

\$1,395,000 - 1325 Pacific Hwy # 2206, San Diego

MLS® #260006796SD

\$1,395,000

2 Bedroom, 2.00 Bathroom, 1,387 sqft
Residential on 0 Acres

Downtown, San Diego,

Experience elevated waterfront living at its finest in this impeccably appointed Bayside residence. Sweeping views of San Diego Bay, the harbor, and the city skyline greet you from virtually every room. The generous balcony, ready for outdoor living, captures panoramic bay views from above, with sailboats, sunsets, the Embarcadero, and Point Loma in full display beneath an endless stretch of blue sky. Inside, warm hardwood floors flow through the open-concept great room, anchored by a chef's kitchen that makes no compromises. All Viking appliances, including built-in wine refrigeration, a professional gas cooktop with stainless hood, sleek dark Snaidero Italian cabinetry with horizontal ribbing, and a quartz island with pendant lighting set the tone for a space that is equally suited to quiet mornings and dinner parties. The living and dining areas extend naturally from the kitchen, framing the skyline through floor-to-ceiling glass. Both bedrooms capture light and views with equal generosity. The primary suite offers a serene retreat, with an ensuite spa bath featuring dual vanities, a soaking tub with marble slab surround, and a separate glass-enclosed marble shower. The second bedroom, bright with windows overlooking the bay and cityscape, adapts effortlessly as a guest room, home office, or both. A second full bath with tub and a dedicated in-unit laundry closet with full-size upgraded stacked machines round out the practical comforts. Additional features include: electronic smart shades on every



window (blackout in the bedrooms, sheer sun shades in the living room) controlled by remote or voice command through the smart home system, a Nest thermostat for precision climate control, two side-by-side parking spaces with EV charger, and an extra-large storage unit. With access to Bayside's premier amenities and an address at the water's edge, this residence delivers the quintessential San Diego metropolitan lifestyle. Common areas went through an extensive renovation in 2025. Widely regarded as one of the top buildings in all of San Diego, Bayside enjoys some of the most luxurious amenities Downtown. 24-hour security, resort-style pool and spa, outdoor kitchen with BBQs, fully-equipped exercise room, sauna and steam rooms, theatre, resident lounge with billiards & full kitchen, conference room, and a unique wine lounge including an oversized wine-chiller for a unique entertainment venue. All this in addition to the coveted lifestyle amenities coastal metropolitan living offers with the Embarcadero, Waterfront Park, and Little Italy all merely steps from your door! Farmers Market and numerous bars and restaurants all nearby! PLUS: Some of the most reasonable HOA dues for a premier tower in all of Downtown San Diego.

Built in 2009

Essential Information

MLS® #	260006796SD
Price	\$1,395,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,387
Acres	0.00
Year Built	2009
Type	Residential

Sub-Type	Condominium
Status	Closed
Listing Agent	Gregg Neuman
Listing Office	Berkshire Hathaway HomeServices California Properties

Community Information

Address	1325 Pacific Hwy # 2206
Area	92101 - San Diego Downtown
Subdivision	Downtown
City	San Diego
County	San Diego
Zip Code	92101

Amenities

Amenities	Clubhouse, Controlled Access, Fitness Center, Maintenance Grounds, Management, Barbecue, Pool, Spa/Hot Tub, Gas, Hot Water, Outdoor Cooking Area, Trash, Water
Utilities	Cable Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Assigned, Garage, Garage Door Opener, Gated, Community Structure
# of Garages	2
Garages	Assigned, Garage, Garage Door Opener, Gated, Community Structure
View	City Lights, Neighborhood, Water, Bay, Coastline
Has Pool	Yes
Pool	Community, In Ground, Association
Security	Gated Community, Key Card Entry

Exterior

Exterior	Block, Stone
Roof	Common Roof
Construction	Block, Stone

Interior

Interior	Carpet, Wood, Stone
Interior Features	Balcony, Eat-in Kitchen, Open Floorplan, Recessed Lighting, Bedroom on Main Level, Main Level Primary
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Range Hood, Counter Top, Electric Water Heater, Gas Cooking
Heating	Forced Air, Electric

Cooling	Central Air
# of Stories	1
Stories	One

Additional Information

Date Listed	March 23rd, 2026
Days on Market	4
Zoning	R-1:SINGLE
Short Sale	N
RE / Bank Owned	N

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