

MULTIFAMILY FOR SALE

3655-63 6TH AVE

3655-63 SIXTH AVENUE, SAN DIEGO, CA 92103



FOR SALE: \$2,279,000

**KW COMMERCIAL**  
810 Jamacha Rd. Suite 102  
El Cajon, CA 92019



PRESENTED BY:

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## PROPERTY DESCRIPTION 3655-63 SIXTH AVENUE

### Property Summary

Building SF:	<b>2,428</b>
Lot Size:	<b>6,313 SF</b>
Price:	<b>\$2,279,000</b>
Year Built:	<b>1927</b>
Zoning:	<b>RM 3-9</b>
APN#	<b>452-291-04-00</b>

Located in the heart of Hilcrest. This property has never been on the market and has been owned with the same family since it was built in 1927. Very rare opportunity for redevelopment in San Diego's most desirable neighborhood. Located blocks away from hospitals, balboa park, and downtown. Zoned RM 3-9 that allows residential of 1/600 sqft with 10 max number of dwelling units. Built in 1927, 1 two bed one bath house and 4 bungalows.

Complete Communities Housing Solutions (CCHS) FAR Tier 2:8.0 FAR

Complete Communities Mobility Choices (CCMC) Mobility Zone 2 Sustainable Development Area (SDA)

Transit Priority Area

All units are vacant

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PHOTOS  
3655-63 SIXTH AVENUE

