

\$4,495,000 - 2611 Adams Avenue, North Park (san Diego)

MLS® #NDP2608921

\$4,495,000

Bedroom, Bathroom,
Residential Income on 0.16 Acres

University Heights/North Park, North Park (san Diego), CA

NORTH PARK | SELLER FINANCING AVAILABLE. 2611 Adams Avenue is a fully renovated mixed-use income property along the highly desirable Adams Avenue Corridor. Offered at \$4,495,000, the property features 10 furnished hotel suites currently operated by ownership plus a separately leased restaurant / hospitality component. Furnished suites have generated approximately \$18,000/month in average historical income under current ownership. Seller is open to negotiating an approximately \$15,000/month leaseback of the suite operations, with rent, term and other provisions negotiable. Restaurant is separately leased at \$15,000/month under a long-term NN lease through August 2035 with 3% annual increases and additional percentage-rent potential. Fully renovated down to the studs in 2025. Prime North Park / Adams Avenue location. Approx. current 7.1% cap and \$319K NOI based on current underwriting and owner-operated suite income.* Ideal 1031 exchange opportunity. Potential beer & wine license availability and owner-operator flexibility. Buyer to independently verify all financial, lease, licensing, use and property information.



Essential Information

MLS® #	NDP2608921
Price	\$4,495,000
Acres	0.16
Type	Residential Income
Sub-Type	Res Income 2-4 Units
Status	Active

Community Information

Address	2611 Adams Avenue
Area	SAN DIEGO (92116)
Subdivision	University Heights/North Park
City	North Park (san Diego)
County	San Diego
State	CA
Zip Code	92116

Amenities

Pool	N/K
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Interior

Fireplace	Yes
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Additional Information

Date Listed	September 24th, 2026
Days on Market	7
Zoning	Assessor
Listing Office	Lee & Associates

Listing Details

Listing Office	Lee & Associates
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This information is deemed reliable but not guaranteed. You should rely on this information only to decide whether or not to further investigate a particular property. BEFORE MAKING ANY OTHER DECISION, YOU SHOULD PERSONALLY INVESTIGATE THE FACTS (e.g. square footage and lot size) with the assistance of an appropriate professional. You may use this information only to identify properties you may be interested in investigating further. All uses except for personal, non-commercial use in accordance with the foregoing purpose are prohibited. Redistribution or copying of this information, any photographs or video tours is strictly prohibited. This information is derived from the Internet Data Exchange (IDX) service provided by San Diego MLS®. Displayed property listings may be held by a brokerage firm other than the broker and/or agent responsible for this display. The information and any photographs and video tours and the compilation from which they are derived is protected by copyright. Compilation© 2026 San Diego MLS®, Inc

Listing information last updated on October 8th, 2026 at 11:27pm PDT