

4652

CASS STREET PACIFIC BEACH, CA 92109

FOR SALE

RESIDENTIAL OPPORTUNITY

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INFINITY
INVESTMENT PROPERTIES

Emerald St

Cass St

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THE OPPORTUNITY

Infinity Investment Properties, Inc. is pleased to offer

4652 Cass Street FOR SALE—an exceptional

Residential property in the heart of Pacific Beach.

Built in 1980 and recently renovated in 2010, this ±2,253 SF building sits on a ±3,328 SF lot with prime street frontage at the intersection of Cass Street and

Emerald Street. Located just two blocks from the

Pacific Beach Pier, this property enjoys an prime

position in one of San Diego's most energetic

coastal communities. **An excellent opportunity for**

investors, the property features two units; one of

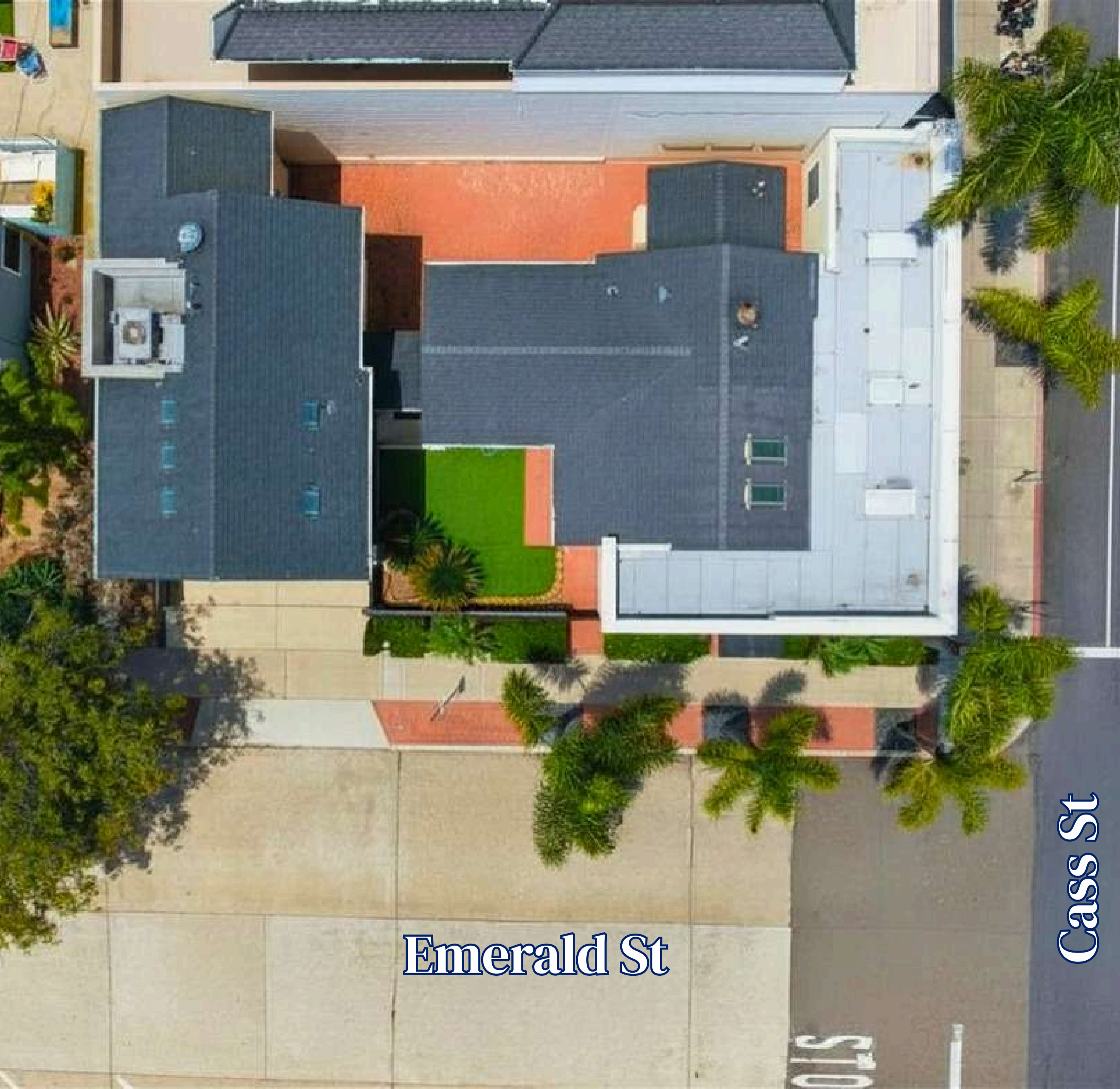
which is a three bedroom/two bathroom downstairs unit and the second unit is located upstairs, above

the garage and consists of one bedroom/one

bathroom. This is a rare chance to own an **income-**

generating property located in beloved Pacific

Beach.



