

Finjan

COFFEE CO.

Serra Mesa | Mission Village | Stonecrest

Community 92123

July 2023

LOCAL BUSINESS SPOTLIGHT :

Finjan Co

PG 20

OPEN



Food Truck Friday
Every 3rd Friday Mar-Sept

Page 4

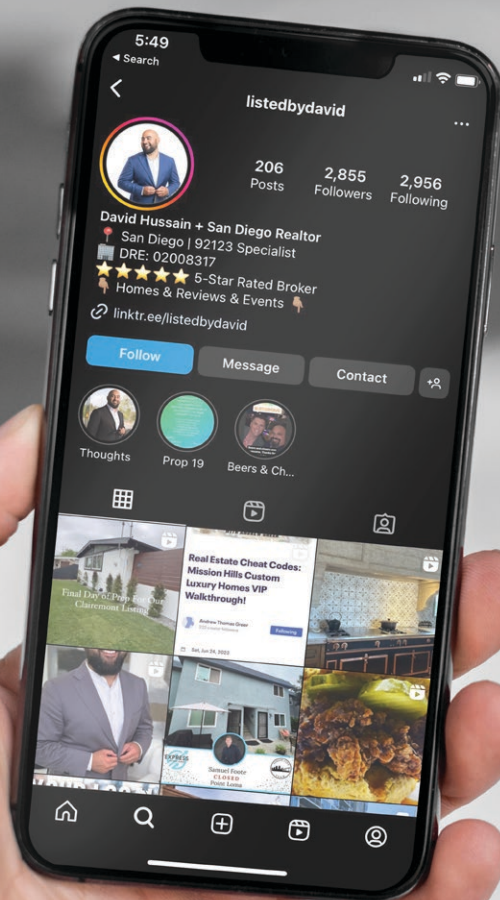


DAVID HUSSAIN

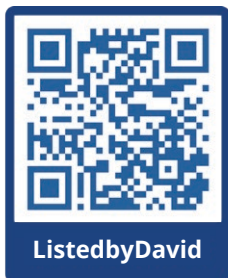
858.215.3512

COMMUNITY92123.COM

Osama Shabaik , Mahmoud Barkawi (Moody)



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ListedbyDavid

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Instagram: @listedbydavid

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Website: community92123.com

Dear Neighbors, Friends and Clients,



I hope this letter finds you basking in our glorious beach weather that San Diego is renowned for. The sun-kissed days and gentle ocean breeze create the perfect backdrop for endless outdoor adventures and cherished memories. As you enjoy the splendors of summer, I wanted to take a moment to update you on the thriving real estate market in our beautiful county.

San Diego's real estate market continues to shine, with homes selling at an impressive average of just 14 days. This is a testament to the strong demand and vibrant opportunities available in our area. Whether you are considering buying your dream home or thinking about selling your property, now is an opportune time to make a move. The market remains favorable for both buyers and sellers, offering a wealth of options and potential for success.

As a dedicated real estate professional, I am here to assist you every step of the way. Whether you're curious about the current market trends, in need of a complimentary market analysis to understand the value of your property, or simply want to chat about real estate, please don't hesitate to reach out. My expertise and passion for helping individuals like you navigate the real estate landscape are at your disposal.

Enjoy the beach weather, and remember, the doors of opportunity are wide open in the San Diego real estate market. I eagerly await the chance to assist you and be a part of your exciting real estate journey.

Warmly,

David Hussain
858-215-3512

**Thursday Morning
Coffee w/ David
Bear Buns Bakery**

8:30am - 9:30am
(Every Thursday Morning)

See Page 12 for details



Food Truck Friday

July 21st
5:00pm - 7:00pm
Murray Ridge Park
(2559 Escondido Ave, 92123)
(Bring Blankets & Chairs)
A new cuisine every 3rd
Friday of the month.



Serra Mesa Block Party

July 15th
1:00pm - 7:00pm

**Greyling Dr (Between
Poland & Gowdy)**

**Car Show, Live Music,
Hot Dogs, Drinks, Local
Vendors & More!**



**Find out about
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92123 events:**

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Search "Community 92123"
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SCAN ME



As your neighborhood specialist, I want to help you sell your home.

