

\$2,275,000 - 785 Lemon Avenue 1-4, Vista

MLS® #PTP2602902

\$2,275,000

9 Bedroom, 5.00 Bathroom, 3,654 sqft
Residential on 0.17 Acres

N/A, Vista, CA

Built in 2025, this low-maintenance, 3/4 leased fourplex offers immediate cash flow with long-term upside. The property generates \$147,000/year in gross income with separately metered gas & electric, owned solar, and all new systems and finishes - ideal for 1031 exchange buyer seeking stabilized returns with extremely low expenses or residential buyer in the market to house hack. Each unit is thoughtfully designed to attract high-quality tenants, featuring quartz countertops, stainless steel appliances, in-unit LG washer/dryers, Innovair mini splits, tankless water heaters, and durable vinyl oak flooring. Unit mix includes a highly desirable 3 bed/2 bath owners unit option, and three 2 bed/1 bath units with varying modern kitchen designs. New roof, foundation, plumbing, electric, windows, landscaping - all new inside and out! Located near Vistas growing dining and entertainment, including Moonlight Amphitheatre and Alta Vista Botanical Gardens, with easy freeway access to the coast. Rents: Unit 1 \$3,800 (pro forma) | Unit 2 \$2,900 | Unit 3 \$2,750 | Unit 4 \$2,800



Built in 2025

Essential Information

MLS® #	PTP2602902
Price	\$2,275,000
Sold Price	\$2,225,000

Bedrooms	9
Bathrooms	5.00
Full Baths	5
Square Footage	3,654
Acres	0.17
Year Built	2025
Type	Residential
Sub-Type	All Other Attached
Status	Closed

Community Information

Address	785 Lemon Avenue 1-4
Area	VISTA (92084)
Subdivision	N/A
City	Vista
County	San Diego
State	CA
Zip Code	92084

Amenities

Parking Spaces	6
View	Neighborhood
Pool	N/K

Interior

Appliances	Dishwasher,Disposal,Microwave,Refrigerator,Gas Stove
Heating	Other/Remarks
Cooling	Wall/Window
Fireplaces	N/K
# of Stories	2
Stories	2 Story

Exterior

Lot Description	Sidewalks
Roof	Shingle

School Information

District	Vista Unified School District
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Additional Information

Date Listed	April 17th, 2026
Date Sold	June 3rd, 2026
Days on Market	8
Zoning	R-1
Listing Office	Serhant California Inc

Listing Details

Listing Office	Serhant California Inc
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Listing information last updated on September 18th, 2026 at 9:10am PDT