

\$2,495,000 - 2801-7 Columbia St, San Diego

MLS® #260010068

\$2,495,000

26284 Bedroom, 13142.00 Bathroom, 6,028 sqft
Residential Income on 0.13 Acres

N/A, San Diego, CA

Opportunity to acquire a well-maintained, 3-story, six-unit apartment property on Columbia Street, ideally situated between Mission Hills, Little Italy, and Bankers Hill. The property consists of two buildings. The front building at 2801-2807 Columbia Street features four spacious two-bedroom, one-bath units, three garages, and a shared laundry facility. The rear building at 962-964 W. Olive Street—accessed via a walkway along the south side of the property—offers two additional two-bedroom, one-bath units. All six residences provide over 900 square feet of living space and feature neutral finishes, abundant natural light, and private outdoor areas that enhance tenant appeal. The property is thoughtfully equipped with a new water heater, upgraded electrical panels, central forced heating, dual-pane windows, and hardwood flooring. Five of the six units boast west-facing balconies with sweeping views of the downtown San Diego skyline, San Diego Bay, and the Pacific Ocean. Residents can take in stunning sunsets, coastal breezes, and even watch planes arrive and depart—creating a uniquely dynamic urban-coastal living experience. This asset has demonstrated strong appeal to long-term tenants, contributing to stable occupancy and consistent cash flow. Its highly desirable location and unit mix position it for continued long-term appreciation in one of San Diego's most sought-after rental markets. Tenants are responsible for the majority of



utilities per their lease terms, while ownership covers water, hot water, and trash.

Essential Information

MLS® #	260010068
Price	\$2,495,000
Sold Price	\$2,353,710
Bedrooms	26284
Bathrooms	13142.00
Full Baths	13142
Square Footage	6,028
Acres	0.13
Type	Residential Income
Sub-Type	Com-Res Income
Status	Closed

Community Information

Address	2801-7 Columbia St
Area	MISSION HILLS (92103)
Subdivision	N/A
City	San Diego
County	San Diego
State	CA
Zip Code	92103

Amenities

Amenities	None
Parking Spaces	3
Parking	Garages,Other/Remarks
Has Pool	Yes

Interior

Heating	Central Forced Air Gas
Cooling	None
Fireplace	Yes
# of Stories	3
Stories	3 Story

Exterior

Roof	Composition,Other/Remarks
Construction	Part Landscaped

Additional Information

Date Listed	April 27th, 2026
Date Sold	September 14th, 2026
Days on Market	123
Zoning	RM-2-5
Listing Office	Berkshire Hathaway HomeServices California Properties

Listing Details

Listing Office	Berkshire Hathaway HomeServices California Properties
----------------	---

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 September 21st, 2026 at 2:24am PDT