

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

MLS® #PTP2602906

\$2,275,000

9 Bedroom, 5.00 Bathroom,
Residential Income on 0.17 Acres

Vista, 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



Essential Information

MLS® #	PTP2602906
Price	\$2,275,000
Sold Price	\$2,225,000
Bedrooms	9

Bathrooms	5.00
Acres	0.17
Type	Residential Income
Sub-Type	Res Income 2-4 Units
Status	Closed

Community Information

Address	785 Lemon Avenue
Area	VISTA (92084)
Subdivision	Vista
City	Vista
County	San Diego
State	CA
Zip Code	92084

Amenities

Pool	N/K
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Interior

Cooling	Wall/Window
Fireplace	Yes

Exterior

Lot Description	Sidewalks
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Additional Information

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

Listing Details

Listing Office	Serhant California Inc
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