

FOR SALE

5109 & 5139 CLAIREMONT MESA BLVD.,
SAN DIEGO, CA 92117



CAPITAL GROWTH
PROPERTIES, INC.

PACIFIC PALMS APARTMENTS

\$18,500,000
64 UNITS

CLAIREMONT



CAPITAL GROWTH PROPERTIES, INC.

1120 Silverado Street , La Jolla,
CA 92037 | Phone: 858.729.9305
www.cgpincre.com | Lic: 01796071

TODD LAW

Senior Vice President
tlaw@cgpincre.com
Phone: 858.729.9305
Lic: 01309241

GREG WAGNER

Senior Vice President
gwagner@cgpincre.com
Phone: 858.761.7800
Lic: 01120775

JILL MORTON

Senior Vice President
jmortone@cgpincre.com
Phone: 619.955.2877
Lic: 00868254

FOR SALE

5109 & 5139 CLAIREMONT MESA BLVD.,
SAN DIEGO, CA 92117



CAPITAL GROWTH
PROPERTIES, INC.

PACIFIC PALMS APARTMENTS

Located in Clairemont, North of Downtown San Diego, Pacific Palms features studio and one-bedroom apartments in an amenity-filled community. Near parks, recreational activities and plenty of shopping, dining, and entertainment choices.

Apartments include full-size appliances, garbage disposals, in-wall heating and air conditioning units, vertical blinds, vinyl plank flooring, and more.

Pacific Palms is in a vibrant, diverse neighborhood. Within proximity of Clairemont Town Square Mall and Genesee Plaza. Enjoy the nearby 900 acre Tecolote Canyon Natural Park and Fiesta Island Park. Clairemont is home to San Diego Mesa College and Downtown San Diego is a short commute to the south.

PROPERTY HIGHLIGHTS

UNITS: 64

PARKING: 32 surface spaces

COMMON AREAS: Renovated in 2021

ROOF: Approx. 5 yers old

PRICING

PRICE

\$18,500,000

**PER UNIT
PER SF**

\$289,000

CAP RATE

3.3%



5109 & 5139 CLAIREMONT MESA BLVD., SAN DIEGO, CA 92117

FOR SALE

5109 & 5139 CLAIREMONT MESA BLVD.,
SAN DIEGO, CA 92117

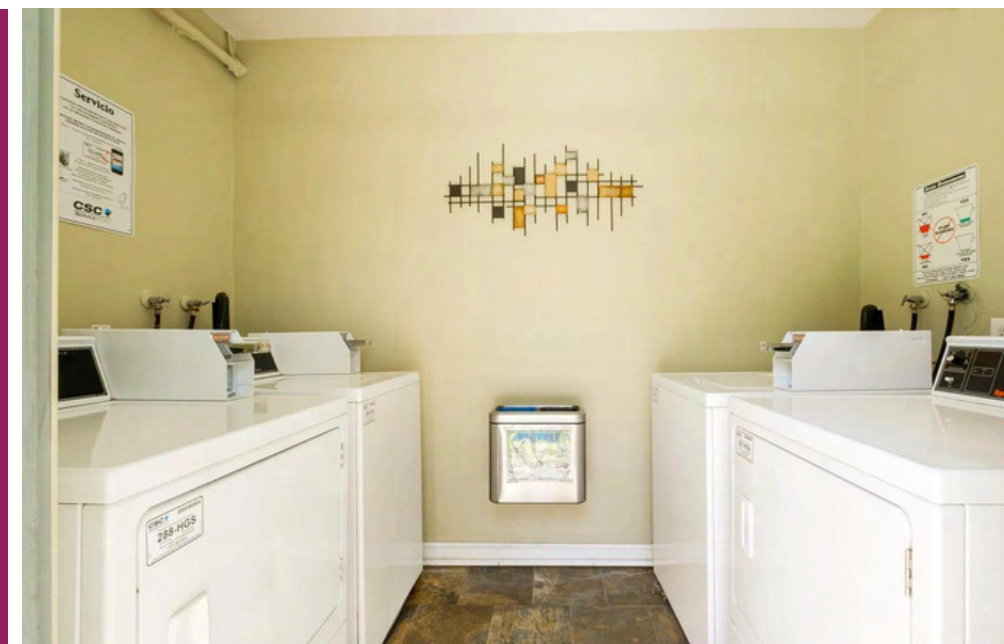


CAPITAL GROWTH
PROPERTIES, INC.



COMMUNITY AMENITIES

- Professional management
- Secure online rent payment system
- Two pools
- Two laundry facilities
- Two outdoor grills
- Picnic tables
- Bike racks



WWW.CGPinCRE.COM

FOR SALE

5109 & 5139 CLAIREMONT MESA BLVD.,
SAN DIEGO, CA 92117



CAPITAL GROWTH
PROPERTIES, INC.

