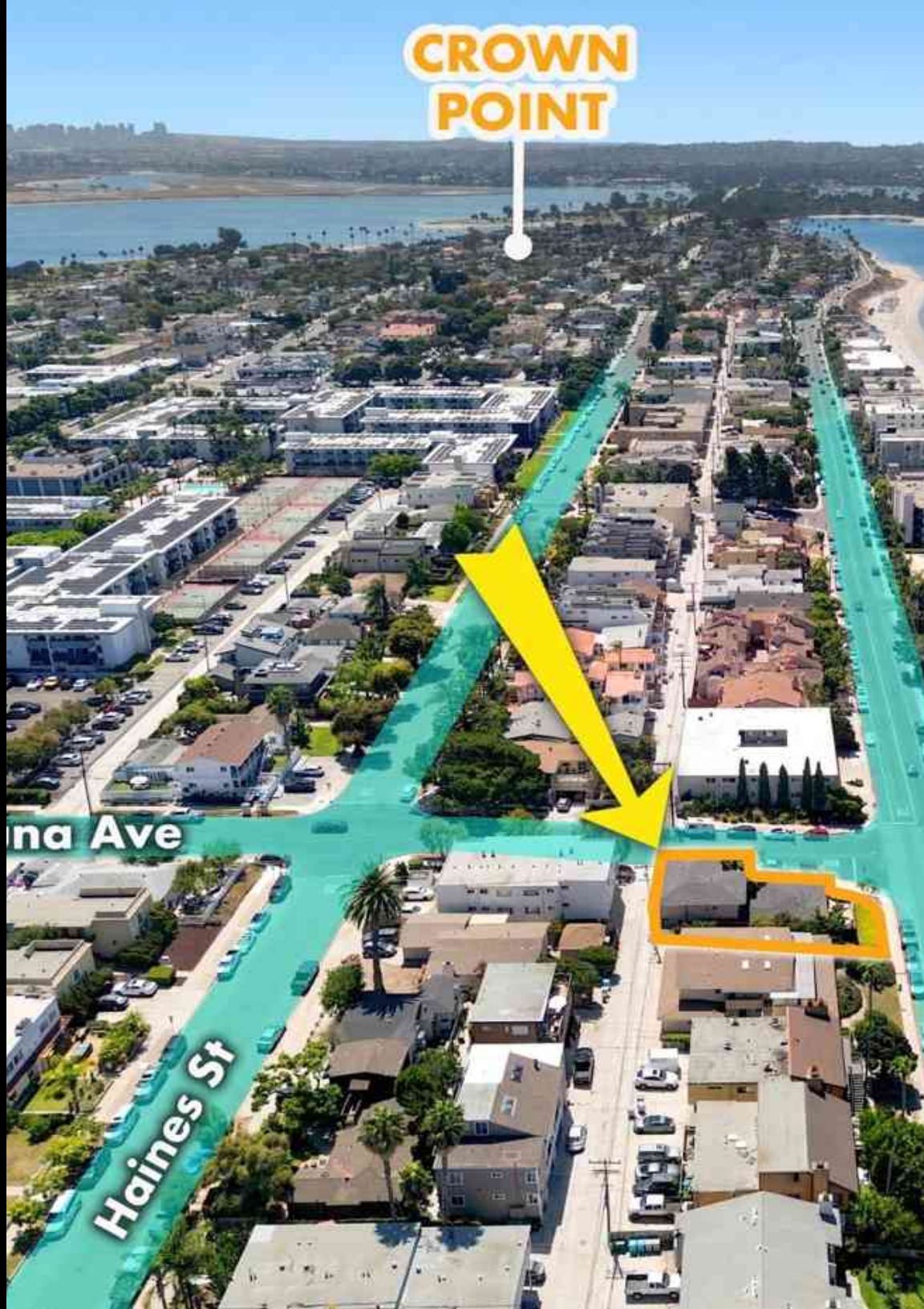
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CROWN
POINT

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Riviera Drive | Property Description



