

\$4,425,000 - 237 Spruce St, San Diego

MLS® #250041480

\$4,425,000

14 Bedroom, 3.00 Bathroom, 8,724 sqft

Residential Income

N/A, San Diego, CA

Pleased to present The Catalina located at 237 Spruce Street in San Diego, California. The 14-unit apartment complex is located in the highly desirable neighborhood of Bankers Hill and boasts a Walk Score of 85. Originally built in 1913 and renovated in 2005, the property sits on a 5,171 square foot lot and the building measures approximately 8,724 square feet. The unit mix consists of (1) two bedroom / one bathroom unit, (12) junior one bed / one bath units, and a newly constructed studio. All junior one bedroom units have pocket doors separating the bedroom area from the living room and are significantly larger than typical units from this vintage. The property has been meticulously well-maintained with various capital improvements completed by current ownership. The exterior of the property has been updated with dual pane vinyl windows, fresh paint, and a fully rebuilt fire escape on the north side of the building. Both the electrical system and drain lines have been upgraded, as well as a newly upgraded sewer line with an epoxy liner. Attractive tenant offerings include secure gated entry, on-site laundry, and a third floor rooftop deck with expansive views of the San Diego Bay. Electricity is separately metered reducing operating costs to the owner. Through a more extensive interior renovation, an investor can bring current rents to market and maximize overall cash flow. Located only two blocks from Fifth Avenue and three blocks from Balboa Park (which also hosts the San Diego



Zoo), the property is centrally located to all the best both Bankers Hill and Hillcrest.

Essential Information

MLS® #	250041480
Price	\$4,425,000
Bedrooms	14
Bathrooms	3.00
Full Baths	14
Square Footage	8,724
Type	Residential Income
Sub-Type	Com-Res Income
Status	Pending

Community Information

Address	237 Spruce St
Area	MISSION HILLS (92103)
Subdivision	N/A
City	San Diego
County	San Diego
State	CA
Zip Code	92103

Amenities

Has Pool	Yes
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Interior

Fireplace	Yes
# of Stories	3

Additional Information

Date Listed	October 11th, 2025
Days on Market	178
Listing Office	Marcus & Millichap

Listing Details

Listing Office	Marcus & Millichap
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