- Free Market Analysis and Detailed Property Valuation
- Access to Revive Concierge (Revive prepay the costs with no fees/interest, for the upgrades/repairs so your home sells faster & at a higher price)
- Professional Photography with Aerial Photography, Video walkthrough, 3D Matterport Virtual Tour (Paid for by David)
- Full house cleaning and window cleaning (Paid by David)
- Interior Designer/Stager Consultation in preparation for showings (paid for by David)
- Contractor & Handyman referrals for every issue you need completed
- Pre-listing home inspection so your escrow stays on track and you don't lose a buyer over unexpected repairs. (paid by David)



Booking an appointment with me is easy

1. Go to www.listedbydavid.com
2. Call 858.215.3512
3. Scan for a meeting

Sick of your



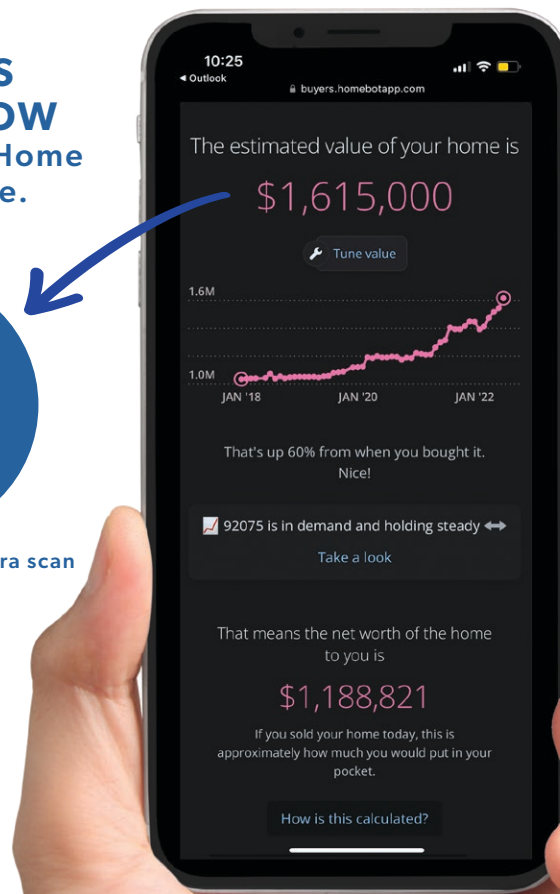
GET YOUR HOME'S TRUE VALUE FROM YOUR NEIGHBORHOOD'S #1 AGENT



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WHAT TO CONSIDER WHEN BUYING A NEW HOME

When buying a new home, there are several important factors to consider. Here are five top things to keep in mind:

1. Location: The location of a home is crucial and can have a significant impact on your lifestyle, convenience, and future property value. Consider factors such as proximity to your workplace, schools, amenities, transportation options, and the overall neighborhood's safety and desirability.

2. Budget and Affordability: Determine your budget before beginning your home search and consider the affordability of the property. Evaluate your financial situation, including mortgage

pre-approval, down payment requirements, monthly expenses, and potential future costs like property taxes and maintenance. Ensure that the home you choose aligns with your budgetary constraints.

3. Condition of the Property: Assess the condition of the home thoroughly, including its structural integrity, plumbing, electrical systems, and any potential maintenance or repair needs. If possible, hire a professional home inspector to conduct a detailed inspection and provide a report

on the property's condition. Understanding the condition upfront can help you avoid costly surprises down the line.

4. Size and Layout: Consider your current and future needs when it comes to the size and layout of the home. Think about the number of bedrooms, bathrooms, living spaces, storage options, and any other specific requirements you may have. Ensure that the home's layout suits your lifestyle and allows for flexibility and future growth if needed.

5. Resale Value and Potential: While buying a home is often a long-term commitment, it's essential to consider the potential resale value of the property. Factors such as the neighborhood's desirability, recent property appreciation trends, and any planned developments or infrastructure improvements in the area can impact a home's future value. Even if you don't plan to sell soon, it's wise to choose a property with good resale potential.

Remember that this list is not exhaustive, and additional considerations may be relevant based on your specific needs and preferences. Consulting with a real estate agent and doing thorough research can help you make an informed decision when buying a new home.

Consulting with your Neighborhood Expert and doing thorough research can help you make an informed decision when buying a new home. Call me today to get started!





