

# \$935,000 - 5166 Brockbank Pl, San Diego

MLS® #260018828

## \$935,000

4 Bedroom, 2.00 Bathroom, 1,441 sqft  
Residential on 0.17 Acres

College Area East, SDSU, San Diego, CA

4 Beds | 2 Baths | 1,441 SF | 1-Car Garage + Wide Driveway Features 1 Bonus Room (Functions as 5 Bedrooms total) **LOWEST PRICED 4-BEDROOM IN THE SDSU AREA w/ 7200 SQ FT LOT. PRIME OPPORTUNITY FOR FAMILIES, PARENT PURCHASERS, OR AS-IS BUYERS** Whether securing student housing to offset rent and build family equity, house-hacking, or capturing proven SDSU yield, 5166 Brockbank Pl delivers. **VACANT** and ready for immediate occupancy.

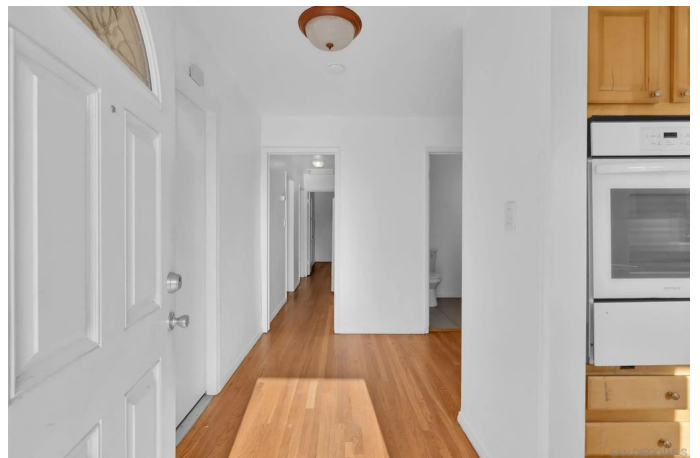
**HIGHLIGHTS & FEATURES:**

- Flat 7,200 SF Lot: Large, fully fenced private yard—ideal for pets, gatherings, or exploring ADU potential (waived ADU parking requirements via TPA/SDA status!).
- Functional Interior: Fresh interior paint, low-maintenance front turf, LED ceiling fans, and durable hardwood/tile flooring.
- Flexible Floor Plan: Permitted 4-bedroom layout plus versatile bonus room with adjacent hallway closet space.

**PROVEN TRACK RECORD:** Backed by exceptional 10+ year rental performance: \$419k+ Gross Income & \$301k+ NOI (AppFolio, 9/2019–7/2026). Recent lease achieved \$6,225/mo (8/1/25–7/22/26). Less than 10 days of vacancy in over a decade!

**LOCATION:** Blocks from SDSU, this is where the students want to live, Patrick Henry High boundary, local dining, and transit.

**TERMS, TIMING & DISCLOSURES:** Property sold strictly AS-IS; seller will make no repairs or credits. Flexible escrow timeline: close quickly or target early January 2027 for spring



semester prep/tax planning. Disclosures & reports uploaded to Agent Docs. Disclaimer: NOI based on historical cash ledgers. Buyer to verify all specs, permits, zoning, schools, and ADU potential.

Built in 1952

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | 260018828   |
| Price          | \$935,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,441       |
| Acres          | 0.17        |
| Year Built     | 1952        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 5166 Brockbank Pl       |
| Area        | SAN DIEGO (92115)       |
| Subdivision | College Area East, SDSU |
| City        | San Diego               |
| County      | San Diego               |
| State       | CA                      |
| Zip Code    | 92115                   |

**Amenities**

|                |          |
|----------------|----------|
| Parking Spaces | 3        |
| Parking        | Attached |
| # of Garages   | 1        |
| Pool           | N/K      |

**Interior**

|            |                                                       |
|------------|-------------------------------------------------------|
| Appliances | Disposal,Dryer,Refrigerator,Washer,Gas Oven,Gas Stove |
| Heating    | Wall/Gravity                                          |

|           |               |
|-----------|---------------|
| Cooling   | Other/Remarks |
| Fireplace | Yes           |
| Stories   | 1 Story       |

## Exterior

|              |             |
|--------------|-------------|
| Roof         | Composition |
| Construction | Stucco,Wood |

## School Information

|          |                                  |
|----------|----------------------------------|
| District | San Diego Unified School Distric |
|----------|----------------------------------|

## Fees

|            |     |
|------------|-----|
| Other Fees | \$0 |
|------------|-----|

## Additional Information

|                |                         |
|----------------|-------------------------|
| Date Listed    | August 1st, 2026        |
| Days on Market | 40                      |
| Zoning         | R-1:SINGLE              |
| Listing Office | Skahill Real Estate Inc |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Skahill Real Estate Inc |
|----------------|-------------------------|

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

Listing information last updated on September 13th, 2026 at 2:25am PDT