

Site Analysis

The following chart summarizes the salient characteristics of the subject site.

SITE SUMMARY AND ANALYSIS		
Physical Description		
Gross Site Area	1.50 Acres	65,340 Sq. Ft.
Net Site Area	1.50 Acres	65,340 Sq. Ft.
Primary Road Frontage	Kettner Blvd.	347 Feet
Secondary Road Frontage	India Street	306 Feet
Additional Road Frontage	E. B Street	197 Feet
Excess Land Area	None	n/a
Surplus Land Area	None	n/a
Shape	Irregular	
Topography	Level	
Primary Traffic Counts (24 hrs.)	Kettner Blvd 6,226	@ B Street Year: 2022
Secondary Traffic Counts (24 hrs.)	India Street 5,748	@ B Street Year: 2021
Zoning District	CCPD-CORE	
Flood Map Panel No. & Date	06073C1883H	20-Dec-19
Flood Zone	Zone X	
Adjacent Land Uses	Residential, retail, office, hotel, train depot	
Earthquake Zone	Yes	
Comparative Analysis		Rating
Visibility		Average
Functional Utility		Assumed adequate
Traffic Volume		Average
Adequacy of Utilities		Assumed adequate
Landscaping		Average
Drainage		Assumed adequate
Utilities		Adequacy
Water	San Diego Water District	Yes
Sewer	San Diego Sewer District	Yes
Natural Gas	SDG&E	Yes
Electricity	SDG&E	Yes
Telephone	Various	Yes
Mass Transit	Metropolitan Transit Authority	Yes
Other		Unknown
	Yes	No
Detrimental Easements		X
Encroachments		X
Deed Restrictions		X
Reciprocal Parking Rights		X
Source: CBRE, Tax Assessor, Borrower, FEMA		

INGRESS/EGRESS

Ingress and egress is available to the site from Kettner Blvd., India Street, and E. B Street.

Kettner Blvd., at the subject, is a north/south thoroughfare that has a dedicated width of 76 feet and is improved with three southbound lanes and one northbound lane. Current street improvements include asphalt paving, street lighting, curbs, gutters, sidewalks and drainage. Street parking is permitted.

India Street, at the subject, is a one-way northbound thoroughfare that has a dedicated width of 76 feet and is improved with three lanes of traffic. Current street improvements include asphalt paving, street lighting, curbs, gutters, sidewalks and drainage. Street parking is permitted.

E. B Street, at the subject, is an east/west street that has a dedicated width of 80 feet and is improved with one lane of traffic in each direction. Current street improvements include asphalt paving, street lighting, curbs, gutters, sidewalks and drainage. Street parking is permitted.

ENVIRONMENTAL ISSUES

CBRE, Inc. is not qualified to detect the existence of potentially hazardous material or underground storage tanks which may be present on or near the site. The existence of hazardous materials or underground storage tanks may affect the value of the property. For this appraisal, CBRE, Inc. has specifically assumed that the property is not affected by any hazardous materials that may be present on or near the property.

EASEMENTS AND ENCROACHMENTS

A preliminary title report was not provided for review. Our inspection of the subject did not reveal any apparent encroachments that negatively impact the value of the subject. For the purposes of our analysis, we have assumed that the subject is free of any encroachments that would adversely impact the use, marketability, or value of the subject site.

EARTHQUAKE

All properties in the State of California are subject to some degree of seismic risk. The Alquist-Priolo special Studies Zone Act of 1972 was enacted by the State of California to regulate development near active earthquake faults. The Act required the State Geologist to delineate "special studies zones" along known active faults in the State of California. Cities and Counties affected by the identified zones must limit certain development projects within the zones unless geologic investigation demonstrates that the sites are not threatened by surface displacement from future faulting. According to "Fault-Rupture Hazard Zones in California" published in 1992 by the State of California Department of Conservation, Department of Mines and Geology, the subject is within an area affected by the Alquist-Priolo Special Studies Zone Act. Related development limitations, therefore, may apply.



SOILS

A soils report was not provided during the course of this assignment. CBRE assumes the site is free of adequate load bearing capacity to support the highest and best use of the subject site.

TOPOGRAPHY AND DRAINAGE

It is an assumption of this report that the surface drainage from the subject is oriented towards the existing thoroughfares and drainage facilities. It is assumed to have adequate surface drainage. During our inspection of the site, we observed no drainage problems and assume that none exist.

ADJACENT PROPERTIES

The adjacent properties are summarized as follows:

- North: TREO at Kettner (ground floor retail with upper floor apartment units)
- South: One American Plaza (34-story, 625,800 SF office building)
- East: The Guild Hotel, Columbia Plaza (office/retail)
- West: Santa Fe Train Depot

CONCLUSION

The subject property is a mixed-use retail/residential site located in the city of San Diego. The subject site is characterized as being rectangular shaped with level topography. Based on our inspection of the site, it is determined that the subject site is suitable for a mixed-use retail/hotel/residential development.