

\$2,595,000 - 4580 33rd St, San Diego

MLS® #260001643SD

\$2,595,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 0 Acres

N/A, San Diego,

Welcome to Sun Villas, a well-located 8-unit asset in the heart of Normal Heights with a Walk Score of 92, offering walkable access to Adams Avenue, the cultural energy of North Park, and the charm of neighboring Kensington. One of San Diego's most resilient submarkets, the area consistently attracts long-term tenants, supporting strong rent durability and low vacancy. The current in-place cap rate supports pricing based on existing cash flow and recent comparable sales on a price-per-unit basis. The property features a rare and highly functional unit mix of (6) 2-bedroom units and (2) 1-bedroom units—an uncommon configuration in the 92116 submarket—along with on-site laundry and 8 parking spaces, a scarce and highly desirable amenity in San Diego. Combined with efficient layouts, thoughtful improvements to most units, and rents positioned just below nearby comparables, Sun Villas offers a stable, defensible income profile with organic upside and long-term hold appeal.



Essential Information

MLS® #	260001643SD
Price	\$2,595,000
Bathrooms	0.00
Acres	0.14
Type	Commercial Sale
Sub-Type	Mixed Use

Status	Closed
Listing Agent	Christina Labowicz
Listing Office	ACI Apartments

Community Information

Address	4580 33rd St
Area	92116 - Normal Heights
Subdivision	N/A
City	San Diego
County	San Diego
Zip Code	92116

Amenities

Parking Spaces	8
----------------	---

Exterior

Exterior	Stucco
Construction	Stucco

Interior

Heating	Wall Furnace
---------	--------------

Additional Information

Date Listed	January 22nd, 2026
Days on Market	29
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of April 8th, 2026 at 3:31pm PDT. 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.