PROPERTY DESCRIPTION

\$2,400,000
Price

± 2,253 SF
Building Size

± 3,328 SF
Lot Size

2
Units

3
Parking Spaces

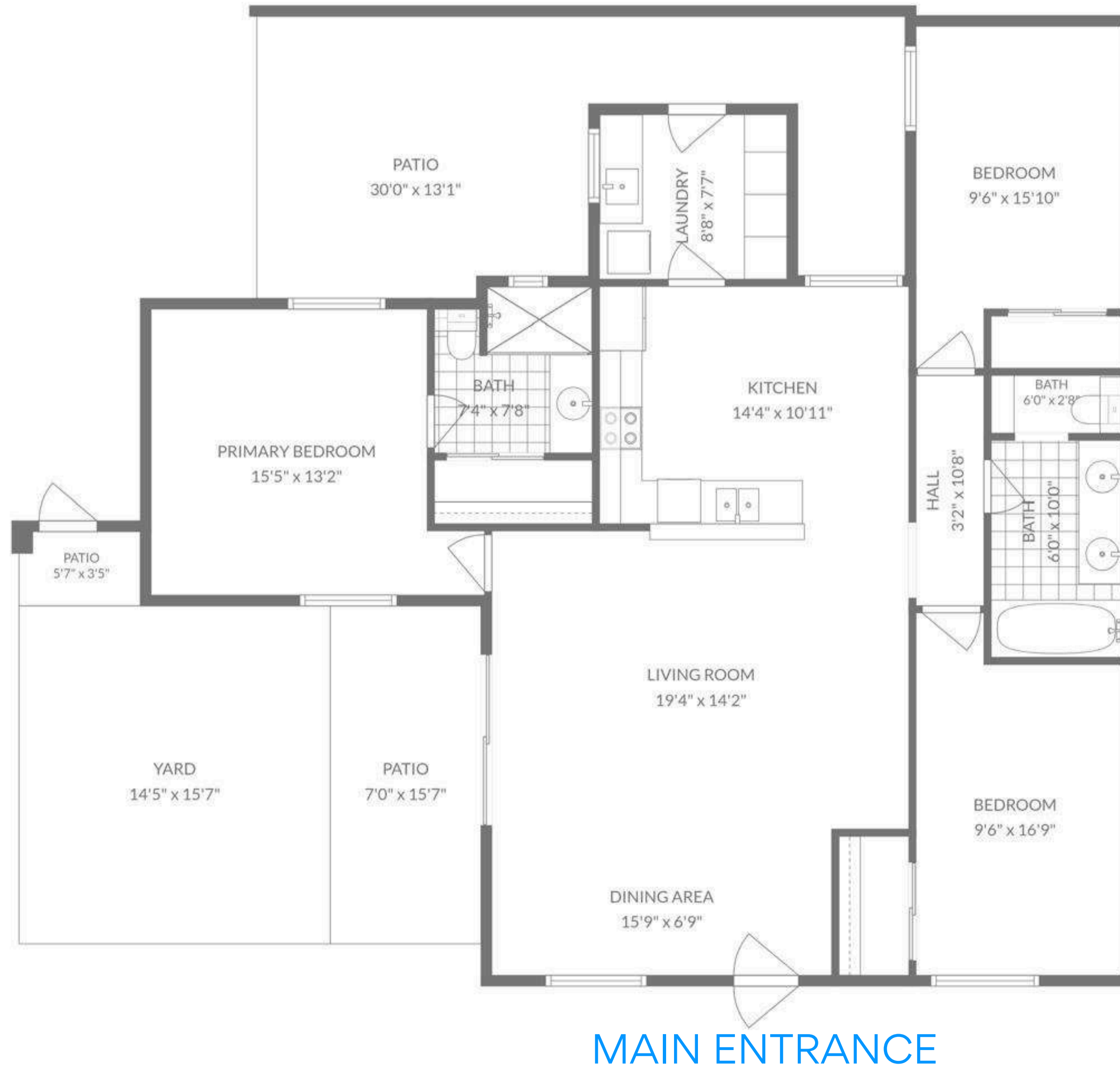