01

Property Description

Property Images

RIVIERA DRIVE

**CROWN
POINT**

**MISSION
BAY**

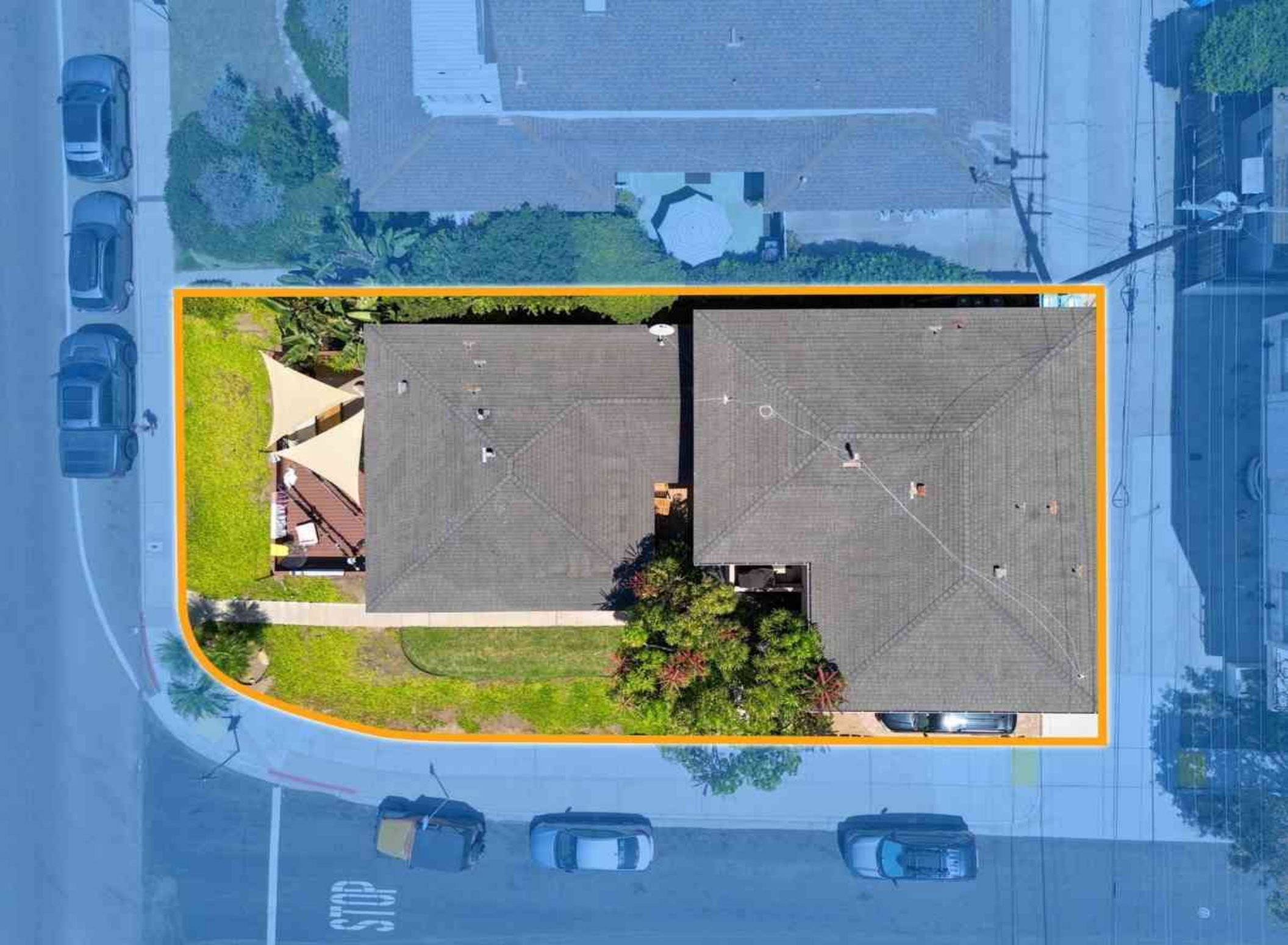
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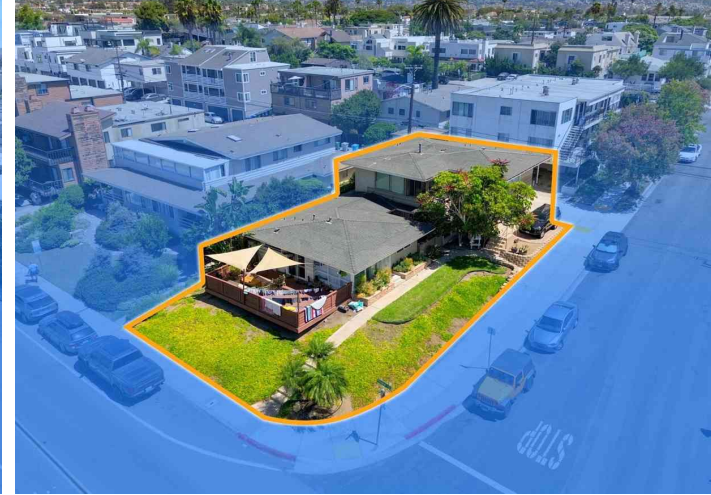
