

\$4,995,000 - 3864 35th Street, San Diego

MLS® #250035401SD

\$4,995,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 0 Acres

N/A, San Diego,

Seller Motivated for Year End Close - Bring All Offers! - Rents just increased! 5.56% cap in place. - Newer vintage (1986) when compared to the majority of the submarket meaning far less capital expenditure needed vs. comparable properties - 11/18 units renovated already with room to push rents - Below market rents (~12.3%) across the board - 7.03% cap + mark-to-market - No new construction in the immediate submarket - Average per unit sale in past 12 months in 92104 zip code is \$411,000/unit vs. asking price of \$277,500 is a ~30% discount to comparable sales



Essential Information

MLS® #	250035401SD
Price	\$4,995,000
Bathrooms	0.00
Acres	0.16
Type	Commercial Sale
Sub-Type	Mixed Use
Status	Closed
Listing Agent	Erik Anderson
Listing Office	Newmark of Southern California

Community Information

Address	3864 35th Street
Area	92104 - North Park
Subdivision	N/A

City	San Diego
County	San Diego
Zip Code	92104

Amenities

Parking Spaces	11
----------------	----

Exterior

Exterior	Frame, Stucco
Construction	Frame, Stucco

Additional Information

Date Listed	August 1st, 2025
Days on Market	87
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 1st, 2026 at 4:50pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.