

\$7,295,000 - 1420-22 Pacific Beach Dr, San Diego

MLS® #260008659

\$7,295,000

24 Bedroom, 19.00 Bathroom, 11,291 sqft

Residential Income on 0.20 Acres

N/A, San Diego, CA

We are pleased to present 1420-1422 Pacific Beach Drive, a boutique townhome-style multifamily community ideally located in the heart of Pacific Beach, one of San Diego's highly coveted coastal rental markets. Nestled near Mission Bay and just minutes from the beach, the property offers residents a premier coastal lifestyle with convenient access to dining, retail, and outdoor recreation. The property consists of eight spacious three-bedroom townhome residences, featuring a mix of three-bedroom/two-and-a-half-bathroom and three-bedroom/three-bathroom layouts. These highly sought-after larger-format units are highly desirable and cater to a wide range of tenants, including professionals and families. The townhome-style design enhances privacy and livability, supporting strong occupancy and long-term rental stability. In addition to its strong in-place fundamentals, the property presents a unique value-enhancement opportunity through commercial condominium mapping, allowing a future owner to potentially subdivide the asset into individual units for separate resale. This strategy provides flexibility to partition the property into smaller, more marketable investments, often achieving a higher aggregate value compared to a traditional bulk sale. Located along the well known Pacific Beach Drive, the property provides immediate access to Mission Bay, the Pacific Ocean, and the vibrant Pacific Beach commercial corridor, known for its restaurants,



cafÃ©s, nightlife, and recreational amenities.
With close proximity to major employment
hubs and easy access to key transportation.

Essential Information

MLS® #	260008659
Price	\$7,295,000
Bedrooms	24
Bathrooms	19.00
Full Baths	16
Half Baths	3
Square Footage	11,291
Acres	0.20
Type	Residential Income
Sub-Type	Com-Res Income
Status	Active

Community Information

Address	1420-22 Pacific Beach Dr
Area	San Diego (92109)
Subdivision	N/A
City	San Diego
County	San Diego
State	CA
Zip Code	92109

Amenities

Amenities	None
Has Pool	Yes

Interior

Fireplace	Yes
# of Stories	2

Additional Information

Date Listed	April 13th, 2026
Days on Market	161

Listing Office Marcus & Millichap

Listing Details

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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

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