

\$2,750,000 - 1173-1179 Felspar St., San Diego

MLS® #260004398

\$2,750,000

9 Bedroom, 5.00 Bathroom,
Residential Income

Pacific Beach, San Diego, CA

PRIME REDEVELOPMENT OPPORTUNITY IN PACIFIC BEACH! Donâ€™t miss this rare opportunity to own two 4-unit residential complexes in the heart of Pacific Beach. Ideally located on the corner of Felspar & Everts St., this property sits in a highly desirable neighborhood with strong rental demand and abundant local amenities; making it an excellent redevelopment opportunity! Just one block from PBâ€™s vibrant main strip on Garnet Ave. and only a few short blocks from the beach. Prime location close to popular restaurants, shops, nightlife, and coastal attractions, including Crystal Pier, Sail Bay, Mission Beach, and Belmont Park. This location provides easy access to some of San Diegoâ€™s most desirable destinations.

Property Details: *Two Parcels Sold Together*
Total Lot Size Approx.: 6,696 sq. ft. Total Lot size Both Parcels Approx. 12,500 sq. ft.
Parcel 1 (1165-1171): Three 2-bedroom, 1-bathroom ground-floor units (~760 sq. ft. each) One upstairs 2-bedroom, 2-bathroom unit (~932 sq. ft.) Four garages and shared laundry room
Parcel 2 (1173-1179): Three 2-bedroom, 1-bathroom ground-floor units (~760 sq. ft. each) One upstairs 3-bedroom, 2-bathroom unit (~932 sq. ft.) Four garages and shared laundry room

Built in 1953

Essential Information



MLS® #	260004398
Price	\$2,750,000
Bedrooms	9
Bathrooms	5.00
Full Baths	5
Year Built	1953
Type	Residential Income
Sub-Type	Res Income 2-4 Units
Status	Active

Community Information

Address	1173-1179 Felspar St.
Area	San Diego (92109)
Subdivision	Pacific Beach
City	San Diego
County	San Diego
State	CA
Zip Code	92109

Amenities

Amenities	Laundry Facilities
Utilities	Sewer Connected
Pool	N/K

Interior

Heating	Wall/Gravity
Cooling	N/K
Fireplace	Yes
Stories	2 Story

Exterior

Lot Description	Alley Access,Corner Lot,Public Street,West of I-5
Roof	Composition
Construction	Stucco

Fees

Other Fees	\$0
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Additional Information

Date Listed	February 2nd, 2026
Days on Market	96
Listing Office	Shore Management Inc

Listing Details

Listing Office	Shore Management Inc
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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 July 28th, 2026 at 3:54am PDT