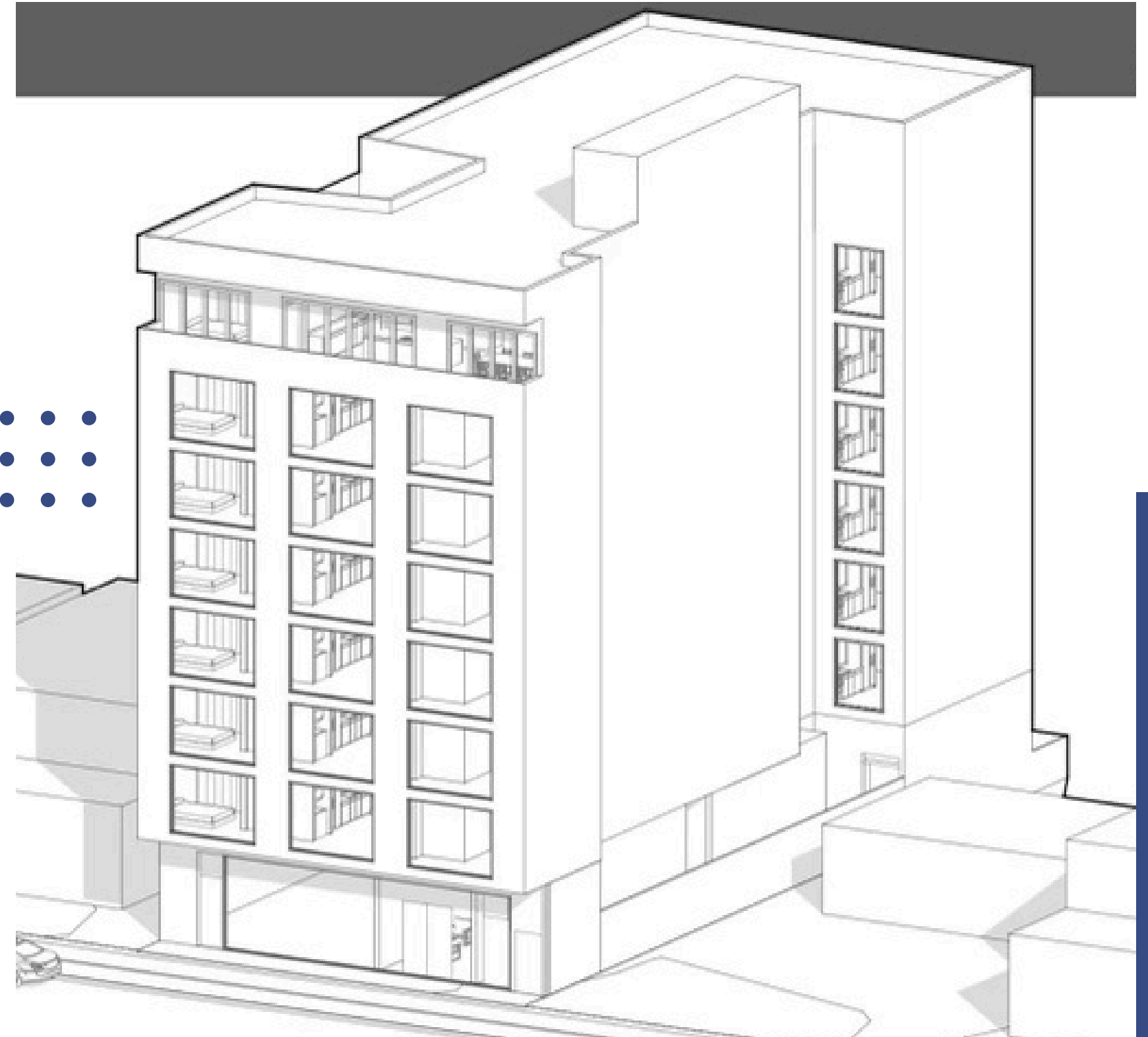


Drawing Only | Not Submitted

# HILLCREST DEVELOPMENT OPPORTUNITY

**TIER 2 (FAR 8.0)**

**3383 8th Ave San Diego, CA 92103**



**8,411 SQ FT Lot**



Lanz Correia  
(619) 564-6355  
DRE #01883404





# THE AREA

Prime location for ground-up development in the heart of Hillcrest. This rare 8,411 sq. ft. property is ideally situated in one of the most walkable neighborhoods, just a block from Whole Foods and three blocks from Trader Joe's and Ralphs. Steps away, you'll find Better Buzz Coffee, with over 30 cafes, restaurants, and shops within a five-block radius. The area also boasts fitness centers, a movie theater, and Scripps Mercy Healthcare, offering everything this vibrant community needs.

