

# 4652

CASS STREET  
PACIFIC BEACH, CA 92109

FOR SALE  
RESIDENTIAL  
OPPORTUNITY

LEV MIZAN

Managing Broker  
DRE Lic. #01998777  
C: (619) 888-5343  
Lev@InfinityInvestProp.com

 INFINITY  
INVESTMENT PROPERTIES

Emerald St

Cass St



# TABLE OF CONTENTS

The Opportunity.....3

Property Description.....4

Floorplan.....5-6

Included Amenities.....7

Photos.....8-11

Pacific Beach.....12

Nearby Amenities.....13







# 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 a 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~~  
**\$2,190,000**  
Price

± 2,253 SF  
Building Size

± 3,328 SF  
Lot Size

2  
Units

3  
Parking Spaces

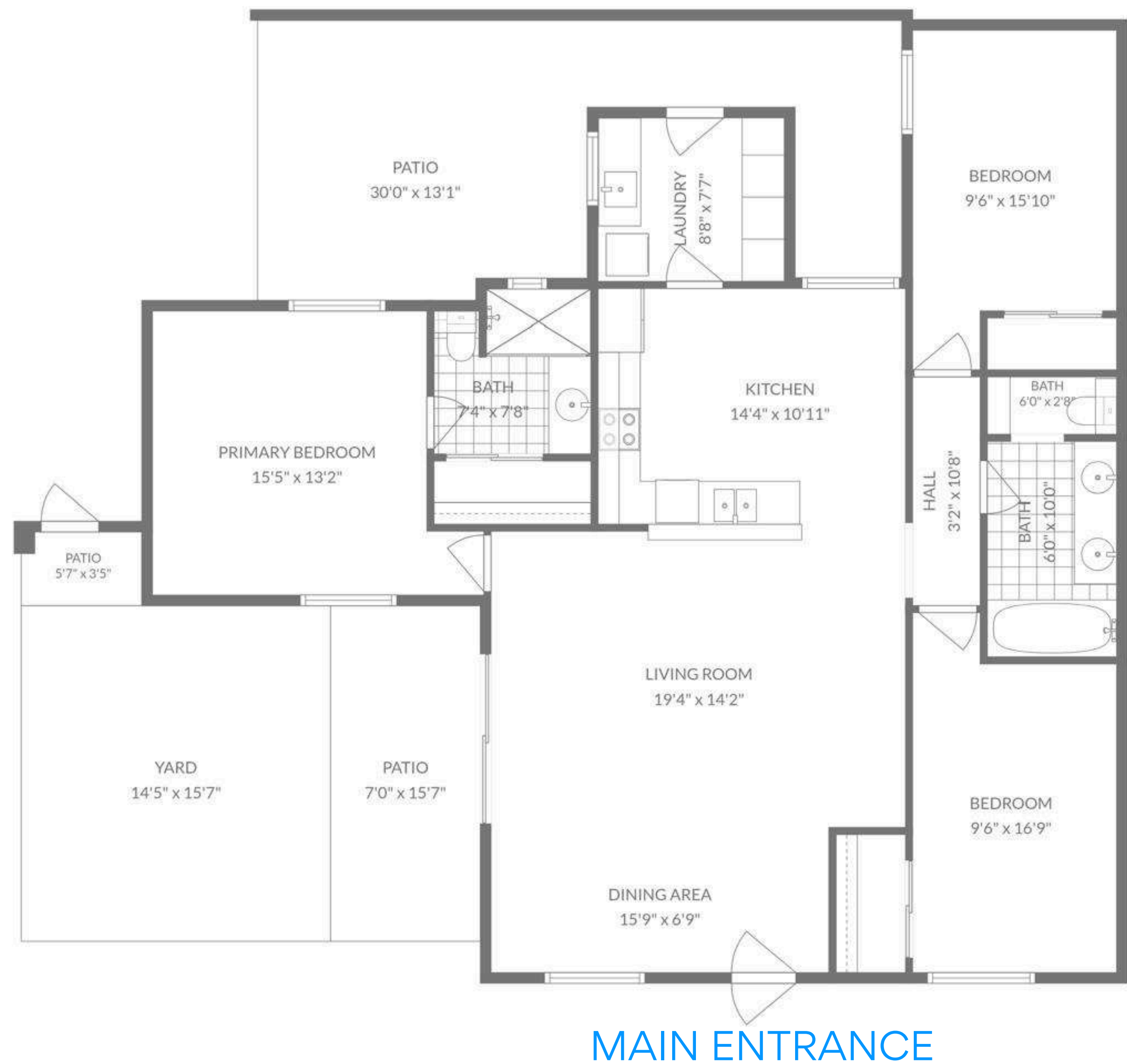
1980/2010  
Year Built/ Renovated

CSPD - CASS - STREET  
Zoning Code

415-601-15-00  
APN

# FLOORPLAN

## MAIN HOUSE (3BR/2BA)



# FLOORPLAN

## ADU (1BR/1BA)



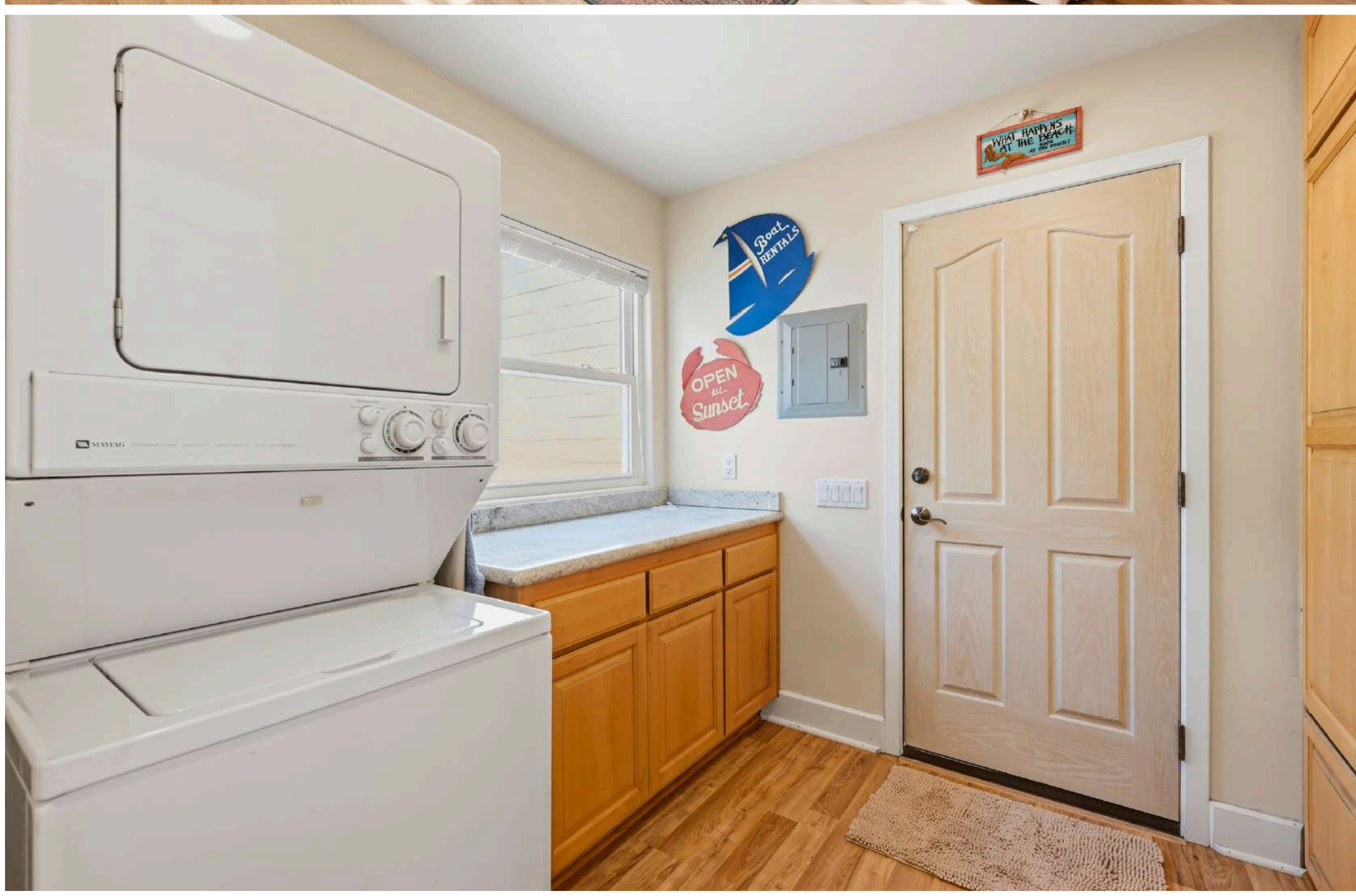


An aerial photograph of a coastal city, likely San Diego, showing a dense residential area with various houses and apartment buildings. In the background, a sandy beach meets the blue ocean under a clear sky. A tall, modern building is visible on the left side of the beach. The foreground shows a street with parked cars and a large building with a flat roof.

# 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 |





**LEV MIZAN**  
**Managing Broker**  
**DRE Lic. #01998777**  
**C: (619) 888-5343**  
**Lev@InfinityInvestProp.com**

Infinity Investment Properties, Inc. All rights reserved. This information has been obtained from sources deemed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Infinity Investment Properties, Inc. and the Infinity Investment Property logo are service marks for Infinity Investment Properties, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Infinity Investment Properties. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.