

FOR SALE IN MISSION HILLS

2 DUPLEXES | SEPARATE LOTS
SOLD TOGETHER OR INDEPENDENTLY



1716 GLENWOOD DR + 1717 W WALNUT AVE

1716 GLENWOOD DR



UNIT	POSITION	BR / BA	CURRENT RENT	PROJECTED RENT
1716	UPPER	2 / 1	\$3,780	\$3,800
1716	LOWER	1 / 1	\$2,278	\$2,600
TOTAL MONTHLY			\$6,058	\$6,400
TOTAL ANNUAL			\$72,696	\$76,800

EXECUTIVE SUMMARY

LOCATION	1716 Glenwood Dr San Diego, CA 92103 (APN:451-451-15-00)
BUILDING SIZE	±1,732 SF
PRICE	\$1,395,000
UNIT MIX	2 bed, 1 bath + 1 bed, 1 bath
GROSS SCHEDULED INCOME	\$72,696 actual \$76,800 projected
FEATURES	Laundry, minisplit AC's, 1 detached garage, bay views, walkable amenities, patios, lush landscape
YEAR BUILT	1918
PARKING	1 detached garage
LOT SIZE	±3,837 SF
LEASE TERMS	All tenants month to month
ZONING	RM 2-5 complete communities for 6.5

1717 W WALNUT AVE



UNIT	POSITION	BR / BA	CURRENT RENT
1	UPPER	2 / 2	\$3,800
2	LOWER	2 / 2	\$2,895
TOTAL MONTHLY			\$6,695
TOTAL ANNUAL			\$80,340

EXECUTIVE SUMMARY

LOCATION	1717 Walnut Ave San Diego, CA 92103 (APN:451-451-14-00)
BUILDING SIZE	±1,870 SF
PRICE	\$1,550,000
UNIT MIX	2-2 bed, 2 bath
GROSS SCHEDULED INCOME	\$6,695 mo / \$80,340 annually
CONSTRUCTION	Wood frame, stucco, concrete slab, comp shingle
FEATURES	Water views, patios, laundry, minisplit AC's
YEAR BUILT	1933
PARKING	2 off street parking
LOT SIZE	±3,982 SF
LEASE TERMS	Month to month
ZONING	RM 2-5 complete communities for 6.5



INVESTMENT HIGHLIGHTS

A packaged duplex pair — 4 units total

A rare chance to purchase two side-by-side properties under one transaction, enabling shared management efficiencies and multiple options when it comes time to sell.

Cash flowing day one — with room to grow

Current tenants deliver immediate income, with real upside available through targeted renovations, natural unit turnover, or tightened property management practices.

In the heart of Mission Hills

Situated in one of San Diego's most competitive rental neighborhoods, known for its classic architecture, elevated views, and easy access to major employers, shops, and restaurants.

Layouts that appeal to a wide renter pool

Generously sized floor plans attract everyone from working professionals to long-term residents — all looking for quality housing with walkable urban conveniences.

Clear path to forced appreciation

Refresh interiors, improve curb appeal, and reposition the asset over time to meaningfully grow income and long-term value (buyers are encouraged to independently verify feasibility).

Buy together or separately

The two properties can be purchased as a package or individually, giving buyers the flexibility to match their own investment strategy.

SALES COMPARABLES



3318-20 UNION ST

Sale Price	\$1,450,000
Close of Escrow	3/12/26
Number of Units	2
Year Built/Renovated	1953
Price/Unit	\$725,000
SQFT	1,635
Lot Size	7,499

Units	SF	Unit Type
1	-	2-Bdrm / 2-Bath
1	-	2-Bdrm / 1-Bath



3686-88 COLUMBIA ST

Sale Price	\$1,464,466
Close of Escrow	12/04/25
Number of Units	2
Year Built/Renovated	2008
Price/Unit	\$732,233
SQFT	1,600
Lot Size	7,499

Units	SF	Unit Type
1	-	2-Bdrm / 2-Bath
1	-	1-Bdrm / 1-Bath



1771 TORRANCE ST

Sale Price	\$1,395,000
Close of Escrow	5/19/25
Number of Units	2
Year Built/Renovated	1963
Price/Unit	\$697,500
SQFT	1,473
Lot Size	2,500

