

\$2,495,000 - 1304 Buena Vista Avenue, Spring Valley

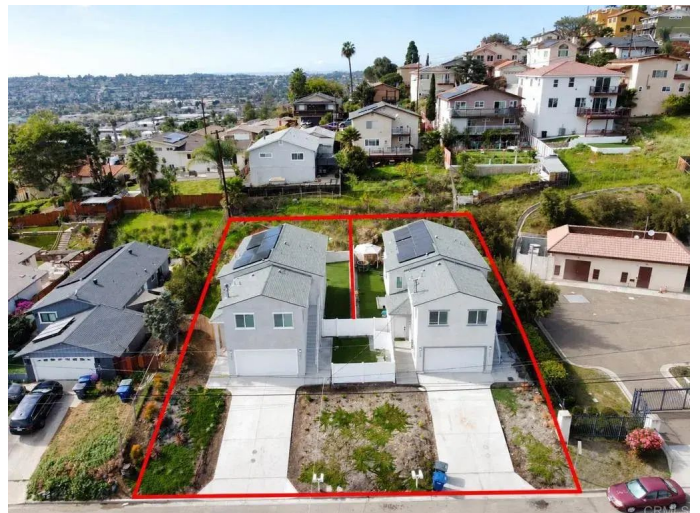
MLS® #PTP2606822

\$2,495,000

12 Bedroom, 10.00 Bathroom,
Residential Income on 0.28 Acres

Spring Valley, Spring Valley, CA

Rare opportunity to acquire TWO adjacent SFR + ADU properties, built in 2024 and offered together as a four-unit investment package. Each property is situated on its own separate parcel with an individual APN and features an approximately 2,500 SF 5-bedroom, 4-bath main residence plus an approximately 450 SF 1-bedroom, 1-bath ADU with a separate address. All four residences feature newer construction, modern finishes and in-unit laundry. Current scheduled gross income is approximately \$13,900 per month with potential rental upside. The two-parcel configuration provides exceptional long-term flexibility. An investor can retain the entire four-unit portfolio while preserving the advantages of owning two separately parceled SFR + ADU properties. A unique opportunity combining newer construction, four rental income streams, strong current income and future flexibility. Each property also features an OWNED, PAID-OFF SOLAR SYSTEM with no solar lease or loan to assume. APN 579-364-23-00: 1236 Buena Vista Ave (main residence) & 1238 Buena Vista Ave (ADU). APN 579-364-22-00: 1304 Buena Vista Ave (main residence) & 1302 Buena Vista Ave (ADU). Both parcels are being offered together as one package.



FIRST FLOOR
FLOOR PLAN - NOT TO SCALE. FOR ILLUSTRATIVE PURPOSES ONLY.

Essential Information

MLS® #

PTP2606822

Price	\$2,495,000
Bedrooms	12
Bathrooms	10.00
Acres	0.28
Type	Residential Income
Sub-Type	Res Income 2-4 Units
Status	Active

Community Information

Address	1304 Buena Vista Avenue
Area	SPRING VALLEY (91977)
Subdivision	Spring Valley
City	Spring Valley
County	San Diego
State	CA
Zip Code	91977

Amenities

Pool	N/K
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Interior

Heating	Forced Air Unit
Cooling	Central Forced Air,Wall/Window
Fireplace	Yes
Stories	2 Story

Exterior

Lot Description	Curbs
Construction	Stucco

Fees

Mello Roos	\$47
Total Fees	\$3

Additional Information

Date Listed	September 8th, 2026
Days on Market	1
Zoning	Assessor
Listing Office	Axia Real Estate Group, Inc

Listing Details

Listing Office Axia Real Estate Group, Inc

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 October 8th, 2026 at 7:54pm PDT