

\$8,995,000 - 4017 42nd St, San Diego

MLS® #260024168

\$8,995,000

Bedroom, 26.00 Bathroom, 9,112 sqft

Residential Income

N/A, San Diego, CA

Rare investment opportunity featuring a \$49,440/month NNN master lease with House of Metamorphosis, a well-established nonprofit operator with approximately 50 years in business, delivering stable, predictable income with minimal landlord responsibility. The property consists of 26 units, each with a private bathroom, purposefully designed for supervised residential care. The 8,450 SF building offers an average unit size of approximately 325 SF, maximizing income efficiency. Situated on a 7,000 SF lot with motel zoning, the property presents limited land value contribution; however, the zoning carries significant embedded entitlement value for SRO and behavioral health uses—an increasingly scarce and difficult-to-replicate asset class in San Diego. Investors are presented with a dual-path opportunity: continue operating with a reputable, long-term tenant under a true NNN structure, or reposition the asset for alternative residential or lodging uses, leveraging the existing 26-unit configuration and flexible zoning.

Essential Information

MLS® #	260024168
Price	\$8,995,000
Bathrooms	26.00
Full Baths	26
Square Footage	9,112



Type	Residential Income
Sub-Type	Com-Res Income
Status	Active

Community Information

Address	4017 42nd St
Area	EAST SAN DIEGO (92105)
Subdivision	N/A
City	San Diego
County	San Diego
State	CA
Zip Code	92105

Amenities

Parking	Other/Remarks
Has Pool	Yes

Interior

Heating	Central Forced Air Elec
Fireplace	Yes
# of Stories	2

Additional Information

Date Listed	October 5th, 2026
Zoning	Commercial
Listing Office	eXp Realty of California, Inc.

Listing Details

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