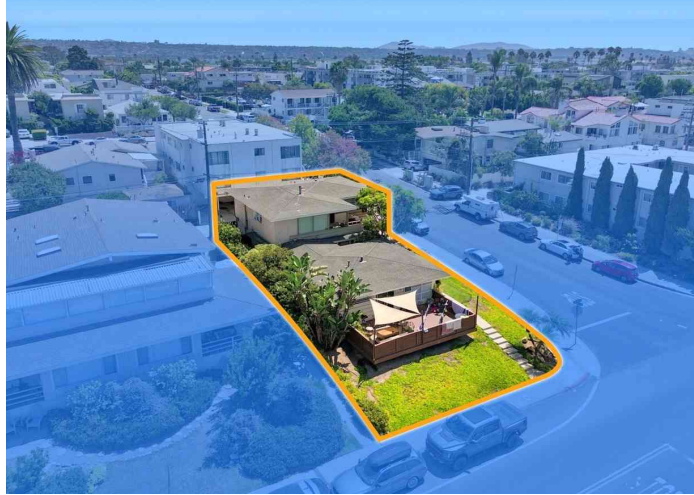
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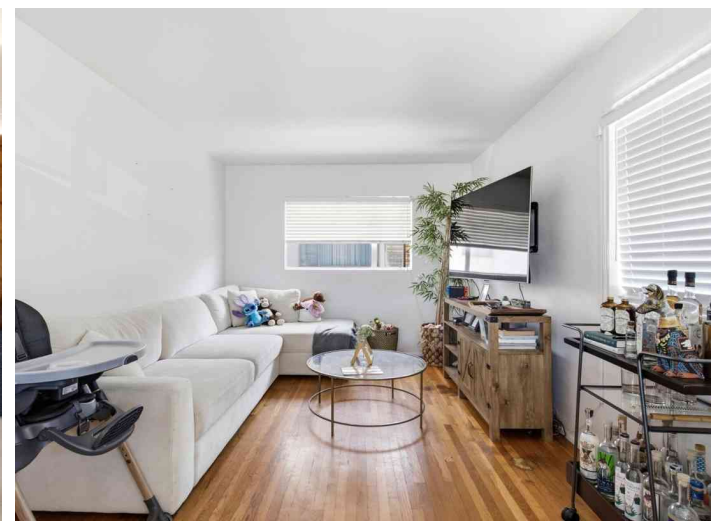
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