



# North Park Premier Development Site

**3953-3961 Oregon St.**

14,000 SF  
SAN DIEGO, CA



## NORTH PARK PREMIER SITE

### The Offering

Opportunities to acquire prime sites for ground up development within the walkable district of North Park are rare. This 14,000sf site is only 4 blocks west of the main intersection of 30th & University. There are 40 cafes, restaurants and tasting rooms within a 5 block walk. This is your chance to help define the future of North Park.

**overview**



One of the hottest real estate markets & hippest neighborhoods in the nation

## NORTH PARK PREMIER SITE

**+/-14,000 SF** of land 100x140' (2 contiguous 7,000sf parcels) with alley access

**Price: \$4,050,000**

**Price PSF Land: \$289**

**Zoned: RM 3-9**

**Complete Communities: Tier 3 (FAR 6.5)**

**Parking: No parking is required** per the Municipal Code to develop the parcels as multi-family residential if proper incentives are used. Consult your architect for all feasibility matters.

**APN's: 445-711-06,07**

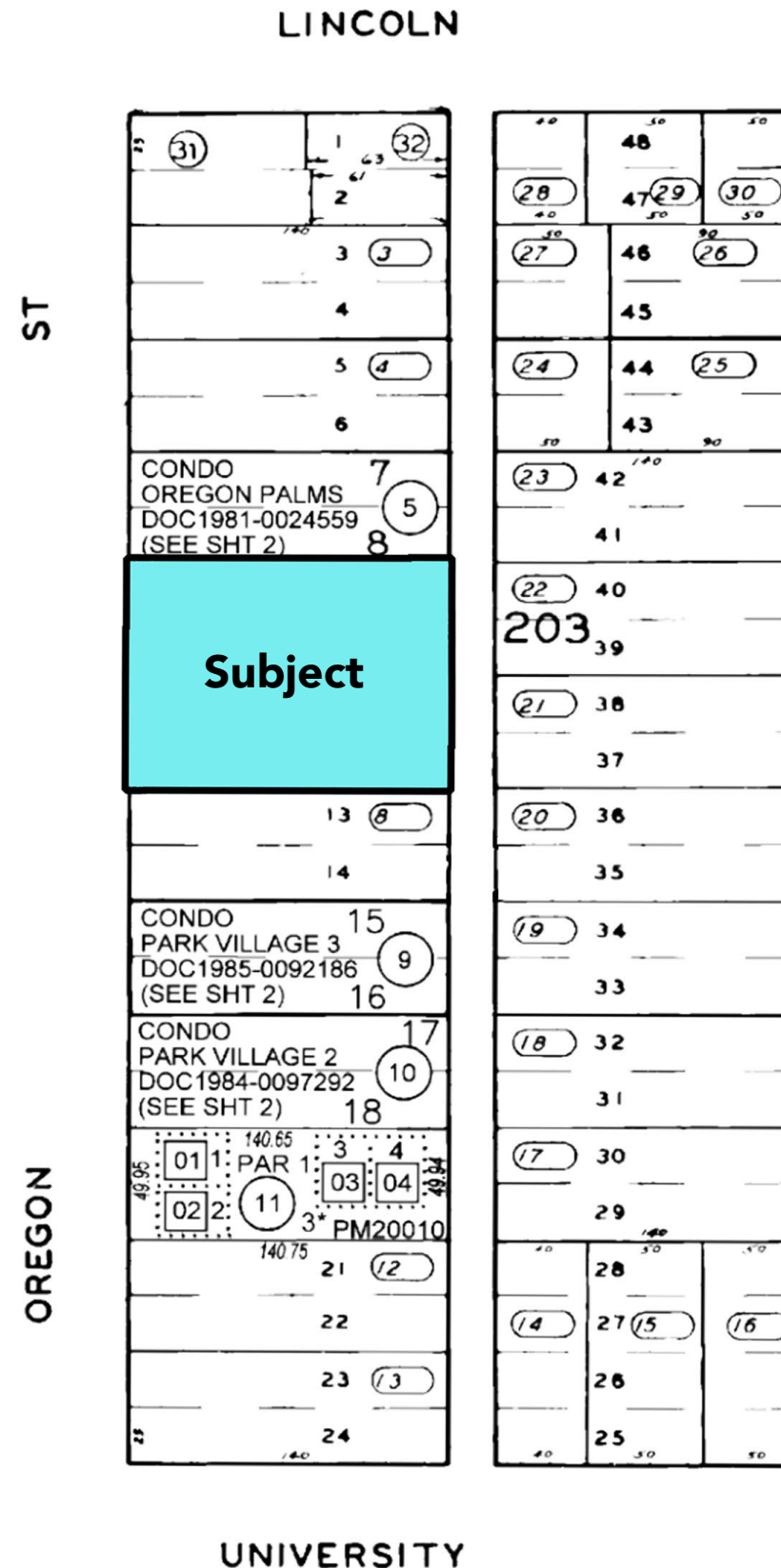
**Historical: Cleared, contact broker**

**Topography: Flat**

**In Place: 3953 Oregon** is a 1,286 SF 3BR 1BA Home

**3957 Oregon** is a 3BR 1.5 BA with a duplex off of the alley (both 1BR, 1BA). Total SF is 2,208

# details





### 4033 30th St.

14,000 SF

\$4,600,000 (\$328 PSF)