## Hillcrest Development Site

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(619) 564-6355

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## One of the hottest districts in SoCal!



# DEVELOPMENT SITE

TIER 2 (FAR 8.0) | CC-3-8

\$3,000,000

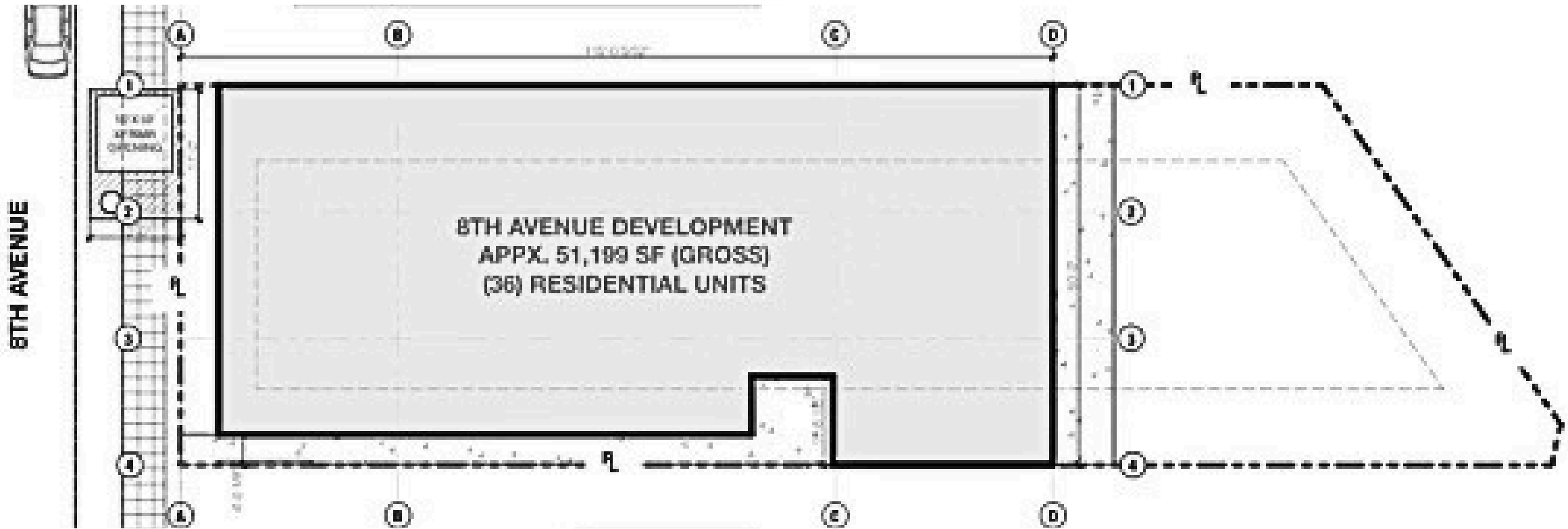
Development Opportunity. Zoning CC-3-8 & Overlays suggests the ability to build 30+ units. Historic has already been cleared! Value in land and for potential development. Buyer to verify all information. Topo Map and Conceptional design available for review.