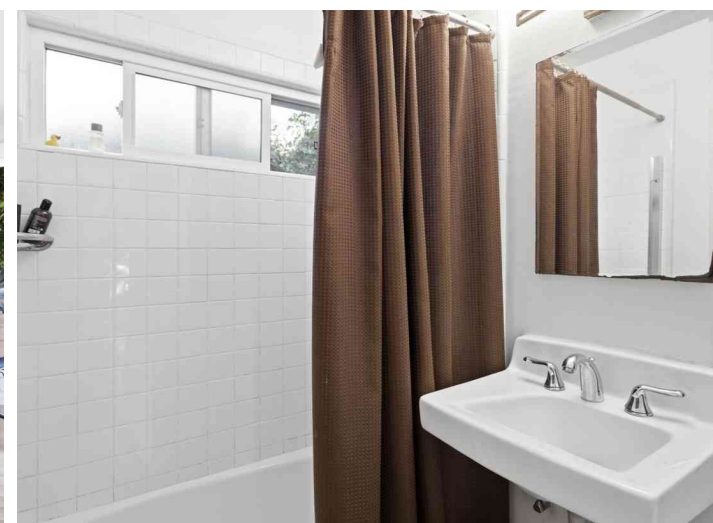
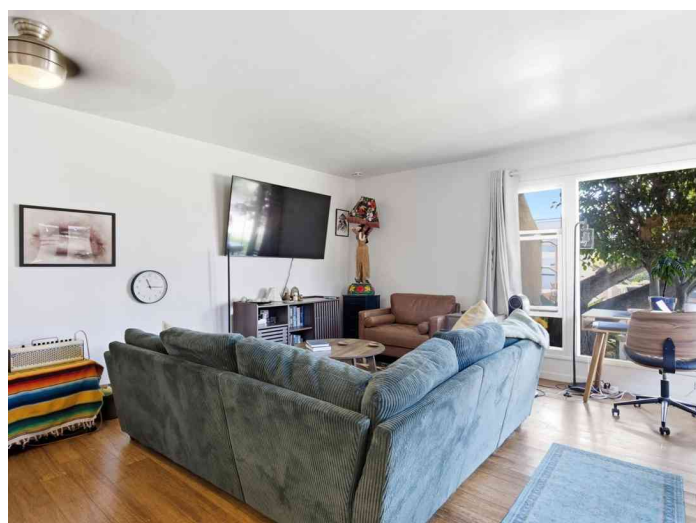
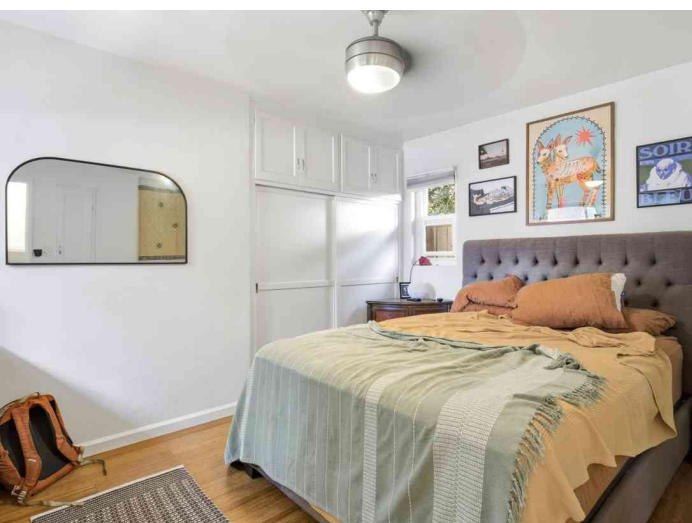
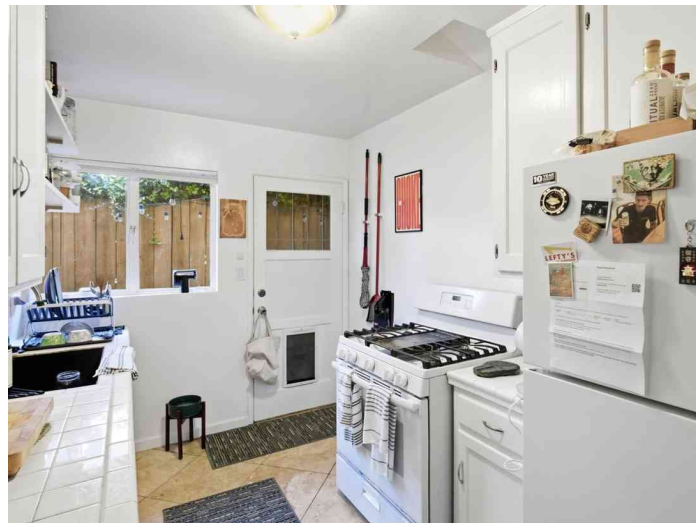
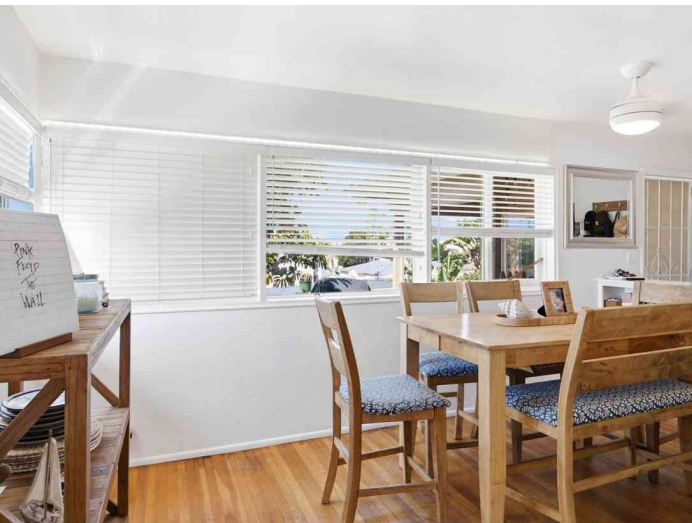














