

\$1,741,250 - 818-820 San Luis Rey Place, San Diego

MLS® #250041603

\$1,741,250

4 Bedroom, 3.00 Bathroom,
Residential Income

South Mission Beach, San Diego, CA

Exceptional two unit opportunity in one of the most desirable pockets of South Mission Beach. Set on a quiet street just a few homes from Mission Bay and 2 blocks from the majestic Pacific, this property offers a rare combination of versatility and potential. The existing 1,694 sf duplex includes a 3-bed, 2-bath main residence with an attached 2-car garage, plus an attached 1-bedroom, 1-bath upper unit with its own entrance, deck, and additional off-street parking space. The upper unit is currently open to the main residence but can be easily closed for separate occupants. The 2,400 sf lot is zoned R-2, allowing two units per parcel and providing options to renovate or redevelop to optimize value as either a duplex or larger single family residence. Current zoning may support new construction totaling over 2,600sf of combined living area. In 2018, plans were commissioned to construct a stunning 3 story duplex with rooftop view deck. Now expired but potential to reopen. Located near the tranquil bayside of the peninsula and within easy walking distance of the beach, parks, and local amenities, this property sits in one of Mission Beach's most coveted and quiet enclaves. For developers or end users alike, the offering represents a rare chance to secure a legacy-level holding—particularly given the adjacent property (814-816 San Luis Rey) is also available, enabling a combined project of extraordinary scale and potential. First time on the market in over 50 years - do not miss this



opportunity to make your own mark in this cherished beach community.

Built in 1954

Essential Information

MLS® #	250041603
Price	\$1,741,250
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Year Built	1954
Type	Residential Income
Sub-Type	Res Income 2-4 Units
Status	Pending

Community Information

Address	818-820 San Luis Rey Place
Area	San Diego (92109)
Subdivision	South Mission Beach
City	San Diego
County	San Diego
State	CA
Zip Code	92109

Amenities

Utilities	Sewer Connected
Pool	N/K

Interior

Heating	Forced Air Unit
Cooling	N/K
Fireplace	Yes
Stories	2 Story

Exterior

Lot Description	Alley Access
Roof	Composition
Construction	Wood

Fees

Other Fees \$0

Additional Information

Date Listed October 14th, 2025
Days on Market 204
Zoning MBPD-R-S
Listing Office Compass

Listing Details

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