



2614-16 Montclair St
San Diego, CA 92116

Listing Package

2614-16 Montclair St

Dear Future Homeowner,

Thank you for taking the time to consider making 2614-16 Montclair Street your new home. This property has been much more than a collection of walls and rooms — it has been a place of creativity, care, and connection. Each detail was thoughtfully chosen with the hope that it would continue to bring warmth and inspiration to everyone who walks through its doors.

The South Park and North Park community is a rare blend of energy and heart. You'll find neighbors who greet you by name, small businesses that know your coffee order, and tree-lined streets that seem to slow life down just enough to remind you what matters most. It's a place where the hum of the city meets the comfort of a true neighborhood — where families grow, friendships deepen, and memories are made in backyards under San Diego's golden sunsets.

Over the years, we've taken great pride in restoring and reimagining each of the three homes on this property. Whether it's the laughter of guests in the private backyard, the scent of a fresh meal from the kitchen, or the quiet mornings enjoyed on the upper balcony, this property has always been a space for connection, reflection, and new beginnings.

As you step into ownership, we hope this home serves as the foundation for your own chapters of joy, growth, and belonging. May the walls continue to echo with laughter, the gardens bloom with care, and the neighborhood welcome you with the same warmth it has always shown us.

With sincere gratitude and best wishes for all that lies ahead,

— The Sellers of 2614-16 Montclair St

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Main House (3 Bed / 2 Bath | Front Unit)

Fully remodeled and move-in ready, the main residence blends open-concept design with high-end finishes. The chef's kitchen showcases stainless steel appliances, gas range, wine fridge, smart refrigerator, and modern cabinetry. The spacious layout flows into the dining and living areas, ideal for entertaining or family living.

The primary suite features a private ensuite bath and walk-in closet, while two secondary bedrooms share a full hall bath. A private fenced backyard offers outdoor dining and lounge space, complemented by two off-street parking spaces and a storage shed.



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Rear Upper Unit (2 Bed / 1 Bath with Garage & Balcony)

Located in a separate structure at the rear of the lot, this elevated unit provides privacy and modern comfort. Highlights include an updated kitchen with stainless steel appliances, bright living area, in-building laundry, and a private balcony. The attached 1.5-car garage offers secure parking and additional storage. Both bedrooms include ample closet space, and the unit enjoys shared access to the backyard patio and BBQ area.



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Rear Lower Unit (Studio / 1 Bath / Kitchenette)

A newly built, light-filled studio offering a modern kitchenette, designer bathroom, queen bed with trundle, and dedicated parking. This space is ideal for short-term rentals, traveling professionals, or extended-stay guests, offering independent access and use of shared outdoor amenities.



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Location Highlights

- ~ 4-7 minutes to both South Park and North Park main streets
- ~ 5 minutes to Balboa Park and the San Diego Zoo
- ~ 12 minutes to Downtown San Diego
- ~ 18 minutes to beaches, SeaWorld, and the airport
- ~ Nestled on a quiet residential street, this address combines the best of urban accessibility and neighborhood tranquility.

Investment Highlights

- ~ Three rentable units generating strong short- or long-term income potential
- ~ Owner-occupant flexibility: live in one unit and rent the others
- ~ Fully remodeled – minimal maintenance and ready for immediate occupancy
- ~ High-demand neighborhood with historically strong rental performance
- ~ Alley access, off-street parking, and private outdoor space for each unit

Final Note

A rare opportunity to own a fully renovated, income-producing property in one of San Diego's most sought-after communities. Whether as a portfolio investment, 1031 exchange, or multi-generational residence, 2614-16 Montclair St offers the perfect blend of location, design, and versatility.