FLOOR PLANS

STANDARD STUDIO



RENOVATED STUDIO



STANDARD 1 BED



RENOVATED 1 BED



APARTMENT AMENITIES

- Full-sized electric stove, oven, & refrigerator
- In-wall AC & heating unit
- Garbage disposals
- Luxury vinyl flooring available
- Vertical blinds
- Designated parking on a wait-list basis
- Upgraded solid wood cabinets
- Granite countertops
- Six panel doors
- Upgraded lighting
- Open floor plans
- High-speed internet access

FOR SALE

5109 & 5139 CLAIREMONT MESA BLVD.,
SAN DIEGO, CA 92117



CAPITAL GROWTH
PROPERTIES, INC.



60
WALKABILITY



54
BIKEABLE

WITHIN PROXIMITY OF SEA WORLD, OLD TOWN AND SAN DIEGO STATE HISTORIC PARK.
ENJOY DIVERSE AREA DINING OPTIONS RANGING FROM TACOS TO CUBAN AND GREEK
FOOD. FREEWAYS ARE A SHORT THREE MINUTE DRIVE INCLUDING THE 805 FREEWAY,
5 FREEWAY, 163 FREEWAY, AND CONVOY STREET.

AREA SHOPPING OPTIONS INCLUDE:

GENESSE PLAZA | HOME DEPOT | TARGET
CLAIREMONT TOWN SQUARE MALL



FOR SALE

5109 & 5139 CLAIREMONT MESA BLVD.,
SAN DIEGO, CA 92117



CAPITAL GROWTH
PROPERTIES, INC.

PROPERTY INFORMATION

Address	5109 & 5139 Clairemont Mesa Blvd., San Diego, CA 92117
Number of Units	64
Total Square Feet	27,680
Number of Buildings	6
Number of Stories	2
Year Built	1963
Lot Size (sq. ft.)	36,373 SF (.84Ac)
Parcel #	361-591-11
Zoning	R-3A

FINANCIAL ANALYSIS

Price	\$18,500,000
CAP Rate	3.3%
Income & Expense	
Gross Rental Income (Actual)	\$ 1,104,996
Other Income: Laundry/Pet/Utility Reimbursement	\$ 32,366
Gross Scheduled Income	\$ 1,137,362
Less Vacancy (3%)	\$ 34,121
Effective Gross Income	\$ 1,103,241
<u>Operating Expenses- 45%</u>	\$ 497,248
Net Operating Income	\$ 605,993

FOR SALE

5109 & 5139 CLAIREMONT MESA BLVD.,
SAN DIEGO, CA 92117



CAPITAL GROWTH
PROPERTIES, INC.

SALE COMPS

4820 CLAIREMONT MESA BLVD - SAN DIEGO, CA 92117

DIANE APARTMENTS



Sale Date	April 29, 2022	Type	2 Star low-rise apartments
Sale Price	\$26,750,000	Year Built	1970
Price/SF	\$352.75	GBA	75,832 SF
Price/Unit	\$351,974	Land Acres	1.76 AC
Parcels	355-522-02, 355-522-03, 355-522-04	Land SF	76,513 SF
Comp ID	5988703	Units	76
Comp Status	In progress	Zoning	RM 3-7

FOR SALE

5109 & 5139 CLAIREMONT MESA BLVD.,
SAN DIEGO, CA 92117



CAPITAL GROWTH
PROPERTIES, INC.

SALE COMPS

2821 MORENA BLVD- SAN DIEGO, CA 92117
SUNSET STUDIOS APARTMENTS



Sale Date	Jun 22, 2021	Comp Status	Research complete
Sale Price	\$5,835,000	Type	2 Star low-rise apts
Price/SF	\$574.88	GBA	10,150 SF
Price/Unit	\$291,750	Land Acres	0.27 AC
Actual Cap Rate	3.51%	Land SF	11,800 SF
GRM	17.23	Units	20
Parcels	425-511-43	Zoning	C
Comp ID	5551159		

FOR SALE

5109 & 5139 CLAIREMONT MESA BLVD.,
SAN DIEGO, CA 92117



CAPITAL GROWTH
PROPERTIES, INC.

