

\$1,250,000 - 5635 Mildred Street, San Diego

MLS® #PTP2603397

\$1,250,000

2 Bedroom, 1.00 Bathroom, 888 sqft

Residential on 0.11 Acres

N/A, San Diego, CA

5635 Mildred Street is a rare dual-opportunity asset in Bay Park a fully renovated, income-producing home on an R-4 zoned lot with a nearly approved 8-unit multifamily development already. The next owner builds they don't start over. The location is irreplaceable. A few blocks from USD in one of San Diego's most centrally positioned and supply-constrained rental corridors. Minutes to Mission Valley, Fashion Valley, Riverwalk, and the transformative Riverwalk Transit Village. Direct access to the I-8 and SR-163. Student and professional rental demand here is very strong. The existing home is fully renovated and tenant-occupied, generating income while entitlements finalize. Luxury vinyl plank floors, updated kitchen with stainless appliances, and spa-quality bathrooms with navy shaker vanities, quartz countertops, and large-format tile. Drought-tolerant landscaping, large flat fully fenced rear yard, and detached garage. Hold it. Lease it. Build 8 units.

Built in 1954

Essential Information

MLS® #	PTP2603397
Price	\$1,250,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	888



Acres	0.11
Year Built	1954
Type	Residential
Sub-Type	Detached
Status	Active

Community Information

Address	5635 Mildred Street
Area	OLD TOWN SD (92110)
Subdivision	N/A
City	San Diego
County	San Diego
State	CA
Zip Code	92110

Amenities

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

Interior

Cooling	N/K
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	May 5th, 2026
Days on Market	102
Zoning	R-4:Multip
Listing Office	Gene Bowman Realty

Listing Details

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 4:10pm PDT