

\$850,000 - 5205 Tipton St, San Diego

MLS® #250033589SD

\$850,000

2 Bedroom, 1.00 Bathroom, 936 sqft

Residential on 0 Acres

San Diego, San Diego,

Investor Alert! Prime SDSU Location with ADU Potential! Just steps from San Diego State University, this nicely updated home is perfectly positioned for investors seeking rental income or buyers interested in potentially adding an ADU, as MANY neighbors have done in the College East neighborhood - one of San Diego's most sought-after rental markets! The home has been thoughtfully maintained with fresh interior paint, a newer roof (2018) with enhanced venting to help keep the house cool, updated kitchen, and spacious rooms. The driveway may accommodate two vehicles and leads to a walkway extending to the garage side door which could be used as an additional entrance, PLUS an extended back patio covered by a sleek aluminum patio cover with integrated LED lighting. The kitchen includes quartz countertops, white cabinetry and stainless sink, with hard surface flooring in most rooms. Great curb appeal is highlighted by a professionally landscaped front yard featuring artificial turf and white picket fencing. The backyard is fully fenced, offering security and privacy. It's also the PERFECT SPACE for a potential ADU (just look at what the next door neighbors have done for inspiration) adding significant value and income potential. The electrical panel has also been upgraded for added capacity and safety. This home can be rented out immediately or further expanded/updated to increase rental income, combining comfort with exceptional



investment opportunity in a high-demand neighborhood near SDSU. Whether you're a first-time buyer, a seasoned investor, or someone looking to house hack, this is a golden opportunity in one of San Diego's most active rental corridors. Nestled in San Diego's College East neighborhood, this property is an easy 8-minute walk from San Diego State University, making it a prime spot for attracting student renters or university staff. In College East, you'll find tree-lined streets, local eats, quick access to major freeways, and a growing buzz from the nearby SDSU expansion. This neighborhood is on the rise.

Built in 1951

Essential Information

MLS® #	250033589SD
Price	\$850,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	936
Acres	0.12
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Gregg Neuman
Listing Office	Berkshire Hathaway HomeServices California Properties

Community Information

Address	5205 Tipton St
Area	92115 - San Diego
Subdivision	San Diego
City	San Diego
County	San Diego
Zip Code	92115

Amenities

Utilities	Cable Available, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Door-Single, Driveway, Garage, Direct Access
# of Garages	1
Garages	Door-Single, Driveway, Garage, Direct Access
View	Neighborhood
Pool	None

Exterior

Exterior	Stucco
Roof	Shingle
Construction	Stucco

Interior

Interior	Carpet, Laminate
Interior Features	Bedroom on Main Level, Main Level Primary
Appliances	Microwave, Refrigerator, Gas Cooking
Heating	Natural Gas
Cooling	None
# of Stories	1
Stories	One

Additional Information

Date Listed	July 16th, 2025
Days on Market	5
Zoning	R-1:SINGLE
Short Sale	N
RE / Bank Owned	N

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