

\$1,399,000 - 645 Florence St, Imperial Beach

MLS® #260001554

\$1,399,000

2 Bedroom, 1.00 Bathroom, 859 sqft

Residential on 0.17 Acres

Imperial Beach, Imperial Beach, CA

Prime development opportunity! This rare coastal asset is a shovel-ready mixed-use development opportunity with fully approved building and grading plans for a 10-unit apartment building plus 1 ground-floor commercial space in the core of Imperial Beach. The approved design maximizes density and unit efficiency while capitalizing on potential future ocean and Downtown San Diego skyline views. The project is ideally positioned to attract long-term tenants and commercial users due to its proximity to the beach, major employment centers, retail corridors, and regional transit. The unit mix and modern design provide strong rent growth potential and favorable operating efficiencies. With entitlements secured, developers potentially benefit from a shortened construction timeline, reduced entitlement risk, and immediate vertical development potential. This asset offers multiple exit strategies, including long-term hold for stabilized cash flow, refinance upon lease-up, or sale as a newly constructed coastal multifamily investment in a supply-constrained market. This is a turnkey opportunity to develop a premium mixed-use project in one of Southern California's fastest growing coastal communities.

Built in 1949

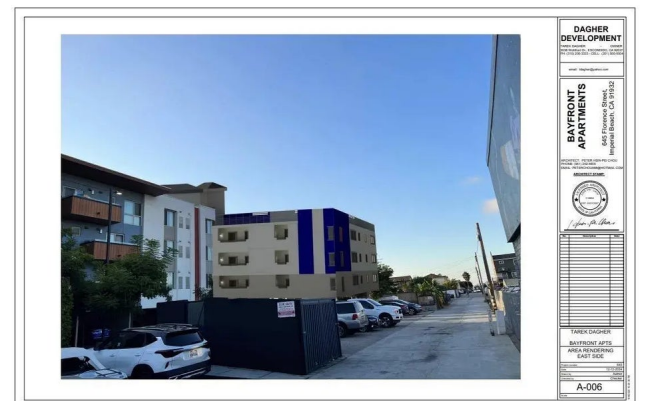
Essential Information



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MLS® #	260001554
Price	\$1,399,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	859
Acres	0.17
Year Built	1949
Type	Residential
Sub-Type	Detached
Status	Active

Community Information

Address	645 Florence St
Area	IMPERIAL BEACH (91932)
Subdivision	Imperial Beach
City	Imperial Beach
County	San Diego
State	CA
Zip Code	91932

Amenities

Parking Spaces	2
Parking	None Known
Pool	N/K

Interior

Appliances	Other/Remarks
Heating	Other/Remarks
Cooling	Other/Remarks
Fireplace	Yes
Stories	1 Story

Exterior

Roof	Other/Remarks
Construction	Wood/Stucco

Fees

Other Fees	\$0
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Additional Information

Date Listed	January 21st, 2026
Days on Market	165
Zoning	R-4:MULTIP
Listing Office	SDpremier

Listing Details

Listing Office	SDpremier
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Listing information last updated on July 26th, 2026 at 10:54pm PDT