JUST SOLD

102 VIA CORONADO

3 BED | 2.5 BATH | \$1,250,000

Don't miss out on the opportunity to own the best entry point home for sale in Rancho Santa Fe! This turn-key home has undergone a full remodel in 2022. Located near the popular Morgan's Run Golf and Tennis Club this home offers an incredible location. The house features 2-car covered attached parking providing ample space for your vehicles. With a total of 1,610 sq ft indoors, plus an extra 650 sq ft in the front courtyard and another 240 sq ft in the back courtyard, this home offers plenty of space to relax and entertain. The gourmet kitchen has been remodeled with a raised marbled bar that

doubles your surface space, perfect for preparing meals and entertaining guests. The lower cabinets are all drawers with stacked upper cabinets to the new raised 9' height, providing ample storage space. The kitchen also features a full Italian tile backsplash and is equipped with a Thermador Steam/Convection Combi oven and oversized Lynx ProSear grill. The microwave drawer-style opens hands-free, or with Alexa voice. The great room is bright and open, with 6 operable French doors that seamlessly connect to the outdoor living room. The great room focal wall is anchored in floor-

to-ceiling tiles from Italy that surround the wood-burning fireplace, adding warmth and character to the space. This home has 3 bedrooms, 2 full baths, and 1 half bath. The main floor bedroom is currently used as a home office/library and has ensuite access to the main floor bath. The upstairs guest bedroom has a Murphy Bed® used as a Pilates reformer studio or future gym. The vaulted ceilings across the entire upper floor with clerestory windows bring in natural light and make the space feel open and airy. The home is also equipped with clean energy-efficient dual mini-splits by Mitsubishi for heating/cooling, and a full electrical panel replacement during the remodel. Additionally, there is an oversized garage

with attic storage, and a semi-enclosed carport space. This property is turn-key ready to move in, or to use as a second home when in town and rent out during peak Race Season or other. Owner lockouts built into upstairs remodel. CC & R's allow for minimum 30-day rentals. This Rancho Santa Fe oasis is filled with blooms, resident doves, returning monarchs, and two fountains. Steps away from the Morgan Run Country Club, which offers golf, tennis, pickleball, and social memberships, along with their lively restaurant, bar, pool, and spa. Minutes away from Del Mar Racetrack, beach walks at Del Mar and Solana Beach, and the quaint Rancho Santa Fe Village. Don't miss the opportunity to see this incredible home!



Coffee with David



I am inside Bear Buns Bakery every Thursday from 8:30am - 9:30am. You can find me working on my laptop at a table near the window. I would love to chat with you about Serra Mesa, the local community and how we can improve it, or answer any of your real estate related questions.



What: Coffee w/ David

When: Thursday 8:30-9:30am

Where: Bear Buns Bakery
3251 Greyling Dr



David Hussain

Call or text: 858.215.3512
David@ListedbyDavid.com
Community92123.com

**Coffee and Pastry is my treat
if you bring this magazine with you.**



SELLING YOUR HOME THIS SUMMER

TIPS FOR A QUICK AND SMOOTH SALE

PRESENTING YOUR HOME: CREATE AN INVITING ATMOSPHERE

- Boost curb appeal by maintaining the lawn and adding a fresh coat of paint to the front door.
- Declutter and depersonalize your space to allow buyers to envision themselves living there.
- Stage strategically to showcase your home's best features and make rooms appear spacious.
- Enhance natural light by opening curtains, cleaning windows, and using light-colored drapes.
- Make necessary repairs to show that your home is well-maintained and valuable.

PRICING YOUR HOME PROPERLY: FIND THE RIGHT BALANCE

- Research the local market to understand recent sales and trends in your area.
- Set a competitive price based on your home's condition, location, and comparable sales.
- Highlight unique selling points to justify your asking price.
- Leave room for negotiation by setting your initial price slightly above what you expect to receive.

TAKING ADVANTAGE OF MARKET DEMAND: TIMING IS KEY

- Learn about seasonal market trends in your area, especially during the summer.
- Tailor your marketing efforts to target motivated buyers, such as families looking to move before the school year.
- Showcase your outdoor spaces to capitalize on the appeal of summer living.
- Utilize online marketing channels to reach a broader audience and generate interest.

FASTER CLOSING TIMES ON DEALS: STREAMLINE THE PROCESS

- Conduct pre-listing inspections to address any potential issues upfront.
- Gather all necessary documentation to expedite the closing process.
- Work with experienced professionals who can navigate the process efficiently.
- Consider cash offers, as they often lead to quicker closings.

Follow these tips, and soon you'll be celebrating a successful sale and moving on to your next adventure.

To make sure that you're showcasing your property effectively, reach out to your local real estate expert today!



