

\$2,195,000 - 1535 Kettner Boulevard, San Diego

MLS® #NDP2605646

\$2,195,000

4 Bedroom, 5.00 Bathroom, 1,920 sqft

Residential on 0.04 Acres

Little Italy, San Diego, CA

Prime Little Italy location with incredible rental income potential. This rarely available and highly sought after Johnathan Segal detached Row Home offers 2-units, plus a garage and a separate loft unit above the garage. Located in the heart of Little Italy with the vibrant culture, restaurants, bars, shops and more just round the corner, yet this gem still provides privacy and a common space/greenbelt to enjoy. No HOA or Mello Roos. The possibilities are endless, live in one, rent out the others; use as short-term rentals; or use the entire property for yourself. No short-term rental restrictions, just apply for the permit. The main space (unit A) offers the most square footage with huge windows that flood with natural light, 1 bedroom + an office space, 1.5 baths, projector screen TV, multiple balconies and an amazing rooftop deck with city and bay views. The bottom unit (Unit B) features 1 bedroom/1 bath and a spacious private patio, perfect for entertaining. (A & B can easily return to original layout). There is also a detached garage with a separate loft above, both offering tons of additional potential rentals, office, room for guests, etc. Currently generates approx. \$9655 in monthly income. *Seller is open to Seller Financing* See confidential remarks for more information. Buyer and buyers agent to verify all in MLS prior to COE.

Built in 1998



Essential Information

MLS® #	NDP2605646
Price	\$2,195,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,920
Acres	0.04
Year Built	1998
Type	Residential
Sub-Type	Detached
Status	Active

Community Information

Address	1535 Kettner Boulevard
Area	SAN DIEGO DOWNTOWN (92101)
Subdivision	Little Italy
City	San Diego
County	San Diego
State	CA
Zip Code	92101

Amenities

Parking Spaces	1
# of Garages	1
View	Bay,City Lights
Pool	N/K

Interior

Appliances	Dryer,Washer
Cooling	Central Forced Air
Fireplaces	N/K
# of Stories	4
Stories	3 Story

School Information

District	San Diego Unified School Distric
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Additional Information

Date Listed	June 25th, 2026
Days on Market	89
Zoning	Commercial
Listing Office	North Compass Realty

Listing Details

Listing Office	North Compass Realty
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