02

Executive Summary

Investment Summary

Unit Mix Summary

RIVIERA DRIVE

OFFERING SUMMARY

ADDRESS	4001-4005 Riviera Drive San Diego CA 92109
COUNTY	San Diego
MARKET	Pacific Beach
SUBMARKET	Crown Point
APN	423-401-00-00
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

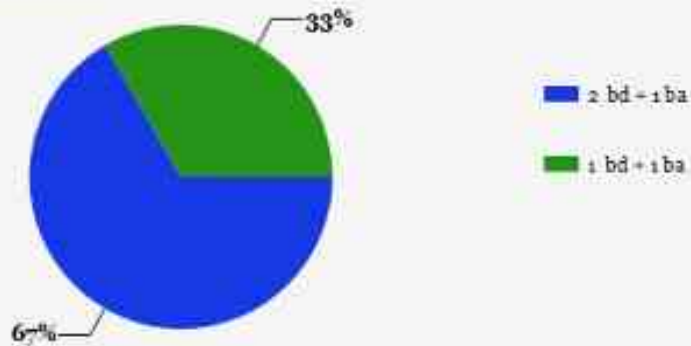
PRICE	\$2,795,000
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- RARE RIVIERA DRIVE OPPORTUNITY — THREE UNITS | 5,052 SF CORNER LOT | ACROSS FROM MISSION BAY
- Opportunities to acquire property on exclusive Riviera Drive are exceptionally rare—and this may be one of the most compelling to hit the market in years. Ideally positioned directly across the street from Mission Bay in highly sought-after Crown Point, this unique three-unit property offers an extraordinary combination of location, land, income and flexibility that is nearly impossible to replicate.
- Situated on a coveted 5,052-square-foot corner lot, the property features three exceptionally spacious apartments, each with its own private outdoor space. The unit mix includes a 1BR/1BA plus office, historically utilized as a 2BR/1BA and currently leased month-to-month for \$3,800/month; a spacious 2BR/1BA apartment becoming available at the end of September 2026; and a 1BR/1BA apartment currently generating \$2,800/month on a month-to-month lease. Three single-car garages, an additional off-street parking space and laundry facilities further enhance the property's appeal.

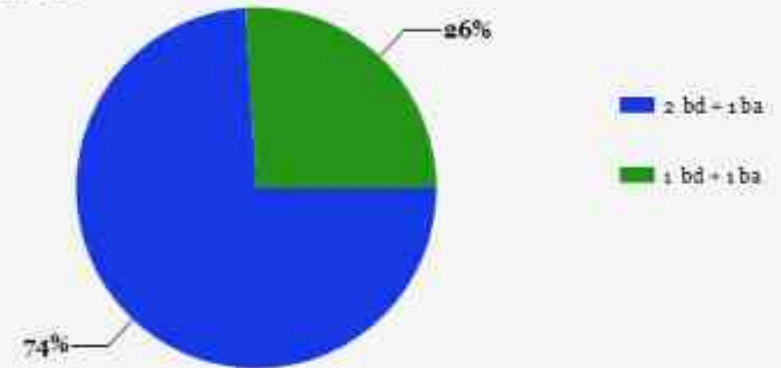
- What makes this opportunity particularly compelling is the sheer number of ways to capitalize on it. Hold it as a long-term investment in one of San Diego's most supply-constrained and desirable coastal locations, with virtually endless demand for housing just steps from Mission Bay. Owner-occupy the soon-to-be-vacant 2BR apartment and enjoy an unparalleled Crown Point lifestyle while the other two units generate income. Or explore maximizing revenue through short-term rental opportunities, subject to applicable regulations and approvals.
- For the astute investor, the combination of a premier waterfront location, oversized lot, three units, garages, parking, private outdoor spaces and an upcoming vacancy creates tremendous optionality and upside. For the owner-user, it represents something even harder to find: the opportunity to live on Riviera Drive while having rental income offsetting ownership costs.
- Riviera Drive properties simply do not come available often. When they do, the opportunity is about far more than today's income—it is about owning a piece of one of Crown Point's most coveted streets and positioning yourself for long-term appreciation in a truly irreplaceable location.
- Rare location. Rare offering. Endless possibilities. Don't miss your opportunity to own on Riviera Drive.

			Actual			Market		
Unit Mix	# Units	Square Feet	Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
2 bd + 1 ba	2	850	\$3,715	\$4.37	\$7,430	\$3,995	\$4.70	\$7,990
1 bd + 1 ba	1	600	\$2,800	\$4.67	\$2,800	\$2,995	\$4.99	\$2,995
Totals/Averages	3	767	\$3,410	\$4.47	\$10,230	\$3,662	\$4.80	\$10,985

