

\$4,200,000 - 5602 & 5610 Dorothy Dr, San Diego

MLS® #260012515

\$4,200,000

14 Bedroom, 7.00 Bathroom,
Residential Income

College Area, San Diego, CA

Two adjacent parcels totaling 13,200 SF with 4 units total, zoned RM-3-9 within the College Area Community Plan Update â€” a designated Transit Priority Area (TPA) and Sustainable Development Area (SDA). Base zoning supports 23+ units by right at 1 unit per 600 SF, with additional density available through state and local bonus programs. TPA eliminates parking minimums and unlocks density bonus eligibility; SDA supports higher-intensity infill. Currently operating as student rentals â€” each property (SFR + attached ADU) is master-leased as a single unit. 5602 Dorothy Dr (7BR/3BA, 2,111 SF) leases at \$11,600/month through 25/26, stepping up to \$11,800/month for 26/27. 5610 Dorothy Dr (7BR/4BA, 2,500 SF) leases at \$11,600/month through 25/26, stepping up to \$11,850/month for 26/27 â€” totaling \$23,200/month currently, escalating to \$23,650/month with no lease-up risk.

Built in 1984

Essential Information

MLS® #	260012515
Price	\$4,200,000
Bedrooms	14
Bathrooms	7.00
Full Baths	7
Year Built	1984
Type	Residential Income



Sub-Type	Res Income 2-4 Units
Status	Active

Community Information

Address	5602 & 5610 Dorothy Dr
Area	SAN DIEGO (92115)
Subdivision	College Area
City	San Diego
County	San Diego
State	CA
Zip Code	92115

Amenities

Has Pool	Yes
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Interior

Cooling	N/K,Other/Remarks
Fireplace	Yes
Stories	1 Story

Exterior

Roof	Other/Remarks
Construction	Stucco

Fees

Other Fees	\$0
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Additional Information

Date Listed	May 22nd, 2026
Days on Market	75
Zoning	RM-3-9
Listing Office	Landmark Multifamily and Development

Listing Details

Listing Office	Landmark Multifamily and Development
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Listing information last updated on October 9th, 2026 at 12:24am PDT