1980/2010
Year Built/ Renovated

CSPD - CASS - STREET
Zoning Code

415-601-15-00
APN

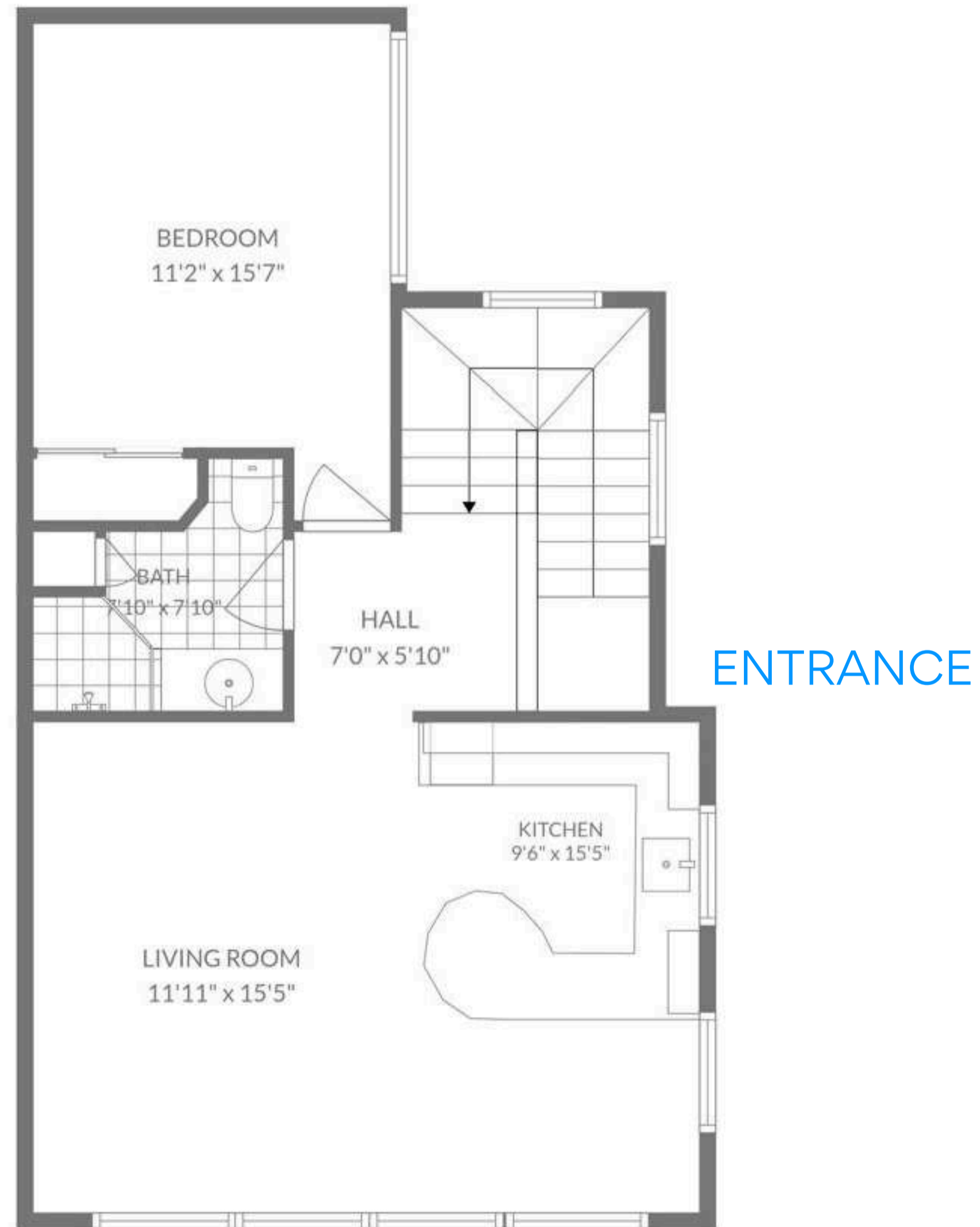
FLOORPLAN

MAIN HOUSE (3BR/2BA)