Zoned CC3-6 + Complete Communities Tier 3

Sold November 2022



### 1601 University Ave.

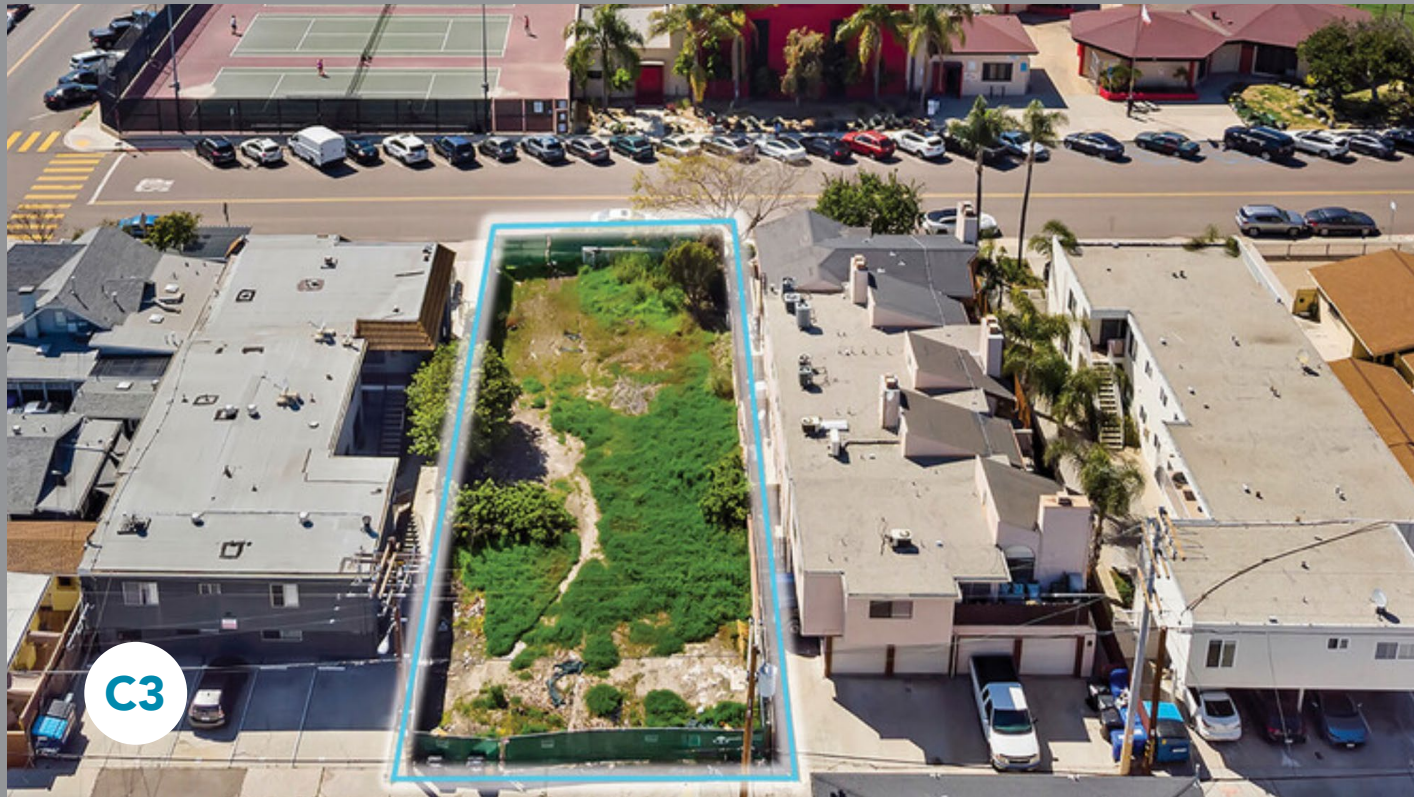
17,830 SF

\$8,500,000 (\$477 PSF)

4 parcels

Zone CC3-8 + Complete Communities Tier 2

Sold November 2023



## 4015 Idaho

7,000 SF of Land

\$2,250,000 (\$321 PSF)

