

\$1,395,000 - 3765 Herman Ave, San Diego

MLS® #260006949

\$1,395,000

5 Bedroom, 3.00 Bathroom,
Residential Income on 0.14 Acres

North Park, San Diego, CA

Newly Re-listed! Property to be delivered with VACANT front home. This turnkey duplex in the heart of North Park offers a rare combination of historic Craftsman charm and extensive modern infrastructure. Situated on a generous 6,266 SF lot, this property features two distinct residences, making it an ideal opportunity for an owner-occupant seeking rental income or a savvy investor seeking ample development options. ADUs: Utilize 1100sf of functional space in rear of lot by adding ADU structure(s). Fully Develop: Subject Property is zoned RM-3-8 which offers one dwelling per 800 square feet without any density bonus. Complete communities designation allows for a maximum of 6.5 floor to area ratio. Mobility Zone 2 Designation deems the site as VMT Efficient. With the right set of plans, one could entitle the land for substantially more units.

Built in 1917

Essential Information

MLS® #	260006949
Price	\$1,395,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Acres	0.14
Year Built	1917
Type	Residential Income



Sub-Type	Res Income 2-4 Units
Status	Pending

Community Information

Address	3765 Herman Ave
Area	NORTH PARK (92104)
Subdivision	North Park
City	San Diego
County	San Diego
State	CA
Zip Code	92104

Amenities

View	N/K
Has Pool	Yes

Interior

Heating	Forced Air Unit
Cooling	Central Forced Air
Fireplace	Yes
Stories	2 Story

Exterior

Roof	Composition
Construction	Wood

School Information

District	San Diego Unified School Distric
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Fees

Other Fees	\$0
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Additional Information

Date Listed	May 29th, 2026
Days on Market	167
Zoning	RM 3-8
Listing Office	Zakkout Real Estate Services

Listing Details

Listing Office	Zakkout Real Estate Services
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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

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