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Activities	Family	Gatherings	Parties	Sunshine
Barbecue	Fireworks	Holiday	Picnic	Swimming
Beach	Food	Joy	Pool	Table
Camping	Friends	Kids	Recreation	Travel
Checkered	Fun	Lemonade	Sand	Vacation
Dessert	Games	Outdoors	Summer	Watermelon

July Coloring Page

For Adults And Children To Enjoy



Best Beaches in San Diego



Coronado

The beach runs parallel to Ocean Boulevard which provides free parking and a backdrop of fine homes and mansions. Restrooms and shower facilities are available. There are tidepools in front of the Hotel del Coronado and fire rings.

to come to the area for midnight picnics early in the early 1900s. This wide, sandy beach offers swimming, surfing and fishing. Facilities include volleyball and tennis courts, recreational equipment rentals and a snack bar.



Pacific Beach

Located just south of Crystal Pier, Pacific Beach extends south before becoming Mission Beach. One of the busiest beach areas in San Diego, Pacific Beach draws large crowds of locals and tourists in the summer.



Del Mar

The beach in Del Mar is one of the most beautiful and enjoyable in San Diego. The two plus miles of sandy beach offers a great place to relax, walk, or run.



La Jolla Cove

La Jolla Cove is a very small beach, tucked between sandstone cliffs. With small surf in the summer months, the north facing La Jolla Cove is ideal for swimmers, snorkelers and scuba divers. Water visibility at the Cove can sometimes exceed 30 feet.



Encinitas (Moonlight Beach)

The "moonlight" in the name of this beach comes from the fact that local residents used

FOR SALE



9747 W CANYON TERRACE 5 3 BED | 2.5 BATH | \$899,999

Looking for a stunning townhome in San Diego's coveted Stonecrest Village? Look no further than 9747 W Canyon Ter Unit 5! This beautifully remodeled Floor plan 5 townhome is located in the Saratoga Community, and has been meticulously maintained by its single owner.

As you step inside, you'll immediately be struck by the home's high ceilings and

ample natural light, making the open living area feel bright and inviting. The tastefully upgraded kitchen features stainless steel appliances, a stylish tile backsplash, and new countertops, making it a chef's dream come true. The engineered wood floors, crown molding, and recessed lights add a touch of elegance to the space.

One of the highlights of this home is

the private fenced patio, complete with stamped concrete and plenty of room for gardening. It's the perfect spot to enjoy a cup of coffee in the morning or host a summer BBQ with friends.

Upstairs, you'll find three spacious bedrooms, each with its own unique charm. The primary suite is a true oasis, featuring a large walk-in closet and ensuite bathroom with dual sinks and a shower.

But the best part? This home is located in the heart of Stonecrest Village, one of San

Diego's most desirable communities. With access to a community pool, spa, tennis courts, and clubhouse, there's always something to do. And with its convenient location near major freeways, shopping, and dining, you'll never be far from everything San Diego has to offer.

Don't miss out on the chance to make this stunning townhome your own! Contact us today to schedule a viewing.



92123 Business Spotlight



Nestled in the heart of Kearny Mesa, San Diego, Finjan Coffee is a charming, culturally rich coffee shop that promises an experience that extends beyond a regular caffeine fix. Known for its fusion of Californian vibes and Middle Eastern influences, Finjan Coffee offers patrons craft coffees, flavorful Arab-influenced teas, and most notably, Turkish coffee, traditionally brewed in a sand pit.

This unique Turkish coffee preparation involves brewing the coffee in heated sand, creating a rich, thick, and flavorful cup that transports you straight to the streets of Istanbul. Alongside the beverages, patrons can also enjoy Middle Eastern inspired pastries and light bites, providing a truly immersive cultural experience.

Not just another local coffee shop, Finjan Coffee bridges cultures, serving as a hub where locals and visitors can learn about and enjoy diverse coffee and tea traditions. With each cup, Finjan Coffee offers a sip of the world, right in the heart of San Diego.

Owners, Moody and Osama originally opened Tahini, a popular local eatery serving Shawarma. Through the hard work that is opening and running a restaurant, they found comfort in the fuel that kept them going, coffee. They have now curated a menu of their favorite drinks & bites with influences from their heritage.

Finjan is located next to Tahini on Clairemont Mesa Blvd and is open 7 days a week.

Finjān
COFFEE CO.

Contact information:
9119 Clairemont Mesa Blvd G,
San Diego, CA 92123
Monday - Sunday 8am - 5pm
(858) 355-9619
<https://finjanco.com/>
@finjanco

STAY SAFE IN THE SUMMER

During the summer months, we eagerly await the much-desired sunshine that accompanies family fun. Here are some essential tips to keep in mind when planning an outing on a warm and sunny day.