1 parcel

Zoned RM3-9 / Complete Communities Tier 3

Sold October 2023



## 2747 University Ave.

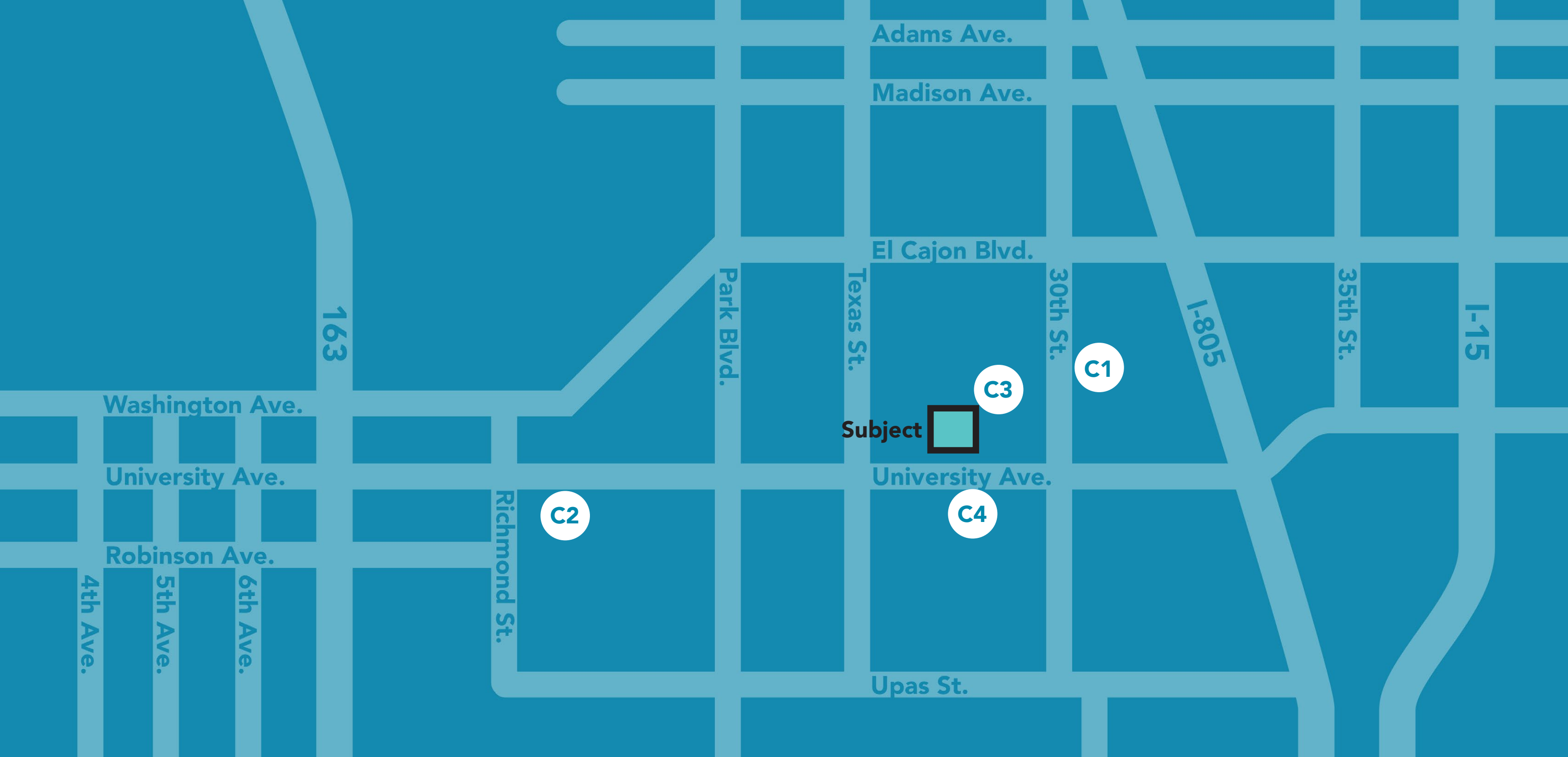
17,250 SF of Land

\$6,050,000 (\$351 PSF)

2 parcels

Zoned CN 1-5/ RM3-8 + Complete Communities Tier 3

Sold July 2024



# location

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## NORTH PARK PREMIER SITE

“North Park might not be near the beach, but it has become one of the most sought-after areas to live for families and renters.”