FLOORPLAN

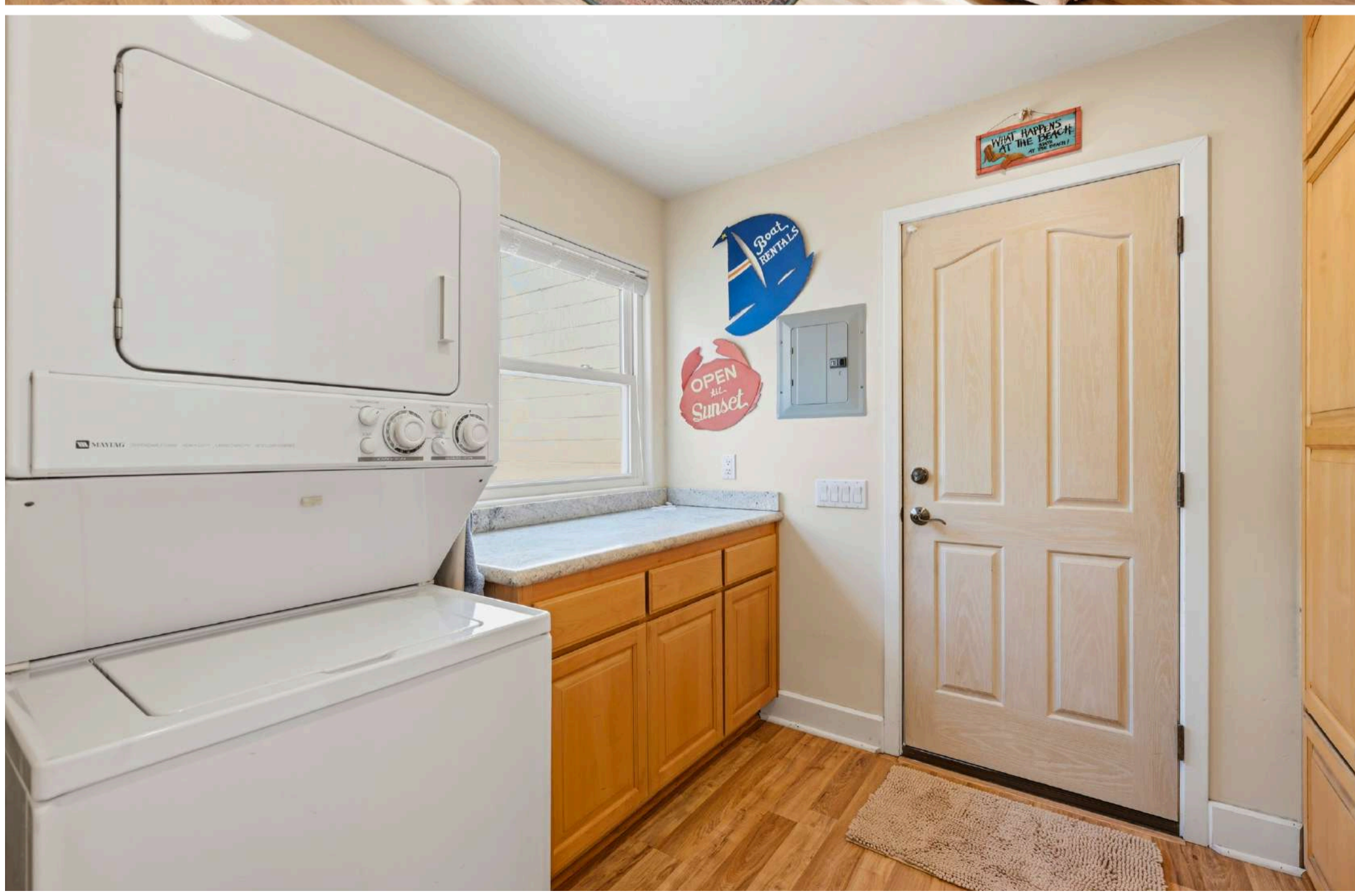
ADU (1BR/1BA)





AMENITIES

- *CENTRALIZED HOUSE VACUUM*
- *TANKLESS WATER HEATERS*
- *DIMMABLE LIGHTS/ SKYLIGHTS*
- *WATER SOFTENER/ REVERSE OSMOSIS*
- *SECURE ELECTRONIC WINDOW SHUTTERS*
- *ROOF WARRANTY*
EXPIRES 2033









PACIFIC BEACH

A Coastal Haven

Pacific Beach—often referred to as “PB” by locals—offers a timeless blend of seaside charm and modern vibrancy. Established in the early 1900s as a resort getaway, PB has evolved into a destination known for its bustling boardwalk, iconic beaches, and energetic nightlife. The laid-back, sun-soaked atmosphere appeals to residents and visitors alike, while a flourishing dining scene and year-round outdoor activities keep the community thriving. For investors, PB’s enduring popularity and steady rental demand present an attractive opportunity to be part of one of San Diego’s most iconic coastal neighborhoods.

NEARBY AMENITIES



Mission Bay

Pacific Beach

Garnet Ave

Felspar St

Cass St

4652 Cass Street

Emerald St

-  #1
-  #2
-  #3
-  #4
-  #5
-  #6
-  #7
-  #8
-  #9
-  #10
-  #11
-  #12
-  #13
-  #14
-  #15
-  #16
-  #17
-  #18

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