1 PLAN AHEAD

Pack broad-spectrum sunscreen (SPF 30+), sunglasses, a cooler with water, hats, and extra clothing for sun protection. Bring a beach umbrella for shade.

2 APPLY SUNSCREEN LIBERALLY & FREQUENTLY

Apply sunscreen before sun exposure to protect against damage, blisters, and pain. Focus on areas like ears, neck, scalp, and feet. Reapply every two hours or more if swimming or sweating.

3 AVOID PEAK SUN HOURS

The sun is strongest between 10:00 am and 4:00 pm. Whenever possible, try to minimize your exposure to direct sunlight during this time period.

4 CONSIDER SPF RATED CLOTHING AND LAUNDRY ADDITIVES

Explore clothing brands with added sun protection. Choose tightly woven, lightweight fabrics for extra defense. Additionally, consider using laundry products that enhance the sun protection of your children's beach and play clothes.

5 PROTECT YOUR EYES

Encourage kids to wear sunglasses early on to protect their eyes. Choose wrap-around styles that stay in place and look cool. Establishing this habit ensures lifelong eye health.

6 STAY HYDRATED

Keep your family hydrated and happy. Take water breaks, have frozen fruit juice bars, or enjoy ice-cold watermelon to prevent dehydration and heat exhaustion, especially on warm, active days.

7 FIND SHADE

Seek out shaded areas to cool down. The most obvious option is to go inside or stay under an outdoor patio roof or umbrella. However, remember that light can still cause some damage even when you're under protection, as it reflects off surfaces.

8 DON'T UNDERESTIMATE CLOUDY DAYS

The sun's intense rays can still penetrate cloud cover on seemingly gray and safe days. Check the UV ray index and be aware if the haze is capable of causing sunburn. Don't take any chances—apply sunscreen even on cloudy days.

If all these tips seem overwhelming, just remember to take breaks and find a cool place to play on extremely hot days.



Ultimate SUMMER BBQ Checklist

☐ Menu Planning

Decide on the menu for your BBQ cookout. Consider popular options like burgers, hot dogs, grilled chicken, ribs, and vegetarian alternatives. Plan for side dishes, salads, desserts, and beverages as well.

☐ Prepare the Grill

Clean and prepare the grill before the day of the BBQ cookout. Make sure you have enough charcoal or propane gas and any necessary accessories like grill brushes or aluminum foil.

☐ Prepare Marinades and Sauces

If you plan to marinate the meat or prepare any special sauces, do it the day before to enhance the flavors.

☐ Set Up the Outdoor Space

Arrange the outdoor area where you'll host the BBQ cookout. Set up tables and chairs, provide shade if needed, and ensure there's enough space for your guests to mingle comfortably.

☐ Decorate the Space

Add festive decorations to create a lively and inviting atmosphere. Use tablecloths, balloons, and themed decorations to enhance the ambiance.

☐ Set Up a Beverage Station

Create a designated area for beverages, including a variety of soft drinks, water, and perhaps some alcoholic options. Provide ice, cups, and coolers to keep everything chilled.

☐ Prep the Meat and Vegetables

Season the meat and chop the vegetables ahead of time, if possible. This will allow you to focus on grilling during the event rather than doing all the prep work.

☐ Prepare the Side Dishes and Salads

Prepare any side dishes and salads that can be made in advance. This will save you time on the day of the cookout.

☐ Fire Up the Grill

Start the grill well in advance to ensure it reaches the desired temperature. Monitor the heat levels throughout the cookout to avoid undercooking or burning the food.

☐ Cook and Serve

Grill the meat, vegetables, and other items according to your planned menu. Ensure everything is cooked thoroughly and serve it hot and fresh to your guests.

☐ Monitor Food Safety

Keep an eye on the food throughout the event, especially in warmer weather. Ensure proper food handling and storage to prevent any cases of foodborne illnesses.

☐ Enjoy the Party

Take some time to relax and enjoy the company of your guests. Engage in conversations, play music, and create a pleasant and welcoming environment.

☐ Provide Fun Activities

Other than eating, drinking, and conversing, provide your guests with various activities to enjoy during the festivities. A few examples of activities are cornhole, swimming, giant jenga/connect four, frisbee golf, water balloon tossing, or a simple game of catch.

☐ Clean Up

After the BBQ cookout, clean up the grilling area, dispose of any trash, put away any items used for activities, and wash the dishes and utensils.