SALE COMPS

5325-5358 CLAIREMONT MESA BLVD SAN DIEGO, CA 92117
ELIVIA APARTMENTS



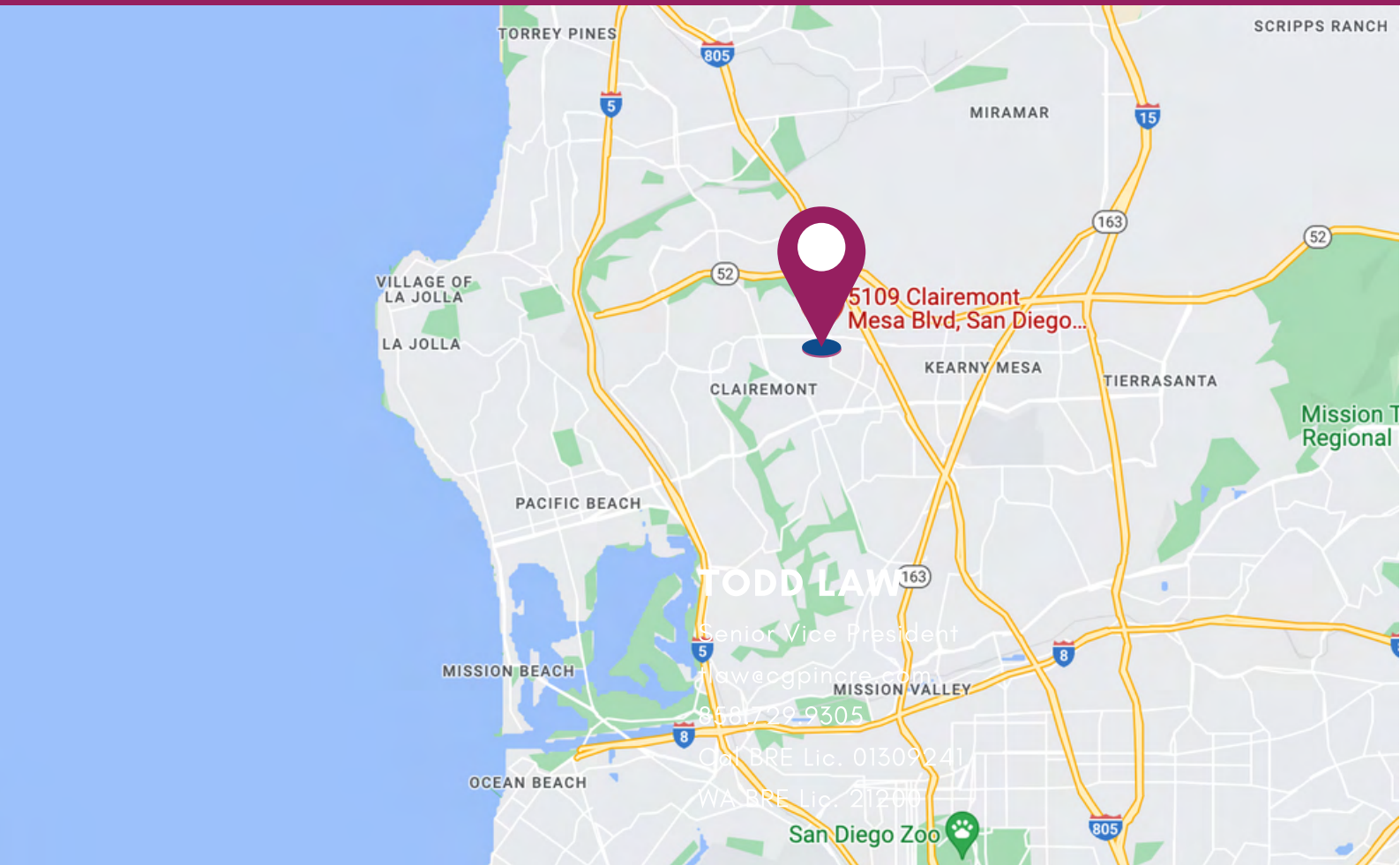
Sale Date	May 16, 2022	Cap Rate	4.4%
Sale Price	\$21,780,000	Type	2 Star low-rise apts
Price/SF	\$605	GBA	36,000 SF
Price/Unit	\$330,000	Parcel Number	361-603-01, 02, 03
GRM	16.65	Units	66

FOR SALE

5109 & 5139 CLAIREMONT MESA BLVD.,
SAN DIEGO, CA 92117



CAPITAL GROWTH
PROPERTIES, INC.



PACIFIC PALMS APARTMENTS

TODD LAW

Senior Vice President
tlaw@cgpincre.com
858.729.9305
Cal BRE Lic. 01309241
WA BRE Lic. 21200

GREG WAGNER

Senior Vice President
gwagner@cgpincre.com
858.761.7800
Lic: 01120775

JILL MORTON

Senior Vice President
jmorton@cgpincre.com
619.955.2877
Lic: 0086825

Capital Growth Properties



1120 Silverado Street, suite 200
La Jolla CA 92037



858.729.9300



@cgpincre

WWW.CGPINCRE.COM