

\$455,824 - Voltaire St 1, San Diego

MLS® #2600084

\$455,824

Bedroom, Bathroom,
Land on 0.10 Acres

Ocean Beach, San Diego, CA

Positioned directly below the upper parcel, Lot 449-102-18 encompasses approximately 4,438 square feet and shares the same development advantages: no hillside designation, no environmental sensitivity, and no special slope restrictions under the City of San Diego Development Regulations. The gentle descent across the site creates an opportunity for stepped or terraced development, providing natural separation between access and living areas while maintaining privacy and maximizing design potential. A retaining wall will be integrated into the building design, though only standard grading is required, ensuring efficient construction and simplified permitting. This lower lot is ideal for residential, mixed-use, or live/work concepts, particularly those that benefit from multi-level design and the property's natural topography. Like its neighboring parcel, this site benefits from the City's modernized parking standards, enabling developers to pursue reduced parking ratios or parking waivers in favor of maximizing livable or commercial space. Overall, APN 449-102-18 represents a flexible, regulation-friendly infill opportunity—simple to develop, cost-effective to build, and well-suited for creative urban design.



Essential Information

MLS® # 2600084

Price	\$455,824
Acres	0.10
Type	Land
Sub-Type	Lots/Land
Status	Active

Community Information

Address	Voltaire St 1
Area	OCEAN BEACH (92107)
Subdivision	Ocean Beach
City	San Diego
County	San Diego
State	CA
Zip Code	92107

Amenities

Utilities	N/K
Has Pool	Yes

Interior

Fireplace	Yes
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Fees

Other Fees	\$0
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Additional Information

Date Listed	January 3rd, 2026
Days on Market	216
Zoning	COMMERCIAL
Listing Office	AJGCRE
Contact Info	Preferred: 858-598-3589

Listing Details

Listing Office	AJGCRE
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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

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