

# \$2,500,000 - 3470 Monroe Avenue, San Diego

MLS® #250033252SD

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## \$2,500,000

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 0 Acres

N/A, San Diego,

We are pleased to present 3470 Monroe Ave, an 8-unit apartment complex located in the Normal Heights neighborhood of San Diego, CA. Built by Ray Huffman Construction in 1970, the subject property is comprised of a 2-story wood frame building with a concrete slab foundation. The unit mix consists of five (5) one-bedroom/ one-bath units, two (2) two-bedroom/one-bath units, and one (1) two-bedroom/two-bath unit. Remodeled unit interiors feature faux wood vinyl plank flooring, granite counter tops, stainless steel appliances, and kitchen and bathroom cabinets. The property has upgraded systems including a repaired foundation, upgraded plumbing, energy efficient lights, doors, and dual pane windows and sliders. Other attributes include onsite laundry and abundant parking for tenants with two (2) double-car garages. A landmark neon sign over Adams Avenue at Felton Street identifies the neighborhood of Normal Heights, which is a highly desirable neighborhood located between Interstates 805 and 15 bordered by Mission Valley to the North and El Cajon Boulevard to the South. Like other urban mesa neighborhoods north of Balboa Park, Normal Heights has a high rate of pedestrian activity. Several important neighborhood events take place in Normal Heights such as the Adams Avenue Street Fair, which is Southern California's largest free music festival, is typically held the last weekend in September.



## Essential Information

MLS® #	250033252SD
Price	\$2,500,000
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	3470 Monroe Avenue
Area	92116 - Normal Heights
Subdivision	N/A
City	San Diego
County	San Diego
Zip Code	92116

## Additional Information

Date Listed	July 11th, 2025
Days on Market	55
Short Sale	N
RE / Bank Owned	N

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