

Just Listed

3449 Ocean Front Walk
San Diego, CA 92109

OFFERED AT:

\$13,200,000

Rare trophy asset — the only 6-unit, 4-story oceanfront building in Mission Beach with no HOA and white papers for a condo map. This fully rebuilt (2023) property features six identical 2BR/2BA units (~1,100 SF each) on a 30-ft lot, topped by the only true 4th-floor penthouses in MB — offering unmatched views of the ocean, bay, and skyline.

\$2M+ renovation includes new roof, plumbing, electrical, HVAC, impact windows, designer finishes, and glass rail balconies. Each unit has both front and rear balconies; garage fits 8 (non-tandem) cars plus a shared boardwalk-level patio.

Maximize revenue with vacation rentals (pro forma \$760K GSI), preserve STR permits, or activate the condo map to sell individually. With no HOA, no deferred maintenance, and no comparable site left, this is a one-of-a-kind opportunity to own the crown jewel of Mission Beach.

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