*San Diego Union Tribune*  
-April 17th, 2022

region



## NORTH PARK PREMIER SITE

### 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>

# area





## NORTH PARK PREMIER SITE

“30th Street in North and South Park is easily the Nation’s best beer boulevard”

*Mens Journal*

“(North Park is) Pulsing with Eclectic-ricity”

*New York Times*

“#13 Best Hipster

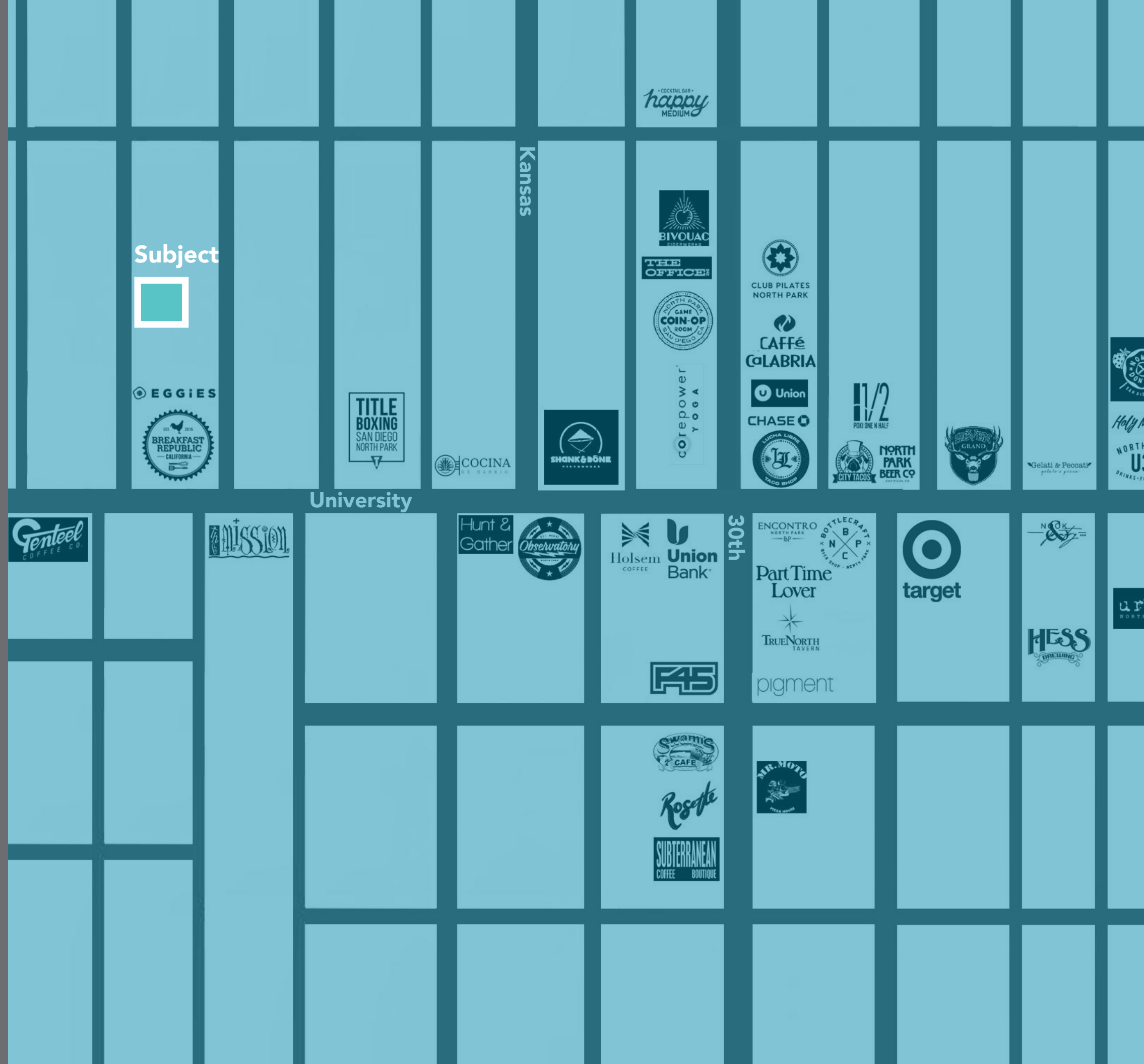
Neighborhood in the Nation”

*Forbes*

“The area is overflowing with a thriving beer scene, cool eateries, and seriously hip boutiques”

*San Diego Magazine*

# area



## NORTH PARK PREMIER SITE

**"Millenials are Flocking to North Park.** They are the largest group of home buyers and more than a quarter of households are between the ages of 25 and 34."

*CNN Money - 10 Zip Codes in the nation where "Homes are Selling like Crazy"*

**"Its (North Park's) anchor is 30th Street and University Avenue,** where you'll find craft beer, sushi, taquerias, brunch spots, live music at North Park Observatory, thrift shops, and cafés - all with a hipster touch."

*San Diego Magazine*

area



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**Nate Benedetto** 760.213.9973  
CA Lic. #01436440

[nate@nextwavecommercial.com](mailto:nate@nextwavecommercial.com)

Next Wave Commercial San Diego, CA 92110  
1167 Morena Blvd. CA Lic. #02010077

[nextwavecommercial.com](http://nextwavecommercial.com)

**contact**

