



VILLA
Cusma

*40 Luxury Apartment Homes
Little Italy Neighborhood in Downtown San Diego, California*

CBRE



The Opportunity

CBRE is pleased to offer for sale Villa Cusma, a 40-unit luxury apartment community located in the heart of the Little Italy neighborhood in downtown San Diego. Recently constructed in 2013, Villa Cusma offers the rare opportunity to acquire a new trophy asset in San Diego's premier residential location. The property is located in Little Italy, a walker's paradise, boasting a walk score of 96. In addition to being surrounded by world-class dining, Villa Cusma is within walking distance of the San Diego bayfront and the Trolley rail line.

Villa Cusma's condominium-quality apartment homes include stainless steel appliances, granite countertops, ceramic tile floors, washer/dryers, balconies, ceiling fans, central air conditioning.

Select homes feature stunning views of downtown and San Diego Bay, floor to ceiling windows, and private terraces. The unit mix consists of 60% one-bedroom units and 40% two-bedroom/two-bath floorplans with an average unit size of ± 896 square feet. There are also 48 covered parking spaces available to residents in the gated subterranean garage. The 2,475 square-foot ground floor retail at the corner of Fir and Columbia is currently occupied by Sirena Cocina Latina, a Latin American restaurant.

Properties like Villa Cusma rarely become available for sale in San Diego and will always be in high demand. We invite you to take a closer look and to schedule a private tour of this unique investment opportunity.

Investment Summary

PRICING	Market
PROPERTY ADDRESS	1907 Columbia Street, San Diego, CA 92101
NUMBER OF UNITS	40

TOTAL ACRES	±0.23 Acres (±10,022 SF)
YEAR BUILT	2013
PARKING / RATIO	48 Total Spaces / ±1.20 Spaces Per Home

Apartment Home Mix

UNIT TYPE	# OF HOMES	% OF MIX	AVERAGE SF	TOTAL SF	AVG LEASED RENT	AVG LEASED RENT PSF
1 Bedroom	24	60%	766	18,374	\$2,114	\$2.76
2 Bedroom	16	40%	1,091	17,450	\$3,067	\$2.81
TOTAL/AVERAGES:	40	100%	±896	±35,824	\$2,495	\$2.84



**Irreplaceable
Little Italy Location**



**2012 Class A
Construction**



**Walker's
Paradise**



**On-Site
Retail**



**Rental
Upside**



**Potential for
Condo Conversion**



CORONADO

DOWNTOWN

LITTLE ITALY

SAN DIEGO
INTERNATIONAL AIRPORT



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