

\$1,125,000 - 5372 Barstow Street, San Diego

MLS® #PTP2602147

\$1,125,000

4 Bedroom, 2.00 Bathroom, 1,279 sqft

Residential on 0.15 Acres

N/A, San Diego, CA

This property presents a rare chance to capitalize on San Diego's thriving rental market and uniquely, it starts generating income from day one. The existing 1,279 SF front home has been fully remodeled from top to bottom new kitchen, bathrooms, flooring, owner solar with tesla battery and more and is currently tenant-occupied, meaning an incoming buyer steps into immediate cash flow while the ADU plans work through the approval process. Plans for four brand-new ADUs two 650 SF and two 430 SF units across two detached duplexes are well into the approval process, giving an incoming buyer a significant head start toward five total income-producing units on a single lot, without the years of groundwork typically required to get here. The design is thoughtful and built to attract quality tenants from day one modern finishes, private entries, in-unit laundry, and efficient ductless HVAC in every unit. Once stabilized, the project is positioned to generate strong monthly cash flow across all five units in a neighborhood where rental demand is consistent, vacancy is low, and new construction commands a premium. Tucked in the heart of Clairemont Mesa with frontage on both Barstow Street and Roscrea Avenue, the property is minutes from USD, UCSD, Mission Bay, Fashion Valley, and every major employment corridor in the county via the I-5 and I-805 the kind of location that makes units easy to fill and easy to keep filled. Whether you're a seasoned developer ready to carry



the plans across the finish line or a growing investor looking to build a high-performing multi-unit asset,

Built in 1959

Essential Information

MLS® #	PTP2602147
Price	\$1,125,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,279
Acres	0.15
Year Built	1959
Type	Residential
Sub-Type	Detached
Status	Pending

Community Information

Address	5372 Barstow Street
Area	San Diego (92117)
Subdivision	N/A
City	San Diego
County	San Diego
State	CA
Zip Code	92117

Amenities

Parking Spaces	3
# of Garages	1
View	Neighborhood
Pool	N/K

Interior

Fireplaces	N/K
# of Stories	1
Stories	1 Story

Exterior

Lot Description Curbs

School Information

District San Diego Unified School Distric

Additional Information

Date Listed March 20th, 2026

Days on Market 71

Zoning R-1:Single

Listing Office Gene Bowman Realty

Listing Details

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