



# 43<sup>RD</sup> ST

## MID-CITY SAN DIEGO

POTENTIAL 43 UNIT PROJECT | VACANT LAND | 6,969 SF



# PROPERTY SUMMARY

<b>Location</b>	3328 43rd St., San Diego, CA 92105
<b>APN</b>	476-092-19
<b>Acreage</b>	0.16 acres
<b>Existing Property Description</b>	Vacant Land
<b>Proposed Project Description</b>	43 unit project 2 VLA / 1 LA / 2 Moderate / 38 Market Avg. unit SF 476 (15 studios / 20 1-bed / 8 2-bed) (50' wide x 141.21' deep)
<b>Proposed Project Additional Info</b>	Project has been initially reviewed by the City of San Diego ( <a href="#">Click Here</a> )
<b>Municipality</b>	City of San Diego
<b>Zoning</b>	R-3 Medium Density Residential 1 DU/ 100 SF
<b>School District</b>	San Diego Unified
<b>Community Plan</b>	Fairmount Village neighborhood Mid-City: City Heights Community Plan
<b>Complete Communities</b>	Tier 3   FAR 6.5
<b>Transit</b>	Parking Standards Transit Priority Area (PSTPA) Transit Priority Area (TPA) Affordable Housing Parking Demand: High
<b>Fire</b>	Very High Fire Severity Zone 100 ft. Setback - Brush Management

# PROJECT DETAILS

**POTENTIAL PROJECT DESCRIPTION**

43-Unit Project  
 2 VLA/ 1 LA / 2 Moderate / 38 Market  
 Avg Unit SF of 476  
 15 Studios / 20 One Bedroom / 8 Two Bedroom  
 50' Wide x 141.21' Deep  
 Project has been initially reviewed by the City of San Diego



1) Seller has studied a 43-Unit project and received initial feedback from the City of San Diego ([Click Here](#)). That project is designed for 38 market rate units + 2 moderate + 1 low + 2 very low affordable units. The mix is suggested with 15 studios, 20 one-bedrooms, and 8 two-bedrooms with an average unit size of 476 SF.

2) If approached as a “for-sale” project, the site could accommodate a potential of 5 narrow townhome units. This yield does not trigger an inclusionary requirement.

# SITE PLAN

## 1st FLOOR



## 2nd - 5th FLOORS



# SITE PLAN | 43RD ST



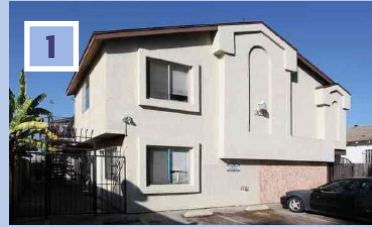
# AERIALS | SOUTH FACING



# AERIALS | NORTH FACING



# APARTMENT RENTAL COMPS



3770 42nd St.	
ZIP CODE	92105
YEAR BUILT	1986
AVG UNIT SIZE	492 SF
ACRES	0.76
# OF UNITS	10
EFFECTIVE RENT	\$1,873
PP SQ FT	\$3.81



3845-3855 Chamoune Ave	
ZIP CODE	92105
YEAR BUILT	1971
AVG UNIT SIZE	474 SF
ACRES	0.74
# OF UNITS	22
EFFECTIVE RENT	\$1,736
PP SQ FT	\$3.66



4355 46th St.	
ZIP CODE	92115
YEAR BUILT	1986
AVG UNIT SIZE	555 SF
ACRES	0.44
# OF UNITS	20
EFFECTIVE RENT	\$1,962
PP SQ FT	\$3.54



