

# \$724,999 - 3211 Menlo Avenue, San Diego

MLS® #PTP2604146

## \$724,999

3 Bedroom, 2.00 Bathroom, 1,185 sqft  
Residential on 0.31 Acres

City Heights, San Diego, CA

Rare Multigenerational Opportunity with Canyon Views, Privacy, and Income Potential! Welcome to 3211 & 3211 1/2 Menlo Ave a unique duplex property nestled on an expansive 13,400+ sqft canyon lot offering flexibility, privacy, and endless possibilities. Whether you're looking for space for extended family, multigenerational living, adult children, college students, or the opportunity to live in one unit while generating supplemental income from the other, this property offers options that are increasingly difficult to find in San Diego. Tucked away in a peaceful canyon setting with beautiful views and no rear neighbors, this property provides a sense of privacy and seclusion while still being centrally located with convenient access throughout San Diego. Property features include: Duplex with two separate living spaces Expansive 13,400+ sqft lot Private canyon setting with scenic views and added privacy Dual access from Menlo Ave and rear access from 47th Street Opportunity for owner-occupants to offset mortgage expenses with rental income Flexible layout ideal for extended families, aging parents, adult children, or supplemental income Value-add opportunity to personalize, renovate, or create additional possibilities over time Located in central San Diego's 92105 corridor, you'll enjoy convenient access to shopping, restaurants, parks, schools, major freeways, and employment centers while still enjoying the peaceful feeling that canyon properties provide. This is more than just a



duplex its an opportunity to create flexibility for  
your future, keep family close, red

Built in 1940

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | PTP2604146  |
| Price          | \$724,999   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,185       |
| Acres          | 0.31        |
| Year Built     | 1940        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 3211 Menlo Avenue      |
| Area        | EAST SAN DIEGO (92105) |
| Subdivision | City Heights           |
| City        | San Diego              |
| County      | San Diego              |
| State       | CA                     |
| Zip Code    | 92105                  |

**Amenities**

|                |                                                        |
|----------------|--------------------------------------------------------|
| Parking Spaces | 2                                                      |
| View           | Mountains/Hills,Valley/Canyon,Creek/Stream,Trees/Woods |
| Pool           | N/K                                                    |

**Interior**

|              |                |
|--------------|----------------|
| Cooling      | N/K            |
| Fireplace    | Yes            |
| Fireplaces   | Gas,Decorative |
| # of Stories | 2              |
| Stories      | 2 Story        |

**School Information**

District                      San Diego Unified School Distric

**Additional Information**

Date Listed                May 30th, 2026  
Days on Market        72  
Zoning                      R-2:MINOR  
Listing Office            Real Broker

**Listing Details**

Listing Office            Real 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

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