

# \$1,250,000 - 3676-84 Fairmount Avenue 43,44, San Diego

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MLS® #260005206

**\$1,250,000**

Bedroom, Bathroom,  
Land

Fairmount Village, San Diego, CA

We are pleased to present 3676-84 Fairmount Avenue, a development opportunity located in the heart of City Heights, San Diego. Situated on two parcels equaling  $\hat{A}\pm 10,524$  square feet (0.24 acres), the property currently consists of a single family home and retail building.

Zoned CUPD-CU-3-6, the site offers a wide range of development possibilities as it falls within the Complete Communities Zoning and Transit Priority Area. The zoning contains development standards with a base floor area ratio of 0.75. City Heights is known for its cultural diversity, locally owned businesses, and international cuisine. The residents are centrally located in San Diego near ground zero of City Heights new urban core.

Residents enjoy quick access to El Cajon Boulevard and Interstate-15. This property is situated in a transit-oriented neighborhood with many public transportation options nearby. Located along major east-west/north-south thoroughfares and transit hubs provides residents ease of access to jobs, education, public facilities, parks and community recreation. The property boasts a walk score of 93 on Walkscore.com's 100-point scale and is considered "Very Walkable" as daily errands do not require a car and countless retailers, restaurants, and services are also nearby.



**Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | 260005206   |
| Price    | \$1,250,000 |
| Type     | Land        |
| Sub-Type | Lots/Land   |
| Status   | Active      |

**Community Information**

|             |                                |
|-------------|--------------------------------|
| Address     | 3676-84 Fairmount Avenue 43,44 |
| Area        | EAST SAN DIEGO (92105)         |
| Subdivision | Fairmount Village              |
| City        | San Diego                      |
| County      | San Diego                      |
| State       | CA                             |
| Zip Code    | 92105                          |

**Amenities**

|           |     |
|-----------|-----|
| Utilities | N/K |
| Has Pool  | Yes |

**Interior**

|           |     |
|-----------|-----|
| Fireplace | Yes |
|-----------|-----|

**Fees**

|            |     |
|------------|-----|
| Other Fees | \$0 |
|------------|-----|

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | March 5th, 2026    |
| Days on Market | 123                |
| Listing Office | Marcus & Millichap |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Marcus & Millichap |
|----------------|--------------------|

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

