

COMPASS



Prime Pacific Beach 4-Unit Multifamily Investment | Offered at \$3,995,000

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**1522-24 Hornblend,
San Diego, CA 92109**

Property Overview

Irreplaceable Coastal Real Estate. 1522–1524 Hornblend Street presents the opportunity to acquire a renovated four-unit apartment community located in the heart of Pacific Beach—one of Southern California’s most desirable coastal rental markets.

Positioned just blocks from Mission Bay, the Pacific Ocean, and the neighborhood’s premier retail and dining corridor, the property offers investors stable in-place income, modernized interiors, and meaningful long-term appreciation potential.

Unlike many apartment properties in Pacific Beach that consist of smaller studios or one-bedroom units, with this asset all four units are 3 bedrooms and 2 bathrooms with open floor plans that remain in high demand due to their scarcity within the submarket.

Ownership has invested substantial capital into renovating the interiors with contemporary finishes including designer kitchens, quartz and granite countertops, stainless steel appliances, luxury plank flooring, recessed LED lighting, and updated bathrooms.

With a walk score of 97/100, residents benefit from walkable access to restaurants, grocery stores, entertainment venues, beaches, employment centers, and major transportation corridors, making the asset attractive to a broad tenant base seeking the quintessential coastal San Diego lifestyle.

Feel free to reach out to 619.200.3236, corey.wyatt@compass.com with additional questions or to make an offer.

PROPERTY DETAILS

Address:	1522-24 Hornblend Street, San Diego, CA 92109
Sale Price:	\$3,995,000
Property Type:	Multi-family Home
Building Config:	12 Bed / 8 Bath
Total Units:	4
Price per Unit:	\$999,000
Building SF:	4,307 SF
Lot SF:	6,240 SF
Year Built:	1989

Four spacious
3-bedroom
residences

Original beach
bungalow plus rear
apartment building

Updated
Interiors / Private
Outdoor Spaces

Five
Parking Spaces /
Four Garages

Walk Score® 97 /
Near Zero
Vacancy

Site Outline

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Financial Overview

RENT ROLL

UNIT	SF	BED/ BATH	LEASE START	LEASE END	TOTAL	PROJECTED RENTS
1	1,100	3 Bed/ 2 Bath	3/20/26	3/19/27	\$4,900	\$4,900
2	1,000	3 Bed/ 2 Bath	4/25/25	10/24/26	\$4,300	\$4,700
3	1,000	3 Bed/ 2 Bath	12/13/24	2/28/27	\$3,995	\$4,700
4	1,150	3 Bed/ 2 Bath	4/12/24	1/31/27	\$5,100	\$5,300
Total Monthly					\$18,295	\$19,600
GSI					\$219,540	\$235,200
GROSS SCHEDULED INCOME			OPERATING EXPENSES		NOI	
\$219,540			\$59,883.76		\$159,656.24	

EXPENSES

Advertising	\$2.25
Cleaning & Maintenance	\$3,545.00
Insurance	\$7,061.00
Management Fees	\$15,870.17
Repairs	\$13,973.56
Taxes	\$15,687.16
Utilities	\$3,557.62
Other	\$187.00
Operating Expenses	\$59,883.76

Exterior Photos

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Interior Photos

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Interior Photos

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Interior Photos

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Nearby Amenities



★ 1522-24 Hornblend, San Diego, CA

- 1 Ocean Cafe
- 2 Pacific Beach
- 3 Crystal Pier
- 4 Garnet Avenue
- 5 Kate Sessions Memorial Park
- 6 SeaWorld San Diego
- 7 Trader Joe's
- 8 Vons
- 9 Costa Brava
- 10 CVS
- 11 Better Buzz Coffee Pacific Beach East
- 12 La Perla Cocina #2
- 13 The Sandbox
- 14 Desserts by Clement
- 15 Sprouts Farmers Market
- 16 Moonshine Beach
- 17 Dave's Hot Chicken
- 18 The Grass Skirt
- 19 Oscars Mexican Seafood
- 20 The Baked Bear
- 21 Mavericks Beach Club
- 22 Kono's Cafe
- 23 PB Shore Club
- 24 Chipotle Mexican Grill
- 25 Pacific Beach Middle School
- 26 Pacific Beach Recreation Center
- 27 Coffee Cycle Roasting





Market Overview

Pacific Beach is one of San Diego's most sought-after coastal neighborhoods, offering an exceptional blend of beachfront living, strong demographics, and a vibrant local economy. Located just minutes from Downtown San Diego, La Jolla, Mission Bay, and San Diego International Airport, the community attracts a diverse mix of professionals, students, military personnel, and visitors seeking an active Southern California lifestyle.

