

# **\$2,350,000 - 2621 Monroe Avenue, San Diego**

MLS® #250023805SD

**\$2,350,000**

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 0 Acres

N/A, San Diego,

We are pleased to present 2621-27 Monroe Avenue which is situated in the highly regarded University Heights neighborhood of San Diego, CA. This 8-unit property includes one (1) one-bedroom/one-bath unit and seven (7) two-bedroom/two-bathroom units. Nestled west of Interstates 805 and bordered by Mission Valley to the north and Hillcrest to the west, University Heights is known for its vibrant culinary scene, lively bars, and unique thrift stores. This makes it a highly attractive area for renters. The property presents a rare opportunity for investors aiming to capitalize on the growth and demand in one of San Diego's prime rental markets. The central location and dynamic community of University Heights ensure strong demand for rental units, with strategic renovations and upgrades offering considerable potential to elevate the property's value and achieve market-standard rental rates. 2621-27 Monroe Avenue is a compelling investment opportunity in a thriving neighborhood. Its prime location and vibrant community make it attractive to both renters and investors. This property offers a promising chance to invest in a flourishing market, with substantial returns possible through strategic enhancements and management. This is a rare opportunity to acquire a value-add asset in a high barrier to entry market with a desirable unit mix, with 88% of the units being spacious 2-bedroom apartments. Boasting a walkscore of 94, it also has easy access to Tier-1 employment hubs of Mission Valley, and



Downtown San Diego via Interstate-805 and  
Route 163.

## Essential Information

MLS® #	250023805SD
Price	\$2,350,000
Bathrooms	0.00
Acres	0.00
Type	Commercial Sale
Sub-Type	Mixed Use
Status	Closed
Listing Agent	Austin Huffman
Listing Office	Marcus & Millichap

## Community Information

Address	2621 Monroe Avenue
Area	92116 - Normal Heights
Subdivision	N/A
City	San Diego
County	San Diego
Zip Code	92116

## Additional Information

Date Listed	April 8th, 2025
Days on Market	63
Short Sale	N
RE / Bank Owned	N

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