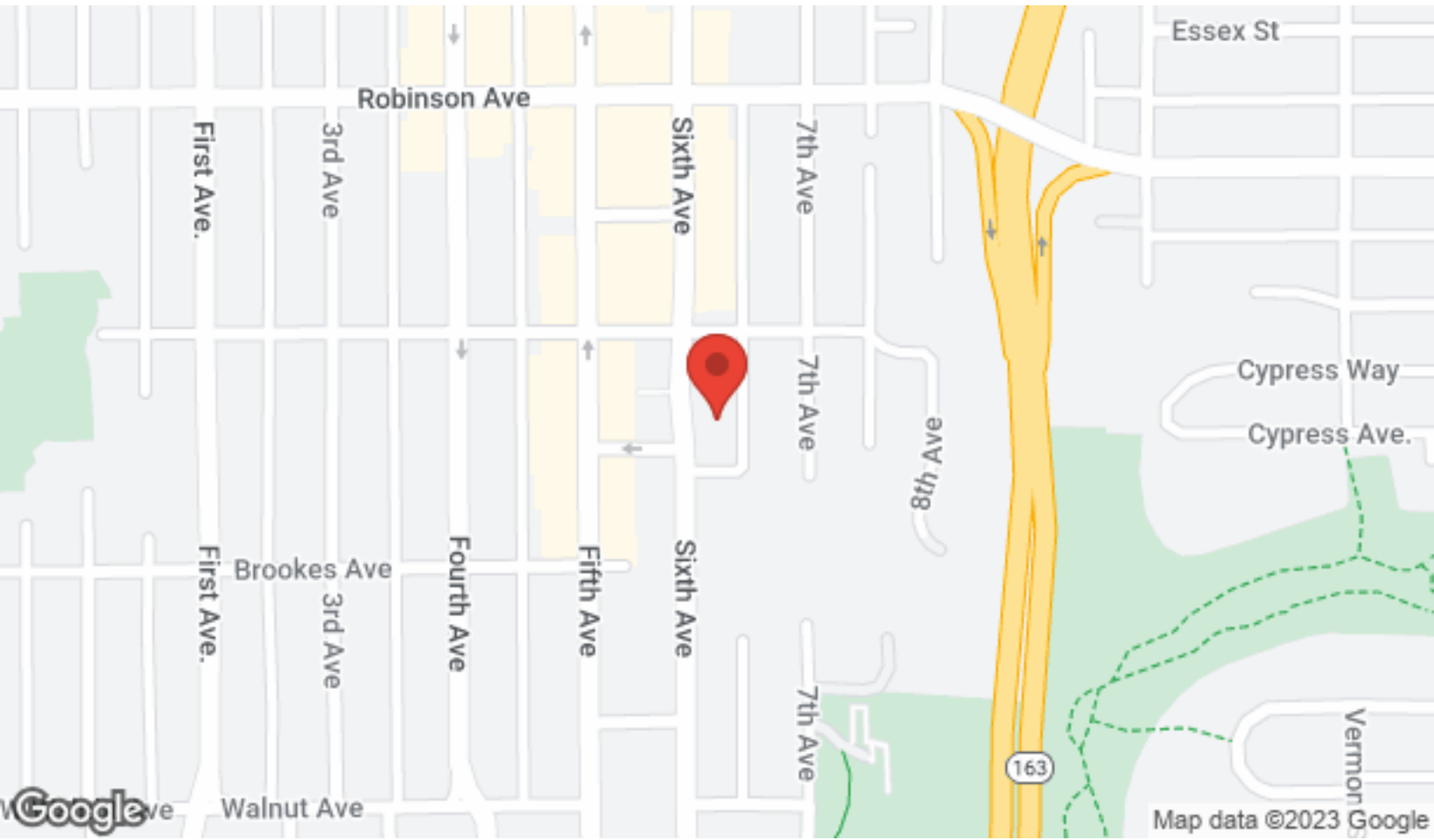


PHOTOS



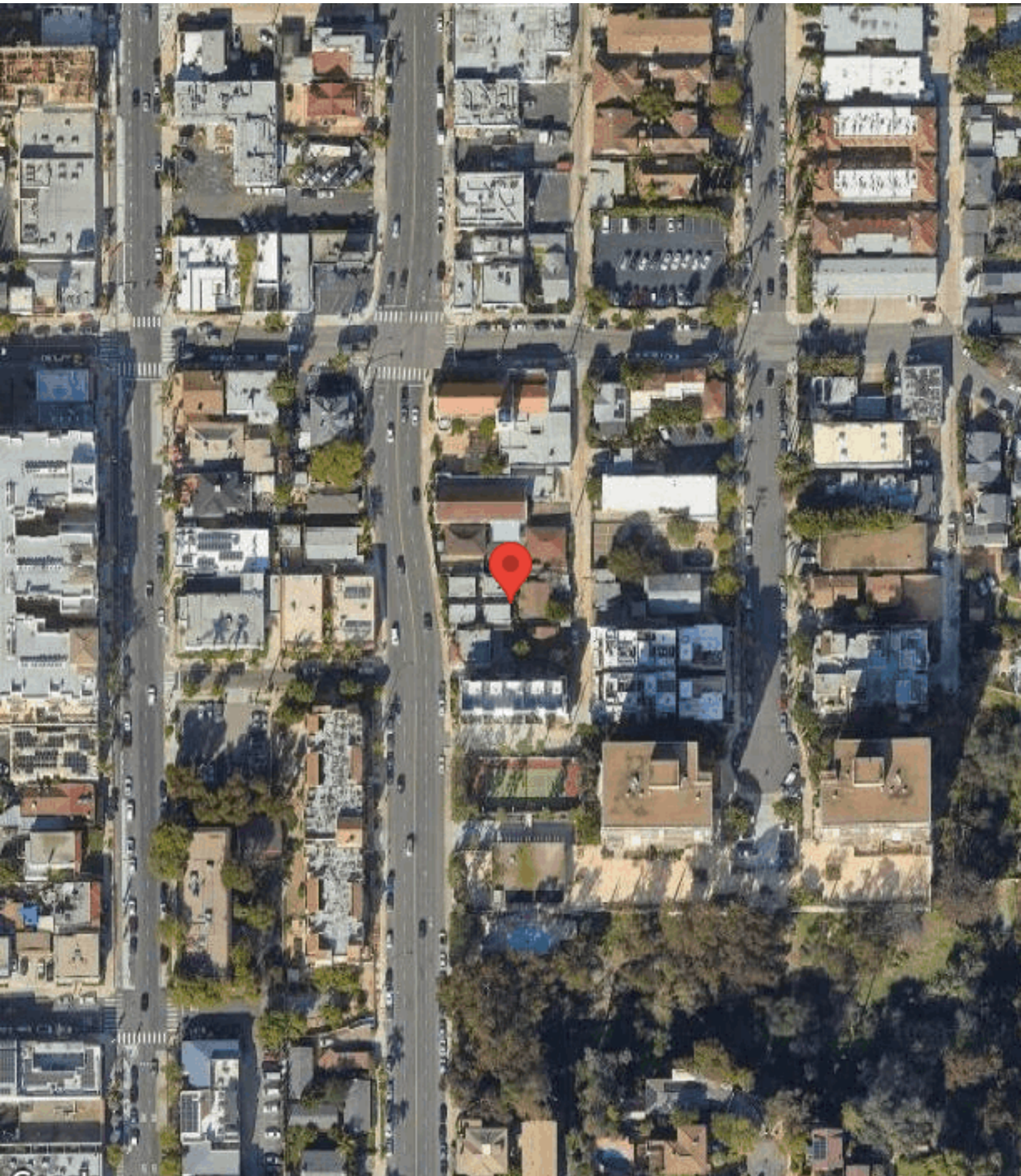
# LOCATION MAPS

3655-63 SIXTH AVENUE



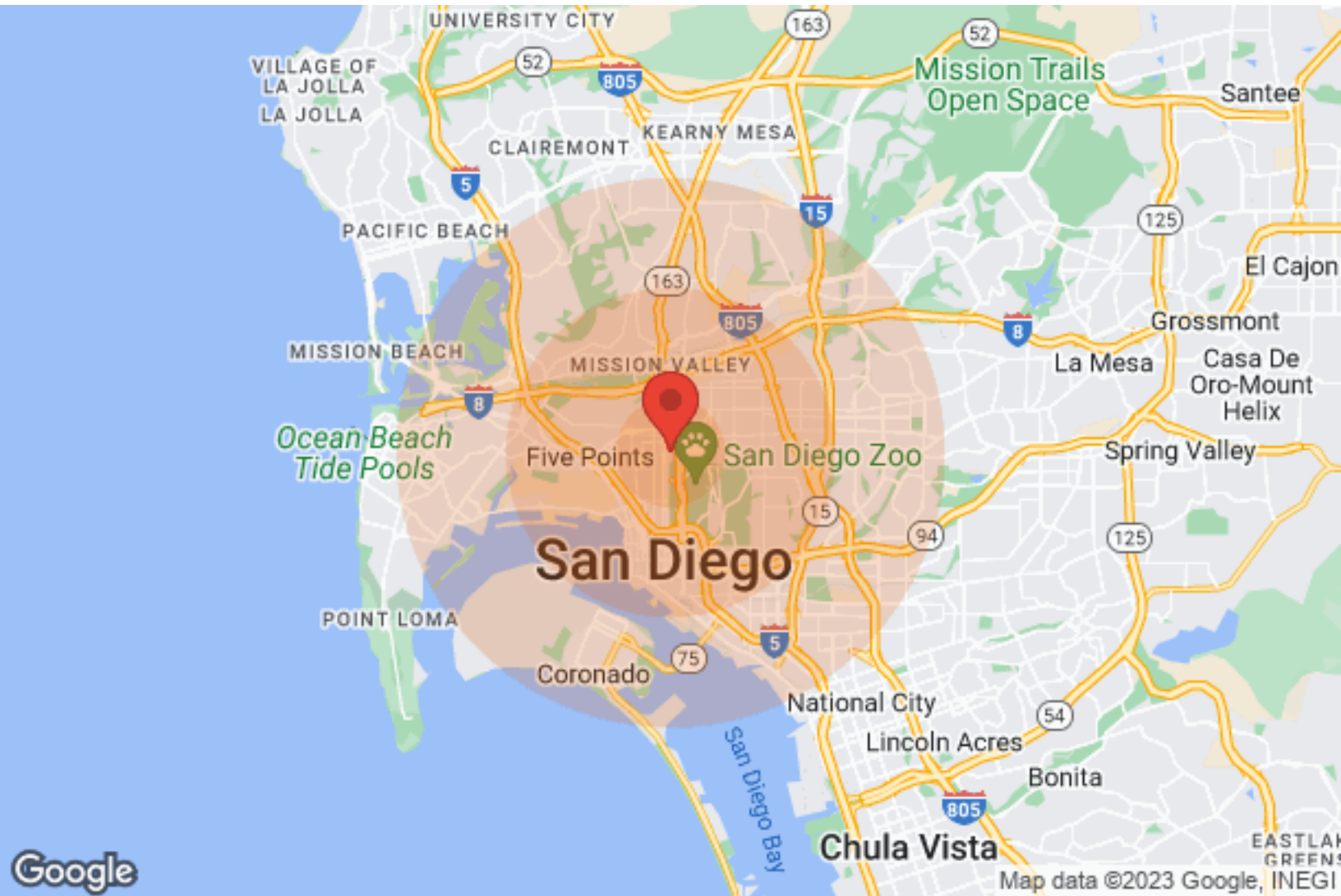
# AERIAL MAP

3655-63 SIXTH AVENUE



# DEMOGRAPHICS

3655-63 SIXTH AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	14,041	111,042	264,138
Female	12,722	99,670	250,013
Total Population	26,763	210,712	514,151

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,485	29,639	93,415
Ages 15-24	914	16,317	55,272
Ages 25-54	13,993	104,506	239,353
Ages 55-64	4,077	28,334	58,824
Ages 65+	5,294	31,916	67,287

Race	1 Mile	3 Miles	5 Miles
White	22,685	141,680	304,414
Black	541	11,938	36,093
Am In/AK Nat	25	363	1,185
Hawaiian	6	171	583
Hispanic	4,096	70,173	204,672
Multi-Racial	4,444	88,100	257,170

Income	1 Mile	3 Miles	5 Miles
Median	\$54,859	\$50,171	\$50,386
< \$15,000	1,935	15,195	28,286
\$15,000-\$24,999	1,422	11,350	23,684
\$25,000-\$34,999	1,502	10,061	21,073
\$35,000-\$49,999	2,502	14,799	30,147
\$50,000-\$74,999	2,983	17,870	36,152
\$75,000-\$99,999	2,090	11,468	24,062
\$100,000-\$149,999	1,859	10,783	22,224
\$150,000-\$199,999	700	3,954	8,421
> \$200,000	800	4,178	7,972

Housing	1 Mile	3 Miles	5 Miles
Total Units	18,076	114,566	227,771
Occupied	16,856	104,053	209,015
Owner Occupied	4,792	30,445	73,162
Renter Occupied	12,064	73,608	135,853
Vacant	1,220	10,513	18,756

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