

\$835,640 - Voltaire St, San Diego

MLS® #2600086

\$835,640

Bedroom, Bathroom,
Farm on 0.19 Acres

N/A, San Diego, CA

This property offers the visual impact of a hillside site without the burden of hillside regulation. Under City of San Diego Development Regulations, the existing grade change does not qualify as a steep hillside or environmentally sensitive area. That means the site can be developed under standard grading and building permits, without triggering additional environmental review or slope development restrictions. The drop from the street level provides natural separation between parking or access at grade and future residential or mixed-use structures below. A retaining wall will be required as part of the building design, but because the slope is non-sensitive and grading is minimal, construction is cost-efficient and fully permitted within standard procedures. With the City's new parking reforms, projects on this site can incorporate reduced parking ratios or seek parking waivers, making it easier to design around usable square footage rather than asphalt. In short, what looks like a complex lot from the street is actually a straightforward infill development opportunity — no steep hillside rules, no grading penalties, and plenty of flexibility to build smart.



Essential Information

MLS® #	2600086
Price	\$835,640

Acres	0.19
Type	Farm
Sub-Type	Com-Lnd/Rn/Grv
Status	Active

Community Information

Address	Voltaire St
Area	OCEAN BEACH (92107)
Subdivision	N/A
City	San Diego
County	San Diego
State	CA
Zip Code	92107

Amenities

Has Pool	Yes
----------	-----

Interior

Fireplace	Yes
-----------	-----

Additional Information

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

Listing Details

Listing Office	AJGCRE
----------------	--------

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 21st, 2026 at 12:39am PDT