

\$2,995,000 - 6407-13 Richard St, San Diego

MLS® #260004170

\$2,995,000

16 Bedroom, 9.00 Bathroom,
Residential Income

College East, San Diego, CA

TURN KEY 4-unit SDSU student rental property offered at a 5.9% CAP rate WITH MANAGEMENT in place! 6407-13 Richard St is comprised of (1) 5BR/3BA, (2) 4BR/2BA, and (1) 3BR/2BA - totalling 16beds/9baths and 4,410 sqft. Current management is very effective in negotiating high rental lease rates and can continue. Excellent Turn-Key return for an investor. These properties operate on 12 month lease with early renewals so vacancy averages less than 2%. This new construction property is expected to generate \$20,200/month starting August 2026 rented on a year lease to students

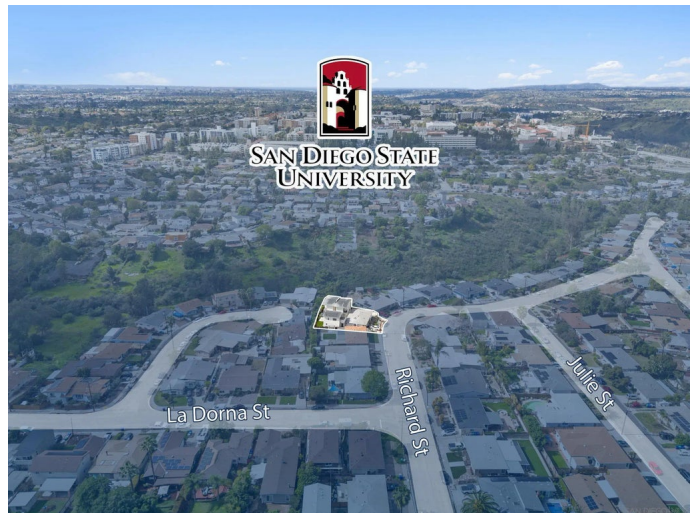
Built in 2026

Essential Information

MLS® #	260004170
Price	\$2,995,000
Bedrooms	16
Bathrooms	9.00
Full Baths	9
Year Built	2026
Type	Residential Income
Sub-Type	Res Income 2-4 Units
Status	Active

Community Information

Address	6407-13 Richard St
Area	SAN DIEGO (92115)



Subdivision	College East
City	San Diego
County	San Diego
State	CA
Zip Code	92115

Amenities

Has Pool	Yes
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Interior

Cooling	N/K
Fireplace	Yes
Stories	2 Story

Exterior

Roof	Other/Remarks
Construction	Other/Remarks

Fees

Other Fees	\$0
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Additional Information

Date Listed	February 20th, 2026
Days on Market	135
Listing Office	Bridgepoint Realty Inc

Listing Details

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Listing information last updated on July 27th, 2026 at 10:54pm PDT