

\$749,000 - 4862 70th Street, San Diego

MLS® #260001396SD

\$749,000

2 Bedroom, 1.00 Bathroom, 882 sqft
Residential on 0 Acres

San Diego, San Diego,

**DEVELOPMENT

OPPORTUNITY** Positioned in the heart of San Diego's highly desirable College Area, this property presents an exceptional opportunity for developers seeking density, flexibility, and long-term upside under the City of San Diego's Complete Communities Housing Solutions program. The site is zoned RM 3-7 (Tier 2), allowing for the development of a multifamily apartment project with enhanced density potential. The lot features standard dimensions of approximately 50 feet of frontage by 127 feet of depth, offering an efficient and developer-friendly footprint for new construction. Currently improved with a 2-bedroom, 1-bath single-family residence, the property provides a clear path for redevelopment into a modern multifamily project designed to meet San Diego's growing housing demand. Importantly, the property is located within a designated census tract that may qualify for low-income housing incentives and funding programs, creating a compelling opportunity for developers pursuing affordable or workforce housing. This added layer of potential financing support can significantly enhance project feasibility and returns. Located near major transit corridors, employment centers, San Diego State University, and neighborhood-serving amenities, the site aligns perfectly with the goals of Complete Communities—promoting smart growth, housing accessibility, and



long-term value.

Built in 1950

Essential Information

MLS® #	260001396SD
Price	\$749,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	882
Acres	0.15
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	David Kurniadi
Listing Office	The Kurniadi Group

Community Information

Address	4862 70th Street
Area	92115 - San Diego
Subdivision	San Diego
City	San Diego
County	San Diego
Zip Code	92115

Amenities

Parking Spaces	2
Parking	Driveway
# of Garages	1
Garages	Driveway
Pool	None

Exterior

Exterior	Stucco
Roof	Rolled/Hot Mop
Construction	Stucco

Interior

Appliances	Refrigerator, Gas Cooktop
Heating	Natural Gas
Cooling	None
# of Stories	1
Stories	One

Additional Information

Date Listed	January 18th, 2026
Days on Market	13
Short Sale	N
RE / Bank Owned	N

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