🏠 Currently a Single Family Home with tenant until December 2025

🏠 8,411 sq ft lot

🏠 Hillcrest

APN #452-093-25-00

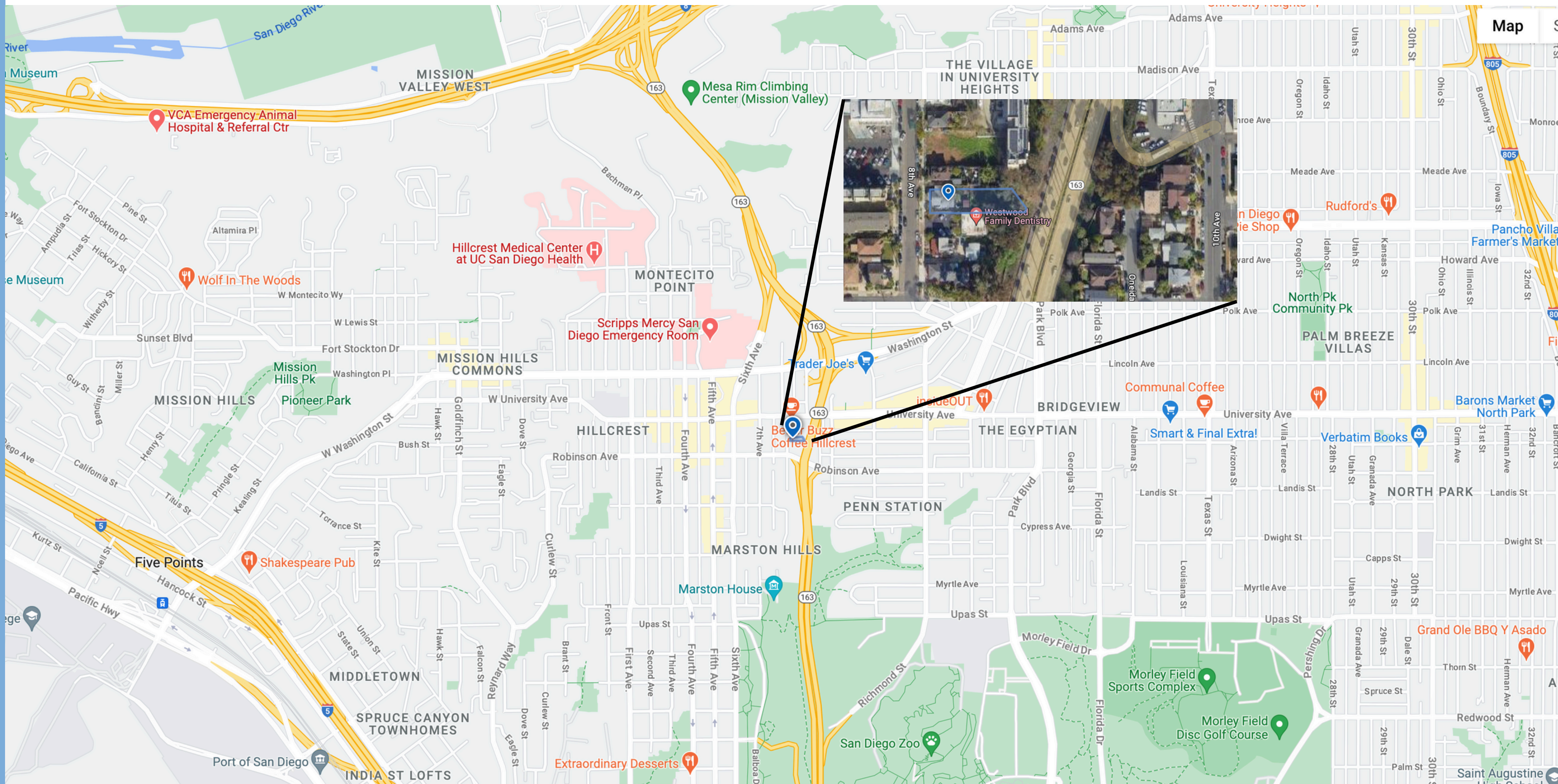


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# WALK SCORE 96!

1 MILE AVG HOUSEHOLD  
INCOME: \$109,486

"Hillcrest is a hub for the LGBTQ community in San Diego, but in recent years, the neighborhood also has blossomed into a foodie retreat with a number of new restaurants opening."