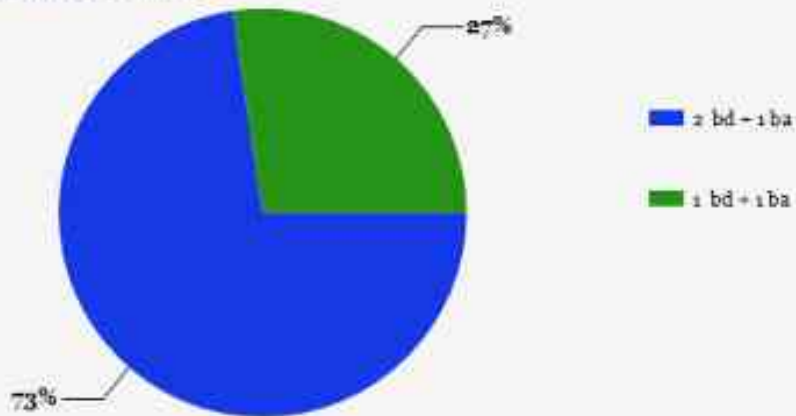
Unit Mix Summary



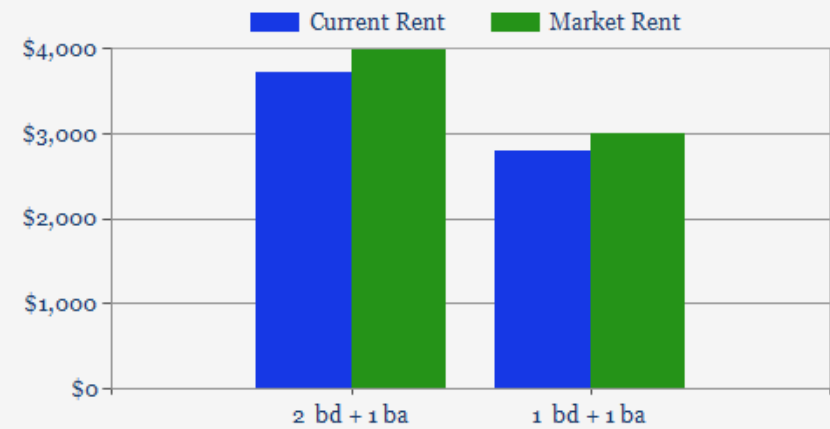
Unit Mix SF



Unit Mix Revenue



Actual vs. Market Revenue





03

Demographics

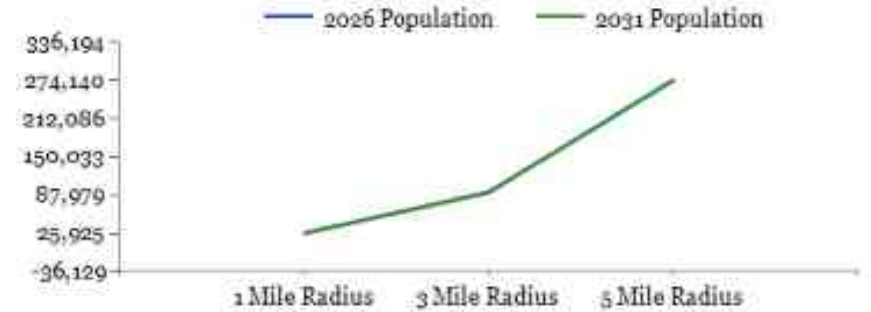
General Demographics

Race Demographics

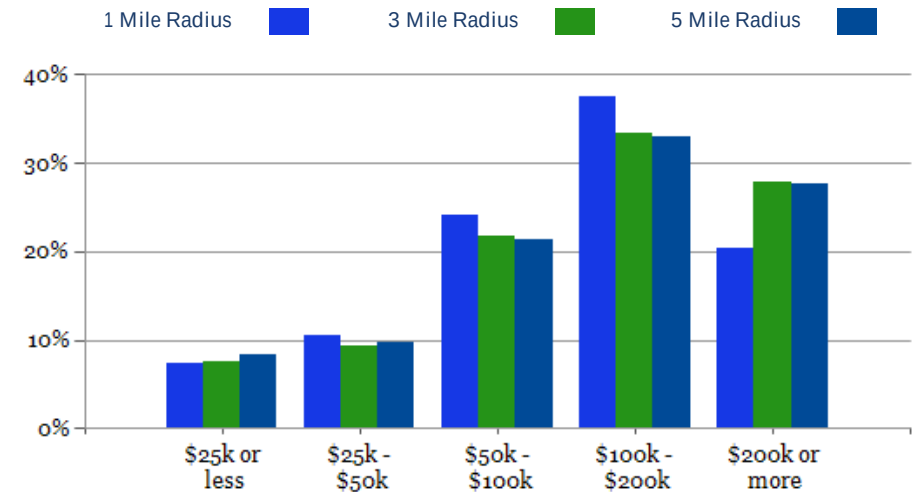
RIVIERA DRIVE

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	27,009	92,815	261,969
2010 Population	27,031	93,274	265,309
2026 Population	26,229	92,853	274,140
2031 Population	25,925	92,033	274,085
2026 African American	425	1,623	8,109
2026 American Indian	150	503	1,865
2026 Asian	1,173	5,323	28,315
2026 Hispanic	3,998	15,480	55,287
2026 Other Race	1,386	5,346	22,050
2026 White	19,659	66,959	174,538
2026 Multiracial	3,349	12,848	38,377
2026-2031: Population: Growth Rate	-1.15%	-0.90%	0.00%

