

\$1,399,900 - 4404 Temecula St, San Diego

MLS® #260017736

\$1,399,900

3 Bedroom, 2.00 Bathroom, 1,462 sqft

Residential on 0.18 Acres

Ocean Beach, San Diego, CA

A rare Ocean Beach opportunity that works three ways: move in, rent it out, or build. Few properties give you all three! The home is ready today! 3 bedrooms plus a downstairs bonus room, 2 baths, 1,462 sqft with hardwood floors throughout. Recent upgrades include a roof less than 10 years old, updated electrical panel, tankless water heater, and a new tub and tiling in the bath. The recently completed garage-conversion ADU is a 1 bed, 1 bath with in-unit laundry, ready to rent or host guests. Live in the main house and let the ADU help cover the payment, or rent both for strong cash flow in one of San Diego's most rentable pockets. You're minutes from Ocean Beach sand, the Point Loma waterfront, and the restaurants and shops that keep renters and buyers wanting to stay. You can also build! This 7,642 sqft RM-3-7 parcel qualifies for Complete Communities Housing Solutions at 2.5 FAR and sits in a Sustainable Development Area, so it's eligible for the ADU bonus program. Mobility Zone 2 means reduced parking requirements, which helps the pro forma. Alley access makes adding units simpler. Live in it, rent it, or build! Please do not disturb tenants.

Built in 1956

Essential Information

MLS® # 260017736

Price \$1,399,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,462
Acres	0.18
Year Built	1956
Type	Residential
Sub-Type	Detached
Status	Active

Community Information

Address	4404 Temecula St
Area	OCEAN BEACH (92107)
Subdivision	Ocean Beach
City	San Diego
County	San Diego
State	CA
Zip Code	92107

Amenities

Parking Spaces	2
Parking	None Known
View	City,Mountains/Hills
Pool	N/K

Interior

Interior Features	Ceiling Fan,Recessed Lighting,Storage Space
Appliances	Other/Remarks
Heating	Forced Air Unit
Cooling	Central Forced Air
Fireplace	Yes
Stories	1 Story

Exterior

Lot Description	West of I-5
Roof	Composition
Construction	Stucco

Fees

Other Fees \$0

Additional Information

Date Listed July 22nd, 2026
Days on Market 33
Listing Office eXp Realty of California, Inc.

Listing Details

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Listing information last updated on September 13th, 2026 at 11:25pm PDT