

\$1,699,000 - 3974-78 Kansas St, San Diego

MLS® #260006178

\$1,699,000

5 Bedroom, 4.00 Bathroom,
Residential Income

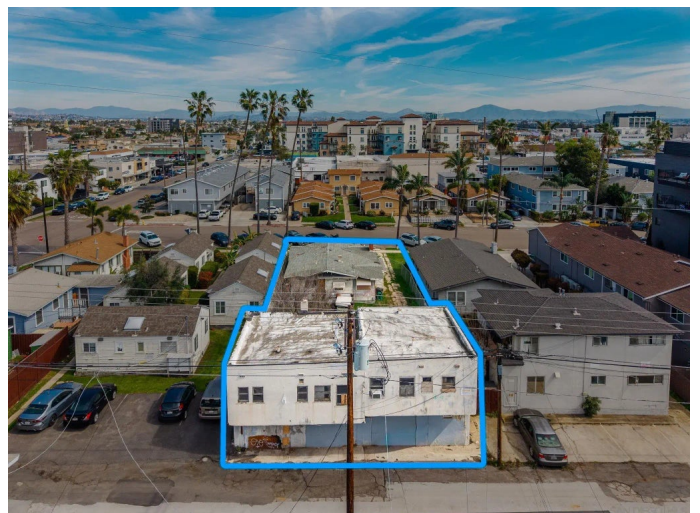
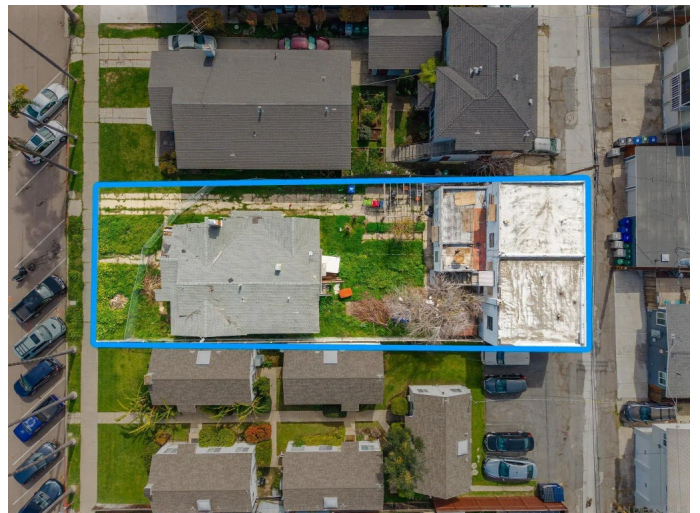
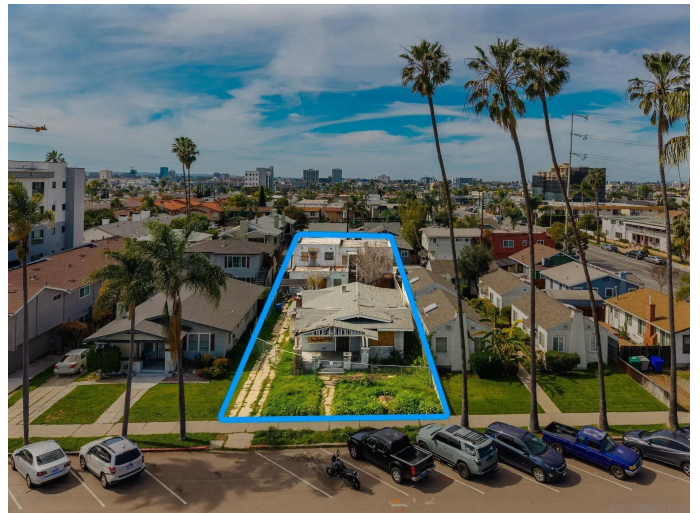
North Park, San Diego, CA

Exceptional value-add and redevelopment opportunity in the heart of North Park. The property is currently a 4-unit property situated on a 7,000 SF lot. Zoned RM-3-9 with approximately 600 SF per unit density, 2.7 FAR, and up to 60 feet of height, and located within both TPA and SDA overlay zones, the site offers significant multifamily development potential. Investors can pursue a near-term value-add strategy by updating units to achieve market-rate rents, with longer-term upside through expansion or higher-density redevelopment. With limited infill land available and ongoing demand for well-located multifamily housing, North Park continues to experience strong rent growth and long-term appreciation. This asset offers investors a flexible strategy to capture near-term cash flow while positioning for future redevelopment in a high-barrier-to-entry market.

Built in 1930

Essential Information

MLS® #	260006178
Price	\$1,699,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Year Built	1930
Type	Residential Income
Sub-Type	Res Income 2-4 Units



Status	Active
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Community Information

Address	3974-78 Kansas St
Area	NORTH PARK (92104)
Subdivision	North Park
City	San Diego
County	San Diego
State	CA
Zip Code	92104

Amenities

Has Pool	Yes
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Interior

Cooling	N/K,Other/Remarks
Fireplace	Yes
Stories	1 Story

Exterior

Roof	Other/Remarks
Construction	Other/Remarks

Fees

Other Fees	\$0
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Additional Information

Date Listed	March 16th, 2026
Days on Market	111
Zoning	RM-3-9
Listing Office	Landmark Multifamily and Development

Listing Details

Listing Office	Landmark Multifamily and Development
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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

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Listing information last updated on July 28th, 2026 at 8:24am PDT