Low Inventory

Gives Sellers the Advantage

Buyers are eagerly searching for houses during the traditionally busy time of year, benefiting from the usual surge in demand as the school

year ends and slightly lower mortgage rates. According to Jeff Tucker, a senior economist, the current market dynamics are concentrated on a limited number of



listings, as many potential sellers have refrained from entering the market this spring. This scarcity of available homes has fueled price growth, particularly for affordable and well-presented houses.

The value of the average home increased by 1% from March to April, marking the strongest monthly appreciation since last June and aligning with the pre-pandemic patterns observed at this time of year. This represents a significant shift from the latter half of 2022 when the market was cooler due to buyers being deterred by affordability challenges.

While typical home values still remain 2.2% below their peak in July of last year, they have risen by 1.5% compared to April 2022 and have surged by an impressive 38% since 2020. The highest annual appreciation is observed in the lower price range, as intensified competition drives up prices for more affordable homes.

The Midwest and Great Lakes regions have experienced notable appreciation, with the top nine major metros in terms of monthly home value gains being located there. Kansas City continues to lead the way in terms of home value growth for the second consecutive month, followed by Columbus, Detroit, Buffalo, and Cincinnati.

Buyers in these areas should be prepared for intense competition, as the median time to pending status for a new listing in Kansas City, Columbus, and Cincinnati is just three days.

On the other hand, home values have declined compared to the previous year in 22 major markets. The most significant declines are seen in Austin (-10%), San Francisco (-9.9%), San Jose (-9.5%), and Seattle (-7.5%). However, all of these markets have experienced monthly gains, with San Jose, San Francisco, and

Seattle surpassing the national average. The decline in new listings in these West Coast markets has contributed to the reversal of their price declines.

The shortage of new listings has become more severe, leaving prospective buyers with fewer options to explore. Contrary to the usual spring trend of increasing new listings, the flow of fresh properties to the market declined in April. Consequently, the year-over-year deficit in new listings has deepened.

Overall, total inventory has only increased by 3% compared to the previous year and currently stands at a staggering 46% lower than in 2019. While buyers are still managing to secure available homes, the limited choices may be constraining their ability to make purchases. Newly pending sales experienced a modest 2% increase from March, which is smaller than historical norms.

Although affordability is expected to improve slightly in the coming year, buyers should not anticipate a return to pre-pandemic cost levels. The substantial appreciation in home prices, coupled with a doubling of mortgage rates in 2022, has significantly increased the difficulty of affording down payments and monthly mortgage costs. While a forecast from experts predicts some improvement in affordability, the persistently low supply of homes and high demand will prevent a complete return to pre-pandemic norms.

To get the most out of your home, or to learn what value you may have, contact your local neighborhood expert today.

Join the Neighborhood Facebook Group!

Stay up to date with local activities, community news, local businesses to support and get to know your neighbors!

Or search

"Community 92123" in Facebook Groups



SCAN ME

COMMUNITY 92123

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Neighbors!

What do **YOU** want to see more of in our community?
What do **YOU** want to see more of in this magazine?

Have a business, organization, or person you'd like featured in this magazine?

Contact David Hussain

Call or Text: 858-215-3512

David@ListedbyDavid.com



You can also meet David at his Local Coffee hours every Thursday morning inside Bear Buns Bakery from 8:30 am - 9:30 am.

community92123.com 29

RECENTLY SOLD

SOLD



8457 Harwell Drive, San Diego, CA 92119
\$715,000

This mid century home has lost its wonder! With decades of deferred maintenance and "creative" designing in side the home is in need of a facelift. Our client is just the buyer to bring this home back to life. We look forward to seeing how this mid century modern home will come back to life. It will be hitting the market soon, so reach out if you are interested in seeing it when it is ready! Having an experienced agent that not only sells property but also invests and knows what drives buyers to write an offer is key to success in an ever changing market. Team Purchase with David Hussain.



WHO YOU WORK WITH
MATTERS!



**THE NEIGHBORHOOD
CONNECTION**

David Hussain

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David Hussain, Publisher & Real Estate Pro

Community 92123 is a labor of love and an effort I have personally put together in an effort to help connect neighbors, businesses, and organizations here in 92123. My goal was and always will be that our community uses this magazine and brand, as a medium where we can all connect and get to know one another.

The magazine and events are completely self funded and produced. If you appreciate our mission, please don't hesitate to reach out to us or refer us to your friends and family for our Real Estate Services.

Warmly,

David Hussain

858.215.3512

David@listedbydavid.com

www.community92123.com

real

Real Broker

