

# \$1,460,000 - 4469 75 Altadena Avenue, San Diego

MLS® #250000471SD

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## \$1,460,000

5 Bedroom, 4.00 Bathroom,  
Residential Income on 0 Acres

Talmadge, San Diego,

Welcome to 4469-4475 Altadena Ave, a newly constructed four-unit development in Talmadge! Designed for savvy investors, 1031 exchange buyers, or homeowners looking to live in one unit while renting the others, this is your opportunity to step into immediate passive income. The property consists of three independent structures totaling four units, with three units currently occupied at fair market rents. Each unit offers a 1-bedroom, 1-bath layout ranging from 433 square feet up to 584 square feet for the largest unit. The original home built in 1939 has been remodeled to reflect the same new condition of the newly constructed 3 additional units. Each unit is equipped with modern conveniences and energy-efficient features to maximize comfort and appeal. Enjoy newly installed kitchens and bathrooms, luxury vinyl flooring, mini-split heating and air systems, and tankless water heaters. The units also include stainless steel appliances, including refrigerators, and in-unit washers and dryers, ensuring a seamless living experience. Solar on the 3 new units offers monthly savings! There is a common area fenced-in patio in front and 3 off-street parking spaces, providing convenience for tenants. Situated near SDSU, major hospitals, shopping centers, as well as San Diego's iconic beaches, this property is ideally located to attract a wide range of tenants—from military professionals and students to those seeking vibrant urban living. Whether you're looking for a turnkey rental property or a



strategic long-term investment, this is the perfect opportunity to grow your portfolio.

Built in 2024

### Essential Information

MLS® #	250000471SD
Price	\$1,460,000
Bedrooms	5
Bathrooms	4.00
Acres	0.09
Year Built	2024
Type	Residential Income
Status	Closed
Listing Agent	Scott Ryan
Listing Office	Compass

### Community Information

Address	4469 75 Altadena Avenue
Area	92115 - San Diego
Subdivision	Talmadge
City	San Diego
County	San Diego
Zip Code	92115

### Amenities

Pool	None
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### Exterior

Roof	Composition
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### Interior

Appliances	Tankless Water Heater
Heating	Natural Gas
Cooling	Wall/Window Unit(s)
# of Stories	1
Stories	One

### Additional Information

Date Listed	January 7th, 2025
Days on Market	114
Short Sale	N
RE / Bank Owned	N

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