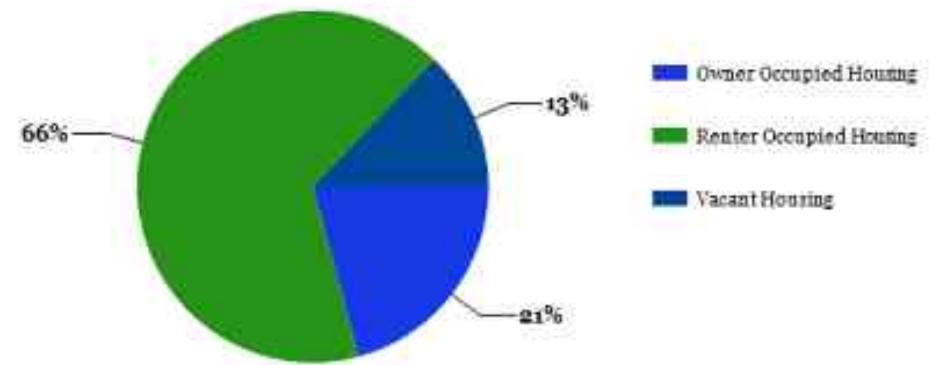
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	715	2,018	6,155
\$15,000-\$24,999	322	1,347	3,516
\$25,000-\$34,999	536	1,533	3,967
\$35,000-\$49,999	944	2,638	7,314
\$50,000-\$74,999	1,680	4,810	12,887
\$75,000-\$99,999	1,708	4,793	12,031
\$100,000-\$149,999	2,906	8,548	22,750
\$150,000-\$199,999	2,386	6,220	15,728
\$200,000 or greater	2,879	12,303	32,263
Median HH Income	\$116,618	\$125,073	\$123,356
Average HH Income	\$162,644	\$177,372	\$171,048



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

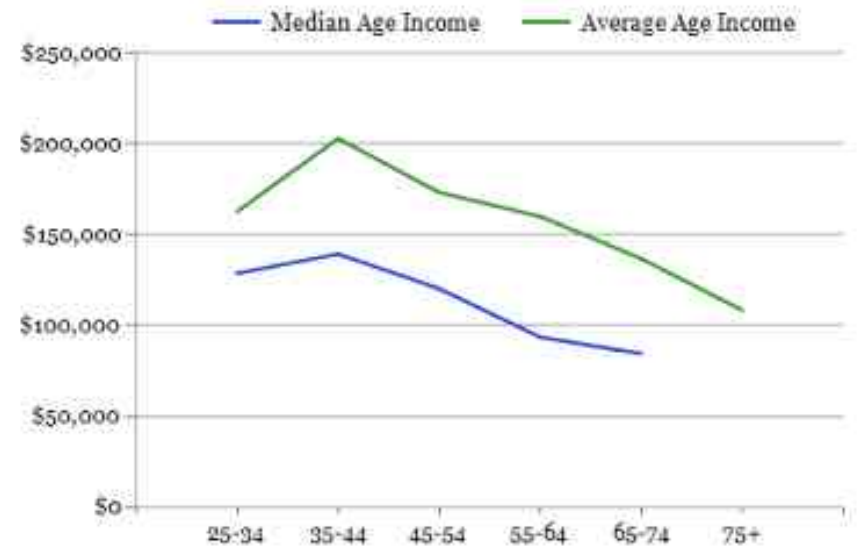
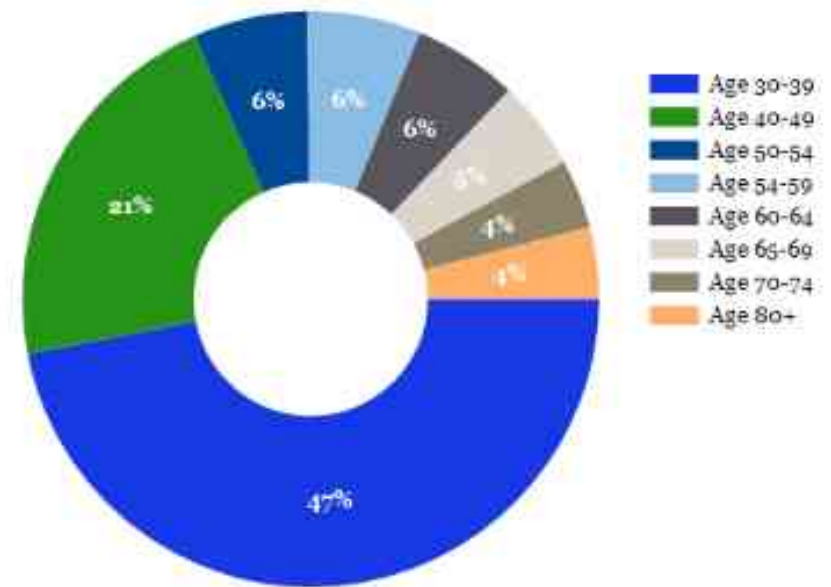