Units	SF	Unit Type
1	-	2-Bdrm / 2-Bath
1	-	2-Bdrm / 1-Bath

SALES COMPARABLES



3961 GEORGIA ST

Sale Price	\$1,4,25,000
Close of Escrow	02/03/26
Number of Units	2
Year Built/Renovated	1930/2014
Price/Unit	\$712,500
SQFT	1,176
Lot Size	6,993

Units	SF	Unit Type
1	-	2-Bdrm / 1-Bath
1	-	2-Bdrm / 1-Bath

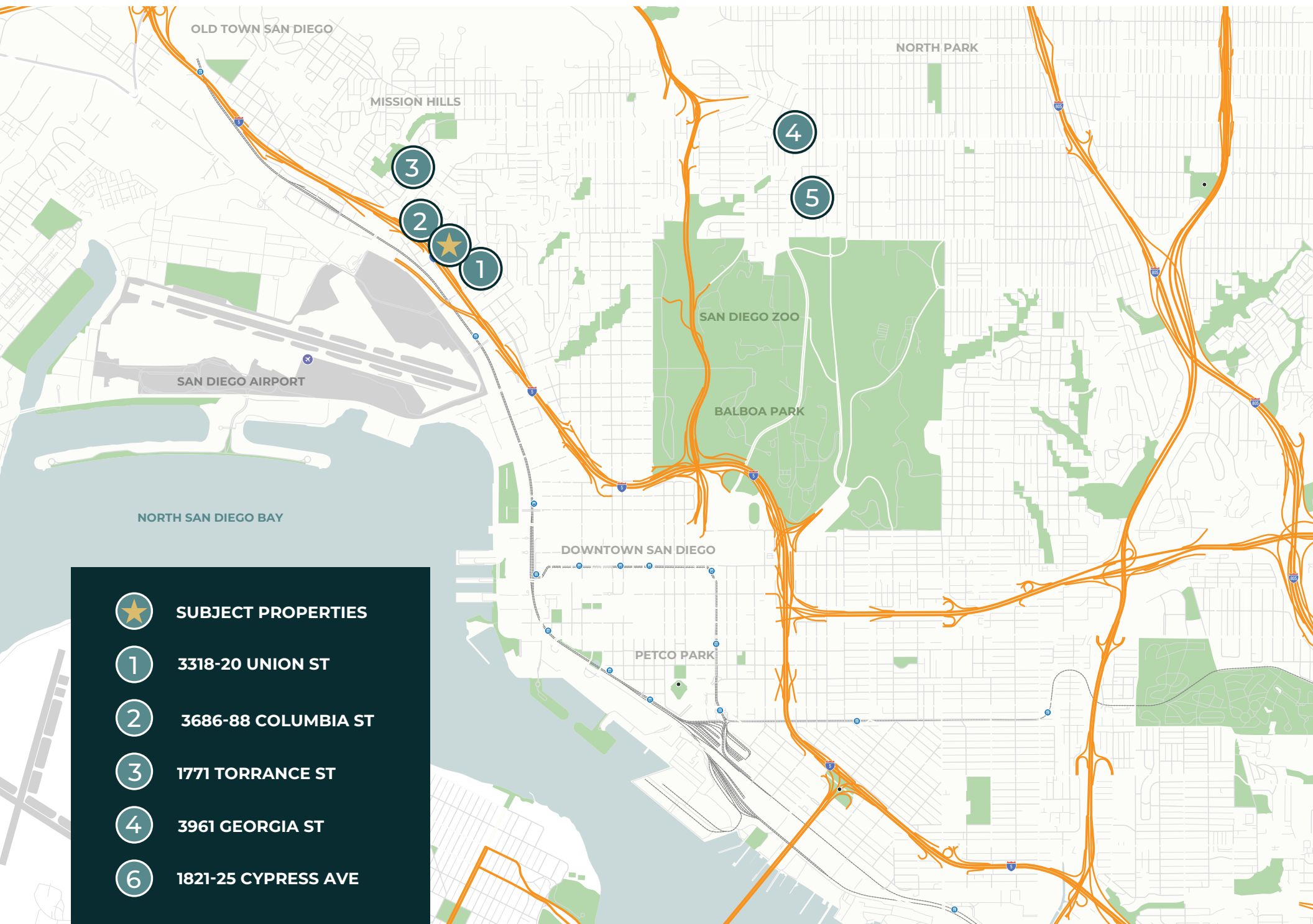


1821-25 CYPRESS AVE

Sale Price	\$1,584,850
Close of Escrow	3/12/26
Number of Units	2
Year Built/Renovated	1914
Price/Unit	\$792,425
SQFT	-
Lot Size	6,349

