

FOR SALE

FULLY RENOVATED DUPLEX WITH
LARGE REAR LOT FOR
DEVELOPMENT PRICE: \$1,495,000

3961 Georgia Street, San Diego, California 92103





OFFERING OVERVIEW

CBRE is pleased to offer for sale a fully renovated craftsman house and one-bedroom flat with large rear lot for ADU's or high-density new development in Hillcrest, central San Diego's strongest housing market. Located in an Opportunity Zone and Complete Communities Tier 3 with FAR of 6.5. The two existing homes on site are currently rented for \$3,480 and \$2,050 per month. The property is being sold unentitled. Existing third-party reports available upon request.

Hillcrest is central San Diego's premier residential neighborhood offering a vibrant urban lifestyle while still maintaining a sense of tranquility. The area is thriving with new construction along with renovation of existing buildings, offering a unique blend of historic charm and contemporary urban living. Residents are walking distance to top ranked restaurants, parks, trendy cafés, eclectic shops, farmers markets, schools, and entertainment. The community borders Balboa Park, the City of San Diego's preeminent recreational destination. Hillcrest also feature numerous convenient thoroughfares, allowing easy access to Downtown and Mission Valley, along with Hwy 163, I-5, and I-8. As a result, Hillcrest has become a magnet for young professionals, families, and high net worth individuals, making it ideal for real estate investment and development.

INVESTMENT HIGHLIGHTS

- Fully renovated craftsman house and one-bed flat with large rear lot for ADU's or high-density new development
- Walking distance to top ranked restaurants, parks, cafes, shops, farmers market, schools, and entertainment
- Proximity to Balboa Park, Downtown and Mission Valley with convenient access to Hwy 163, I-5, and I-8
- Located in Opportunity Zone and Complete Communities Tier 3 with FAR of 6.5



3961 GEORGIA ST

San Diego, CA 92103

APN:	445-671-07
Lot Size:	6993
Lot Width:	50 FT
Complete Communities:	Tier 3: FAR 6.5
Opportunity Zone:	Yes
Historical Review:	Cleared
Zoning:	RM-3-9
Base Density:	600 SF/DU
Existing Improvements:	Single Family Home + One-Bedroom Flat
Existing Income:	House \$3,395 & \$1,950 Per Month
Entitlements:	None



For Sale

CONTACT:

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