

\$1,620,000 - 4153 42nd St, San Diego

MLS® #250035926SD

\$1,620,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 0 Acres

N/A, San Diego,

Loads of character and investment potential in this well-maintained 8-unit apartment building located in the desirable Teralta Heights neighborhood of central San Diego! The centerpiece of the property is a spacious Townhouse-Style 3BR unit with a private balcony, direct access from an attached 1-car garage into the first-floor bedroom, and two additional bedrooms upstairsâ€”perfect for an ownerâ€™s unit or premium rental. The remaining seven 1BR/1BA units are situated on both the first and second levels, offering a mix of layouts and finishes. Several units have been updated with luxury vinyl plank and carpet flooring, granite kitchen countertops, and modern appliances including dishwashers, refrigerators, and range/ovens. Every unit has newer windows throughout, adding to efficiency and appeal. Parking is abundant and includes two 1-car garages, four covered carport spaces in the rear, and 5â€”8 uncovered spaces in the front. The property is securely gated for resident peace of mind. Excellent upside potential for investors to remodel units, enhance curb appeal, and/or increase rents for greater cash flow. Outstanding location near Teralta Park, local shops, and an exciting variety of restaurants and nightlifeâ€”all within walking distance. Convenient access to major freeways and the San Diego Trolley makes commuting a breeze, while the vibrant surrounding community adds to long-term rental demand. A rare opportunity to own a character-rich multi-unit property in a



high-demand rental market! Outstanding opportunity to acquire an 8-unit multifamily property in the sought-after Teralta Heights neighborhood of central San Diego. This property combines immediate rental income with excellent upside potential through value-add improvements and rent optimization.

The current mix includes one large townhouse-style 3BR/2BA unit with private balcony and direct garage access, plus seven 1BR/1BA units in a well-maintained, gated complex. Several units have already been updated with luxury vinyl plank flooring, granite kitchen countertops, and modern appliances including dishwashers, refrigerators, and range/ovens. All units feature newer windows, reducing maintenance costs and enhancing tenant satisfaction.

Unit Mix & Parking The front townhouse-style unit offers unique appeal for an owner-occupant or premium rental. The property includes two single-car garages, four covered carport spaces in the rear, and 5â€“8 uncovered parking spaces in the frontâ€“an uncommon advantage in this dense urban area and a major leasing draw.

Value-Add Potential This is a prime candidate for investors seeking to increase cash flow.

Opportunities include upgrading remaining units to match the remodeled finishes, improving common areas for greater curb appeal, and adjusting rents to market rates in line with the high rental demand of the 92105 ZIP code. The propertyâ€™s configuration and location also make it a strong candidate for furnished corporate or student housing, further increasing potential gross income.

Market & Location Advantages Teralta Heights is part of the dynamic and culturally rich City Heights community, one of San Diegoâ€™s most walkable and transit-accessible neighborhoods. The property is located near Teralta Park, grocery stores, and a wide range of restaurants offering global cuisines, from Vietnamese in the Little Saigon Cultural

District to Ethiopian, Middle Eastern, and Mexican options along University Avenue. Nightlife, live music, coffee shops, and cultural events add to the area’s renter appeal. Transportation & Access Situated just minutes from I-15, I-805, and I-8, the property offers quick connections to Downtown San Diego, Balboa Park, San Diego State University, and other major employment centers. The San Diego Trolley and multiple bus routes provide reliable public transit for residents who prefer car-free living, broadening the potential tenant pool. Demographics & Demand City Heights maintains one of the highest rental occupa...

Essential Information

MLS® #	250035926SD
Price	\$1,620,000
Bathrooms	0.00
Acres	0.15
Type	Commercial Sale
Sub-Type	Mixed Use
Status	Closed
Listing Agent	Matt Roth
Listing Office	MATT ROTH

Community Information

Address	4153 42nd St
Area	92105 - East San Diego
Subdivision	N/A
City	San Diego
County	San Diego
Zip Code	92105

Amenities

Parking Spaces	10
----------------	----

Exterior

Exterior	Stucco
----------	--------

Roof	Composition
Construction	Stucco

Interior

Heating	Wall Furnace
Cooling	Wall/Window Unit(s)

Additional Information

Date Listed	August 11th, 2025
Days on Market	82
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 14th, 2026 at 10:56pm 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.