

\$8,950,000 - 307 Sycamore, San Ysidro

MLS® #260017481

\$8,950,000

66 Bedroom, 54.00 Bathroom, 31,020 sqft

Residential Income on 0.98 Acres

N/A, San Ysidro, CA

Raintree Terrace is an 18-unit gated residential community located at 307 Sycamore Road in San Ysidro. Built in 2016 as individually designed condominium-style townhomes and currently operated as a single apartment complex, the property consists entirely of spacious three- and four-bedroom residences averaging approximately 1,700 square feet. Each unit features a direct-entry two-car garage, private balcony or patio, full-size washer and dryer, quartz countertops, stainless steel appliances, central air conditioning, and an open-concept floor plan. Situated on approximately 0.98 acres, the property offers modern construction, strong in-place cash flow, limited near-term capital needs, and additional rental upside. Raintree Terrace is exempt from California AB 1482 rent control and the City of San Diego Tenant Protection Ordinance through 2031 under applicable new-construction exemptions. The community provides convenient access to Interstates 5 and 805, SR-905, the San Ysidro Port of Entry, and employment centers throughout South San Diego County. An adjacent approximately one-acre parcel, approved for 24 additional townhome-style units, is also available separately or together with the property, offering an opportunity to develop a complementary second phase or assemble a larger residential investment. Buyer to verify all information, approvals, exemptions, and development potential.



Essential Information

MLS® #	260017481
Price	\$8,950,000
Bedrooms	66
Bathrooms	54.00
Full Baths	54
Square Footage	31,020
Acres	0.98
Type	Residential Income
Sub-Type	Com-Res Income
Status	Active

Community Information

Address	307 Sycamore
Area	SAN YSIDRO (92173)
Subdivision	N/A
City	San Ysidro
County	San Diego
State	CA
Zip Code	92173

Amenities

Amenities	Other/Remarks
Has Pool	Yes

Interior

Heating	Central Forced Air Gas
Cooling	Central Forced Air Elec
Fireplace	Yes
# of Stories	3

Additional Information

Date Listed	July 16th, 2026
Days on Market	29
Listing Office	Colliers International SD, Inc

Listing Details

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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 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

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