

# \$5,250,000 - 1541 8th Avenue, San Diego

MLS® #260011471

**\$5,250,000**

4 Bedroom, 24.00 Bathroom, 11,400 sqft

Residential Income

N/A, San Diego, CA

pleased to present 1451 8th Avenue, a 25-unit apartment community located in the highly desirable Cortez Hill neighborhood of Downtown San Diego. Originally constructed in 1914, the property consists of a unique mix of studio units, one-bedroom apartments, and a penthouse/commercial unit, offering investors a rare opportunity to acquire a character-rich asset in one of Downtown San Diego's most established residential enclaves. The property also features a shared laundry facility and a substantial basement-level storage area, providing added convenience for tenants and potential operational upside for ownership. Additionally, the offering includes attractive assumable financing, with an existing \$1.25 million loan at a 3.45% fixed interest rate through September 2030, presenting a compelling opportunity to secure below-market debt in today's higher interest rate environment. Situated in Cortez Hill, the property benefits from one of the most walkable residential neighborhoods in Downtown San Diego, where residents enjoy convenient access to daily amenities, restaurants, retail, and entertainment. The location places tenants within walking distance of several of Downtown's most vibrant districts including Little Italy, the Gaslamp Quarter, and East Village, all of which offer a wide array of dining, nightlife, shopping, and employment opportunities. Additionally, Balboa Park, one of the nation's largest urban parks and home to numerous museums and



the San Diego Zoo, is located just minutes away, providing exceptional outdoor and cultural amenities.

**Essential Information**

|                |                    |
|----------------|--------------------|
| MLS® #         | 260011471          |
| Price          | \$5,250,000        |
| Bedrooms       | 4                  |
| Bathrooms      | 24.00              |
| Full Baths     | 24                 |
| Square Footage | 11,400             |
| Type           | Residential Income |
| Sub-Type       | Com-Res Income     |
| Status         | Active             |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 1541 8th Avenue            |
| Area        | SAN DIEGO DOWNTOWN (92101) |
| Subdivision | N/A                        |
| City        | San Diego                  |
| County      | San Diego                  |
| State       | CA                         |
| Zip Code    | 92101                      |

**Amenities**

|          |     |
|----------|-----|
| Has Pool | Yes |
|----------|-----|

**Interior**

|              |     |
|--------------|-----|
| Fireplace    | Yes |
| # of Stories | 4   |

**Additional Information**

|                |                       |
|----------------|-----------------------|
| Date Listed    | May 12th, 2026        |
| Days on Market | 142                   |
| Listing Office | Conor Brennan, Broker |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | Conor Brennan, Broker |
|----------------|-----------------------|

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 10:42pm PDT