

\$995,000 - 4130 Vista Grande Drive, San Diego

MLS® #NDP2608807

\$995,000

2 Bedroom, 1.00 Bathroom, 806 sqft

Residential on 0.18 Acres

N/A, San Diego, CA

Rare turnkey development opportunity featuring fully entitled and already issued permitted approvals. This 0.18-acre parcel in the desirable Rolando Park neighborhood contains an already fully renovated single-family residence with all necessary permits and fees paid for construction of seven new residential units (3,783 SF total) using the ADU bonus program. With permits already in hand, this opportunity drastically reduces entitlement risk and soft costs, allowing developers to move directly into vertical construction on day one. Finished plans call for seven units (6 new) comprising four 1-bedroom/1-bathroom apartments, two 2-bedroom/1-bathroom apartments, and one 2-bedroom/1-bathroom single-family home (existing), projecting \$18,000 per month in gross income. Located in the prime Rolando Park neighborhood, the property offers a walkable setting with easy access to San Diego State University, quality retail, dining, and the I-94 corridor. This centrally located San Diego submarket continues to experience persistently high housing demand, positioning this project perfectly for immediate production and strong returns.

Built in 1951

Essential Information

MLS® # NDP2608807

Price \$995,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	806
Acres	0.18
Year Built	1951
Type	Residential
Sub-Type	Detached
Status	Active

Community Information

Address	4130 Vista Grande Drive
Area	SAN DIEGO (92115)
Subdivision	N/A
City	San Diego
County	San Diego
State	CA
Zip Code	92115

Amenities

Parking Spaces	2
# of Garages	1
View	Neighborhood
Pool	N/K

Interior

Cooling	Central Forced Air
Fireplaces	N/K
# of Stories	1
Stories	1 Story

Exterior

Lot Description	Sidewalks
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School Information

District	San Diego Unified School Distric
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Fees

Mello Roos	\$560
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Total Fees \$46

Additional Information

Date Listed September 19th, 2026

Days on Market 1

Zoning RS-1-7

Listing Office LPT Realty

Listing Details

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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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