

# \$3,150,000 - 3736 Jemez Dr, San Diego

MLS® #250000618SD

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**\$3,150,000**

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 0 Acres

N/A, San Diego,

This well-located 12-unit apartment building offers a fantastic opportunity for investors or owner-operators looking to add value in one of San Diego's most desirable neighborhoods. The two-story, wood-frame building features spacious units and convenient parking for each resident. While the interior finishes may benefit from some modernization, this provides the perfect canvas for renovations—whether that's adding in-unit laundry, upgrading kitchens, or installing recessed lighting or more. The property is just steps away from a variety of local amenities including a movie theater, yoga studio, bars, and restaurants, offering residents exceptional walkability. Plus, with quick access to the beaches of La Jolla, the 5 Freeway, and other major attractions, this location combines the best of convenience and coastal living. Don't miss this opportunity to own prime and rare piece of real estate in Clairemont, where demand is strong and the potential for future growth is high. Located in the heart of San Diego, Clairemont is a well-established, residential neighborhood with a fascinating history and a welcoming community. Originally developed in the 1950s as a suburban area, Clairemont was part of the city's post-WWII expansion. Its development was largely driven by the construction of homes and commercial spaces aimed at accommodating San Diego's growing population. Over the years, Clairemont has evolved into a dynamic and



desirable neighborhood, offering a balanced lifestyle with proximity to both urban amenities and outdoor recreation. Today, Clairemont boasts a population of approximately 80,000 residents. The area is known for its family-friendly atmosphere, excellent schools, and a variety of housing options—from mid-century homes to newer developments. Its central location makes it convenient for commuters, with easy access to major freeways like the I-5 and I-805, making it a popular choice for people working across the city. Many Clairemont residents are employed in industries such as defense, healthcare, education, technology, and retail, thanks to the area's proximity to major employers like the University of California San Diego (UCSD), Scripps Research, and several defense contractors and tech companies. The neighborhood also benefits from being close to the thriving business hubs in Downtown San Diego, UTC, and the biotech sector in Torrey Pines. When it comes to leisure, Clairemont offers a variety of activities for residents to enjoy. The area is home to several parks, including the popular Tecolote Canyon Natural Park, where locals can hike, bike, or simply enjoy the outdoors. The nearby beaches, such as Mission Bay and Pacific Beach, are just a short drive away, providing ample opportunities for water sports and relaxation. Clairemont's local dining scene is also diverse, with a mix of casual eateries, family-friendly restaurants, and more, reflecting the neighborhood's multicultural vibe. Clairemont's combination of suburban tranquility, easy access to urban conveniences, and a strong sense of community make it one of San Diego's most sought-after neighborhoods for families, professionals, and retirees alike.

## **Essential Information**

|                |                     |
|----------------|---------------------|
| MLS® #         | 250000618SD         |
| Price          | \$3,150,000         |
| Bathrooms      | 0.00                |
| Acres          | 0.00                |
| Type           | Commercial Sale     |
| Sub-Type       | Mixed Use           |
| Status         | Closed              |
| Listing Agent  | Matt Davies         |
| Listing Office | Matt Davies, Broker |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 3736 Jemez Dr           |
| Area        | 92117 - Clairemont Mesa |
| Subdivision | N/A                     |
| City        | San Diego               |
| County      | San Diego               |
| Zip Code    | 92117                   |

### **Exterior**

|              |            |
|--------------|------------|
| Exterior     | Stucco     |
| Roof         | Tar/Gravel |
| Construction | Stucco     |

### **Interior**

|         |         |
|---------|---------|
| Heating | Radiant |
|---------|---------|

### **Additional Information**

|                 |                   |
|-----------------|-------------------|
| Date Listed     | January 8th, 2025 |
| Days on Market  | 13                |
| Short Sale      | N                 |
| RE / Bank Owned | N                 |

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