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	4,765	11,210	26,700
2026 Population Age 35-39	2,866	8,302	22,100
2026 Population Age 40-44	2,084	7,080	19,755
2026 Population Age 45-49	1,399	5,623	16,358
2026 Population Age 50-54	1,043	4,897	14,705
2026 Population Age 55-59	1,039	4,761	14,279
2026 Population Age 60-64	955	4,661	14,349
2026 Population Age 65-69	814	4,304	13,776
2026 Population Age 70-74	631	3,797	12,230
2026 Population Age 75-79	655	3,423	10,674
2026 Population Age 80-84	286	2,305	6,910
2026 Population Age 85+	261	2,110	6,905
2026 Population Age 18+	24,008	80,228	231,398
2026 Median Age	34	38	38
2031 Median Age	35	39	39

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$128,792	\$127,620	\$122,961
Average Household Income 25-34	\$162,831	\$166,799	\$160,423
Median Household Income 35-44	\$139,396	\$153,102	\$150,896
Average Household Income 35-44	\$203,014	\$208,413	\$198,239
Median Household Income 45-54	\$120,276	\$145,223	\$151,451
Average Household Income 45-54	\$173,264	\$197,126	\$196,530
Median Household Income 55-64	\$93,615	\$134,798	\$139,436
Average Household Income 55-64	\$160,073	\$187,937	\$180,965
Median Household Income 65-74	\$84,499	\$117,541	\$118,008
Average Household Income 65-74	\$136,850	\$181,953	\$173,654
Average Household Income 75+	\$108,384	\$136,997	\$133,029

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	60	64	73
Diversity Index (current year)	57	61	70
Diversity Index (2020)	54	58	67
Diversity Index (2010)	41	44	56

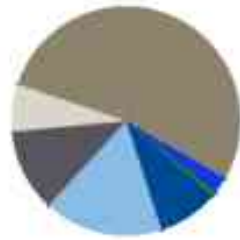
POPULATION BY RACE



1 MILE



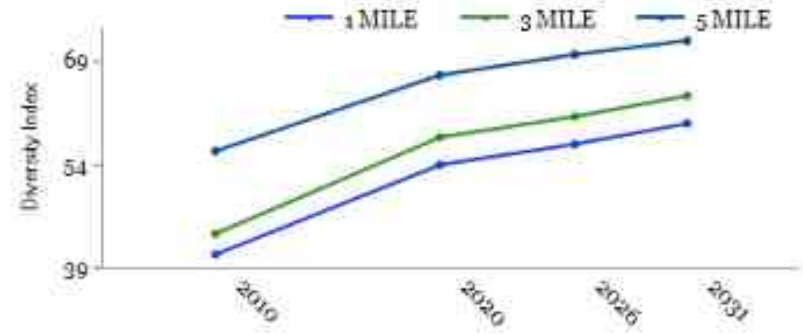
3 MILE



5 MILE

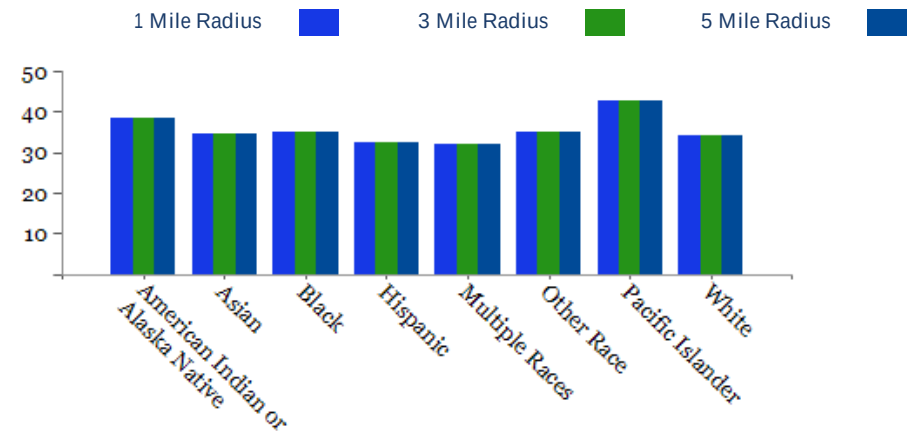
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	2%	2%
American Indian	0%	0%	1%
Asian	4%	5%	9%
Hispanic	13%	14%	17%
Multiracial	11%	12%	12%
Other Race	5%	5%	7%
White	65%	62%	53%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	39	39	38
Median Asian Age	34	41	38
Median Black Age	35	37	34
Median Hispanic Age	32	33	32
Median Multiple Races Age	32	32	31
Median Other Race Age	35	34	33
Median Pacific Islander Age	43	41	37
Median White Age	34	39	42

2026 MEDIAN AGE BY RACE



Riviera Drive

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The information contained herein is not a substitute for a thorough due diligence investigation. The Browar Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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