



# 4457-63 NORTH AVE

PRIME UNIVERSITY HEIGHTS REDEVELOPMENT  
CCHS TIER 2: 8.0 FAR | UP TO -56K SF BUILDABLE

### IRREPLACEABLE UNIVERSITY HEIGHTS INFILL LAND POSITION

Irreplaceable University Heights Infill Land Position Located in one of San Diego's most supply-constrained urban neighborhoods, the Property benefits from strong long-term rental demand driven by walkability, proximity to Hillcrest/Bankers Hill, North Park, Balboa Park, and major employment hubs, with limited new competing inventory.

### 8.0 FAR UNDER CCHS TIER 2 OVERLAY (RARE DENSITY ALLOWANCE)

Permits up to 8.0 FAR - among the most generous allowances in San Diego providing significant long-term redevelopment optionality beyond base RM-2-5 zoning.

### TRANSIT PRIORITY AREA (TPA) BENEFITS

TPA designation allows for materially reduced parking ratios, dramatically improving achievable unit yield and development feasibility in a future redevelopment scenario.

### MINIMAL ENTITLEMENT CONSTRAINTS

The parcel has no ESL, no steep hillside, no MHPA, no historic designation, and is located in Flood Zone X (lowest risk), significantly reducing entitlement risk and streamlining potential redevelopment.

### COTTAGE-STYLE LAYOUT WITH EXPANSIVE YARD SPACE

The detached/semi-detached configuration and substantial open green space create a single-family residential feel uncommon in dense infill locations, enhancing tenant desirability and long-term rent stability.

### FOUR ALLEY-LOADED GARAGES (RARE AMENITY)

Rear alley access serves four garage bays - a valuable feature in a parking-constrained submarket that supports tenant retention and potential ancillary income.

### IMMEDIATE VALUE-ADD WITH MARK-TO-MARKET UPSIDE

The existing improvements offer clear renovation and repositioning potential through exterior refresh, interior modernization, and operational optimization, allowing investors to increase rents while maintaining the asset's character.

PRICE:	\$1,650,000
UNITS:	4
RENTABLE SF:	2,188
PARCEL SIZE:	6,999
ZONING:	RM-2-5
PARKING:	4 SINGLE CAR GARAGES

[CLICK FOR MORE INFO](#)

## INFORMATION REQUEST

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