*San Diego Union Tribune*

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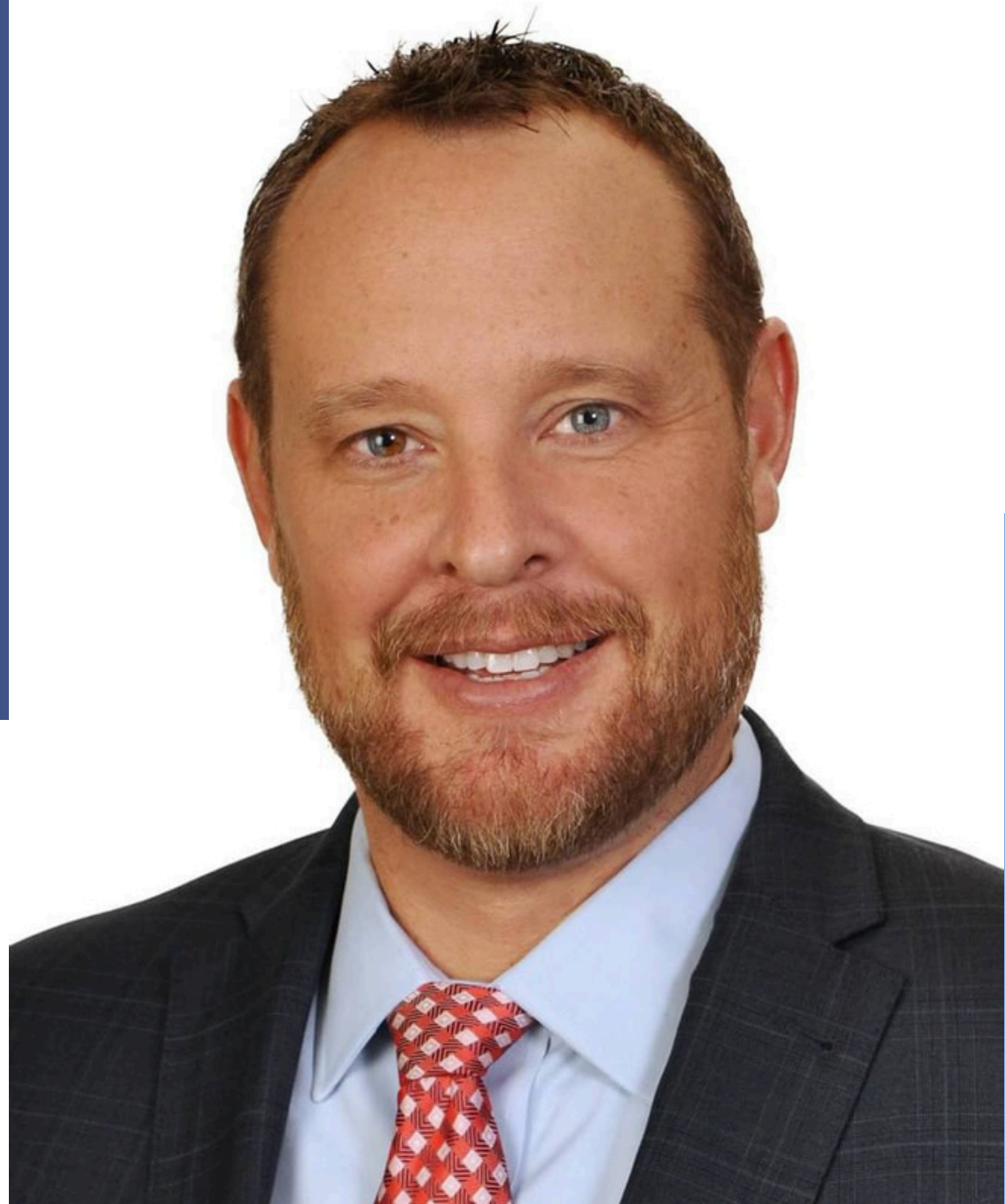
# COMPLETE COMMUNITIES

The purpose of these regulations is to provide a floor area ratio based density bonus incentive program for development within Transit Priority Areas (defined as within .5 mile of a major transit stop). These regulations materially assist in providing adequate housing for all economic segments of the community and to encourage use of mobility alternatives through the construction of neighborhood serving infrastructure amenities. By adding density near public transit, the Complete Communities initiative encourages walking, biking and use of transit and is critical to the City's Climate Action Plan goal to reduce greenhouse gas emissions.

For more information please visit <https://www.sandiego.gov/complete-communities>







*Call Me!*

## Lanz Correia

(619) 564-6355

[lcorreia@correiagroup.com](mailto:lcorreia@correiagroup.com)

DRE #01883404

Hillcrest Development Site