Units	SF	UNIT TYPE
1	-	3-Bdrm / 2-Bath
1	-	2-Bdrm / 2-Bath

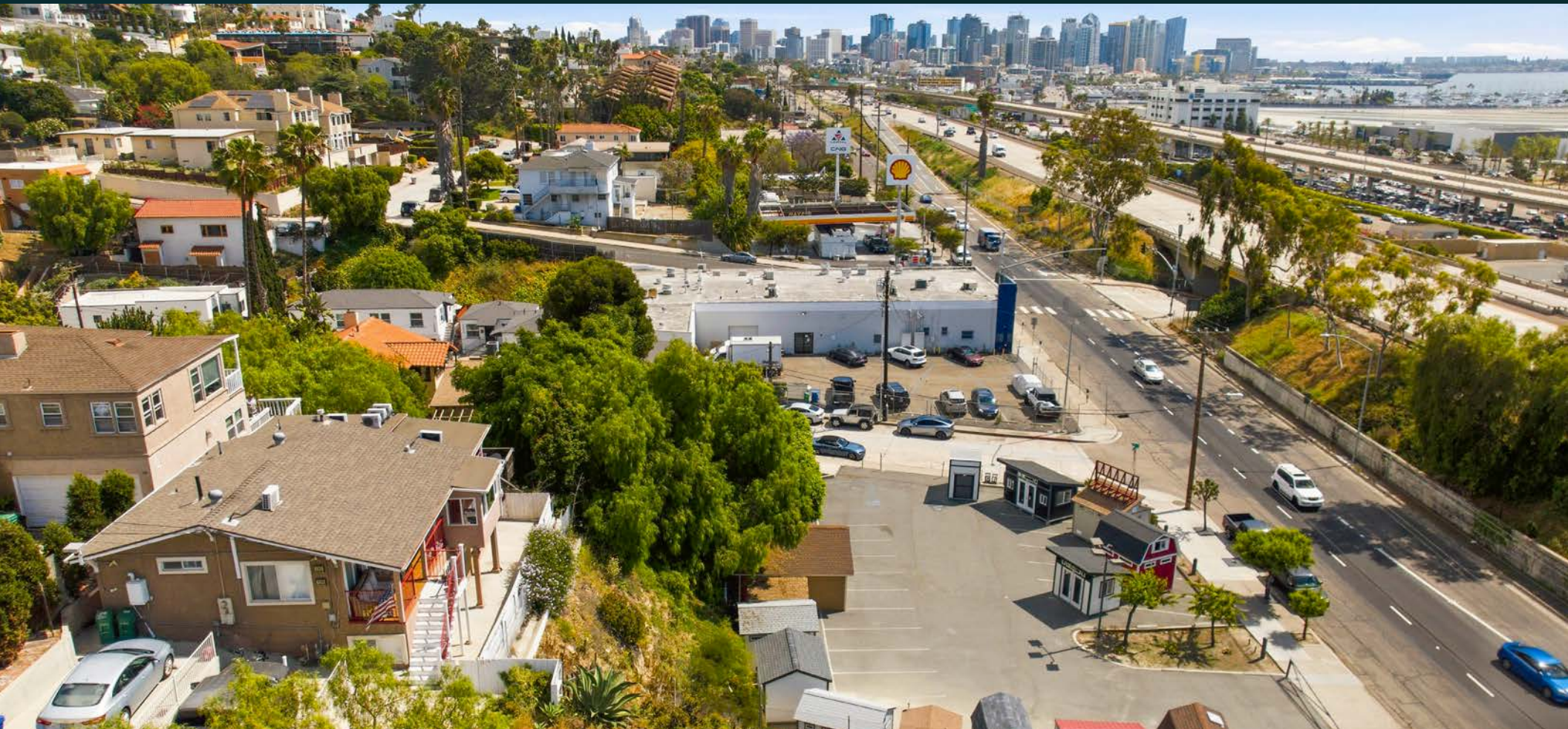
SALES COMPARABLES AREA MAP



-  SUBJECT PROPERTIES
-  3318-20 UNION ST
-  3686-88 COLUMBIA ST
-  1771 TORRANCE ST
-  3961 GEORGIA ST
-  1821-25 CYPRESS AVE

**1716 GLENWOOD DR
1717 W WALNUT ST**

FOR SALE | MISSION HILLS



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