

\$998,000 - 3128 El Cajon Boulevard, San Diego

MLS® #NDP2605789

\$998,000

2 Bedroom, 1.00 Bathroom, 1,497 sqft
Residential on 0.12 Acres

N/A, San Diego, CA

Welcome to one of the highest-density mixed-use development entitlements in North Park. This parcel is in the CC-3-9 zone on El Cajon Boulevard, with Complete Communities Housing Solutions Tier 3 eligibility at 6.5 FAR, plus Transit Area Overlay Zone, Transit Priority Area, and Mobility Zone 2 status. Two merged subdivision lots under one APN give it the scale many corridor sites lack. The attached feasibility study is a listing-stage analysis to support an informed valuation decision. Modeled are three development paths: a low-capital single-ADU activation, a mid-capital small mixed use stack under base CC-3-9 zoning, and a full CCHS Tier 3 mixed-use redevelopment. The analysis considers the El Cajon Boulevard Gateway Improvement District, SDIA Airport Influence Area Review Area 2, Moderate Paleontological Sensitivity, slopes 25%+ designation, no Coastal Overlay or Coastal Height Limit constraint. Together, these conditions create three clear legal development pathways under current 2026 City of San Diego entitlements. Office previously rented for \$4,500/mo. Use for rental or construction trailer to build. Feasibility study in documents for review. The property is currently being utilized as office space and does not contain a shower or oven.

Built in 1950

Essential Information



MLS® #	NDP2605789
Price	\$998,000
Bedrooms	2
Bathrooms	1.00
Half Baths	1
Square Footage	1,497
Acres	0.12
Year Built	1950
Type	Residential
Sub-Type	Detached
Status	Active

Community Information

Address	3128 El Cajon Boulevard
Area	NORTH PARK (92104)
Subdivision	N/A
City	San Diego
County	San Diego
State	CA
Zip Code	92104

Amenities

View	Neighborhood
Pool	N/K

Interior

Appliances	N/K
Cooling	Central Forced Air
Fireplaces	N/K
# of Stories	1
Stories	1 Story

School Information

District	San Diego Unified School Distric
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Additional Information

Date Listed	June 16th, 2026
Days on Market	70
Zoning	Multi-Fami

Listing Office Compass

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

Listing information last updated on September 13th, 2026 at 1:39am PDT