The neighborhood is renowned for its miles of sandy beaches, iconic boardwalk, and year-round outdoor recreation, including surfing, biking, paddleboarding, and waterfront parks. Garnet Avenue serves as the area's main commercial corridor, featuring an extensive collection of restaurants, cafés, breweries, boutique retailers, fitness studios, and entertainment venues that contribute to Pacific Beach's energetic atmosphere.

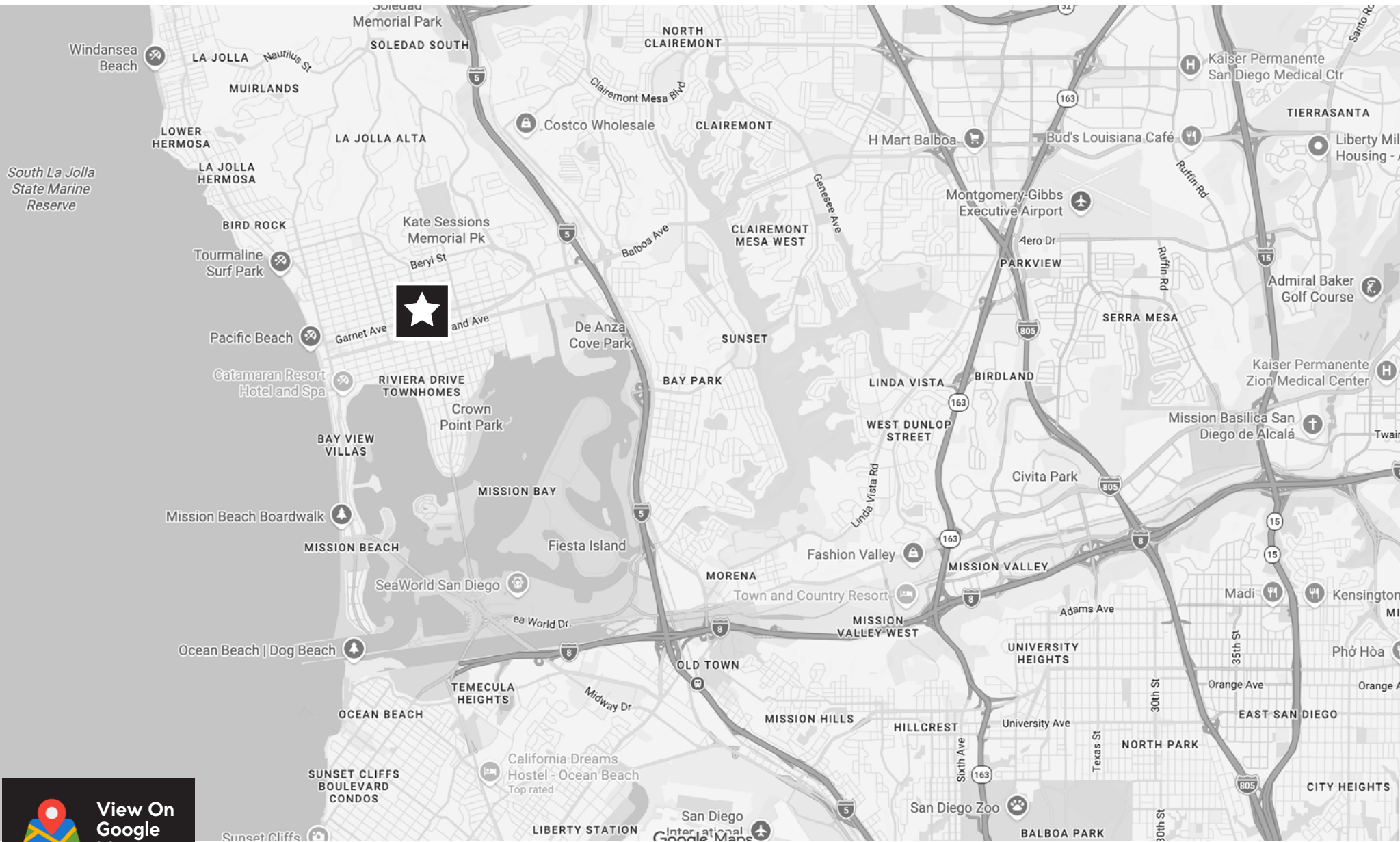
Pacific Beach benefits from consistently strong housing demand driven by limited coastal inventory, proximity to major employment centers, and its appeal as both a primary residential and investment market. The area is located near leading employers in biotechnology, healthcare, defense, higher education, and technology, while also providing convenient access to the University of California San Diego (UC San Diego), Mission Bay, and several major medical campuses.

With its desirable coastal location, walkable amenities, excellent transportation connectivity, and enduring popularity among residents and tourists alike, Pacific Beach continues to be one of San Diego's premier neighborhoods for residential living and real estate investment.



Location Map

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Exclusively Listed By:



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