

\$16,390,000 - 9249 Birch Street, Spring Valley

MLS® #260019532

\$16,390,000

81 Bedroom, 49.00 Bathroom, 36,960 sqft
Residential Income

N/A, Spring Valley, CA

Birch Terrace Apartments is a rare opportunity to acquire a recently renovated 48-unit community in the La Presa neighborhood of Spring Valley with significant upside through potential ADU conversion of existing carports, garage and storage space, a rarity for assets of this scale in San Diego County. Having received the majority of its capital improvements in a 2025 renovation, the property is turnkey and cash-flowing from day one, featuring a strong unit mix of sixteen 1BR/1BA, thirty-one 2BR/1BA, and one 3BR/1.5BA unit, most with in-unit laundry, supporting strong rents and quality tenancy in a high-demand rental corridor near major East County employment centers. A feasibility assessment indicates up to 12 units (approx. 25%) may be eligible for conversion, giving investors a rare combination of day-one stability and a defined, built-in upside strategy in a growing East County market.

Essential Information

MLS® #	260019532
Price	\$16,390,000
Bedrooms	81
Bathrooms	49.00
Full Baths	48
Half Baths	1
Square Footage	36,960
Type	Residential Income



Sub-Type	Com-Res Income
Status	Active

Community Information

Address	9249 Birch Street
Area	SPRING VALLEY (91977)
Subdivision	N/A
City	Spring Valley
County	San Diego
State	CA
Zip Code	91977

Amenities

Parking	Carports,Garages
Has Pool	Yes

Interior

Fireplace	Yes
# of Stories	2

Exterior

Construction	Stucco
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Additional Information

Date Listed	August 10th, 2026
Listing Office	Apartment Realty Group (ARG)

Listing Details

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