

\$5,400,000 - 4578 Jicarillo Ave, San Diego

MLS® #260012823

\$5,400,000

15 Bedroom, 14.00 Bathroom, 6,616 sqft

Residential Income

N/A, San Diego, CA

New reduced price! We are pleased to present 4578 Jicarillo Ave, a newly constructed, fully stabilized 13-unit multifamily asset positioned along the canyon edge in the highly sought-after Bay Ho submarket of San Diego. Completed in 2025 and delivered fully leased, the Property offers contemporary design, serene natural surroundings, and immediate income in one of San Diego's most supply-constrained coastal neighborhoods. The community features sweeping westerly canyon views, an omnipresent coastal breeze, and picturesque vistas of Mt. Soledad â€” a setting virtually impossible to replicate in today's entitlement environment. The property provides scale in a quiet, central coastal pocket while remaining under the 16-unit threshold that triggers on-site management. Property consists of 12 one-bed/1-bath residences at 441 SF and a renovated 3-bed/2-bath single-family home at 1,324 SF â€” a rare configuration combining multifamily scale with standalone residential value on a 13,600 SF lot. Units feature 10-foot ceilings, quartz waterfall countertops, stainless steel appliances, in-unit washer/dryer, split-system HVAC, and private outdoor space. Current gross income totals \$36,335/month (\$436,020 annualized), pro forma of \$37,700/month (\$452,400 annualized) at market rents. Property is offered at \$5,400,000 (\$415k/unit), representing a 5.57% current cap rate (5.97% pro forma), based on current NOI of \$300,814. Contact listing broker for OM and financials.



Essential Information

MLS® #	260012823
Price	\$5,400,000
Bedrooms	15
Bathrooms	14.00
Full Baths	14
Square Footage	6,616
Type	Residential Income
Sub-Type	Com-Res Income
Status	Active

Community Information

Address	4578 Jicarillo Ave
Area	San Diego (92117)
Subdivision	N/A
City	San Diego
County	San Diego
State	CA
Zip Code	92117

Amenities

Has Pool	Yes
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Interior

Cooling	Wall/Window
Fireplace	Yes
# of Stories	2
Stories	2 Story

Exterior

Construction	Fully Landscaped
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Additional Information

Date Listed	May 27th, 2026
Days on Market	70
Listing Office	Newmark of Southern California

Listing Details

Listing Office	Newmark of Southern California
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