

SAN DIEGO (HILLCREST), CALIFORNIA
RARE CORNER ASSEMBLAGE
ALONG 5TH AVE RETAIL SPINE

TOTAL LAND SF: 26,933 SF
 COMPLETE COMMUNITIES
 FAR TIER 2: 8.0 FAR

2 blocks from Bankers Hill

FIFTH & PENNSYLVANIA

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THE LINK
 BETWEEN **BANKERS HILL & HILLCREST**



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Located at 3730 Fifth Avenue, just two blocks from Bankers Hill while anchored in Hillcrest — capturing Bankers Hill's premium rent profile alongside Hillcrest's walkable lifestyle and tenant demand.



TRANSIT-ORIENTED INFILL LOCATION

Situated within a Transit Priority Area with immediate access to SR-163 and I-8 and approximately two miles from Downtown San Diego, providing strong regional connectivity.



PREMIER WALKABLE URBAN LOCATION

Walk Score of 96 ("Walker's Paradise") with direct access to Fifth Avenue's retail corridor connecting Hillcrest and Bankers Hill. Steps from dining, grocery, nightlife, Balboa Park, and everyday amenities within one of Uptown's most established neighborhoods.



ADAPTIVE REUSE & REDEVELOPMENT OPTIONALITY

Existing improvements allow for adaptive reuse or phased redevelopment, supported by strong residential demand, limited competing supply, and a highly walkable urban setting ideal for design-forward projects.



HIGH-DENSITY ENTITLEMENT UPSIDE

Recent zoning changes reduced minimum lot area per unit from 400 SF to 200 SF, materially increasing density potential and supporting long-term redevelopment value creation.



COMPLETE COMMUNITIES TIER 2 OVERLAY

CCHS Tier 2 designation allows up to **8.0 FAR**, enabling high-density residential or mixed-use development within a supply-constrained infill corridor.



STRONG DEMOGRAPHIC FUNDAMENTALS

±236,000 residents within three miles, average household income exceeding \$127K, and a young professional renter base driving sustained housing demand.



INFORMATION REQUEST

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