

\$9,200,000 - 7645 Pacific Ave, Lemon Grove

MLS® #260014848

\$9,200,000

54 Bedroom, 42.00 Bathroom, 27,125 sqft
Residential Income

N/A, Lemon Grove, CA

Pleased to present 7645 Pacific Avenue, a 42-unit gated multifamily community built in 1969 and located in the heart of Lemon Grove, CA. The property features a desirable unit mix of 30 one-bedroom/one-bath units and 12 two-bedroom/one-bath units, catering to a broad tenant base in an affordability-driven submarket. The property features a private courtyard pool, gas BBQ area, onsite laundry room with three washer and three dryers and secure gated entry. The asset has benefited from significant capital improvements, reducing near-term deferred maintenance and enhancing operational efficiency. Recent upgrades include a full roof replacement (2011, with warranty through 2031), upgraded electrical subpanels (2023–2024), new exterior paint (2025), extensive fascia board replacement (2024), and complete parking lot resurfacing (2019). Additional improvements include new fencing (2025), updated water heaters (2021 & 2026), and completed SB721 balcony inspections (2023).

Essential Information

MLS® #	260014848
Price	\$9,200,000
Bedrooms	54
Bathrooms	42.00
Full Baths	42
Square Footage	27,125



Type	Residential Income
Sub-Type	Com-Res Income
Status	Pending

Community Information

Address	7645 Pacific Ave
Area	LEMON GROVE (91945)
Subdivision	N/A
City	Lemon Grove
County	San Diego
State	CA
Zip Code	91945

Amenities

Has Pool	Yes
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Interior

Fireplace	Yes
# of Stories	2

Additional Information

Date Listed	June 18th, 2026
Days on Market	27
Listing Office	Conor Brennan, Broker

Listing Details

Listing Office	Conor Brennan, Broker
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