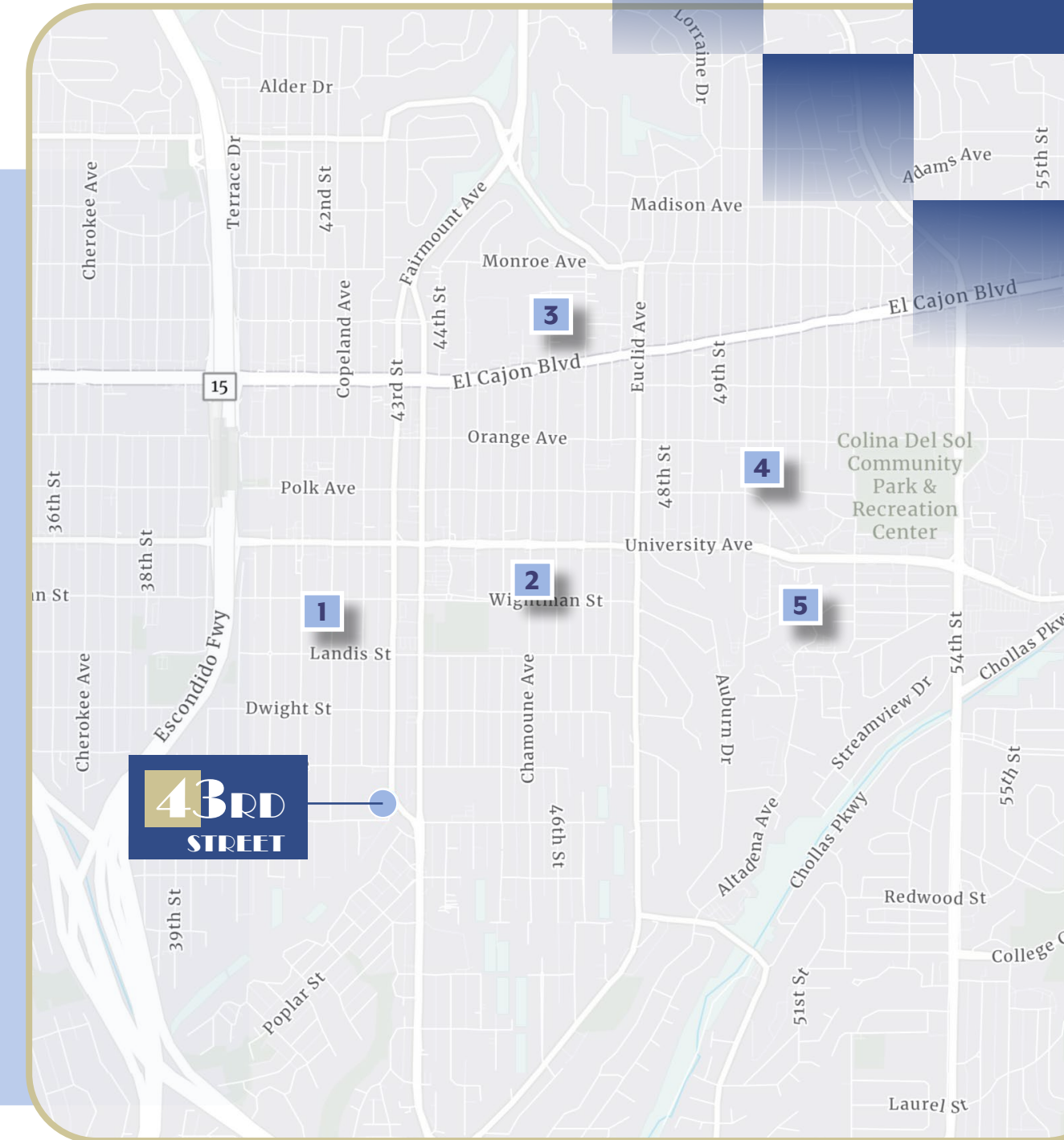
4138 50th St.	
ZIP CODE	92105
YEAR BUILT	1970
AVG UNIT SIZE	450 SF
ACRES	0.29
# OF UNITS	10
EFFECTIVE RENT	\$1,931
PP SQ FT	\$3.75



5048 Wightman St.	
ZIP CODE	92105
YEAR BUILT	1978
AVG UNIT SIZE	455 SF
ACRES	0.36
# OF UNITS	20
EFFECTIVE RENT	\$1,689
PP SQ FT	\$3.71

## AVERAGES

# of Units: 16 ■ Effective Rent: \$1,838 ■ Unit Size: 485 SF ■ PPSF: \$3.69



# RESALE COMPS



2809 47th St.

SQ. FT.	1,100
BED/BATH	3/2
YEAR BLT	1982
SOLD PRICE	\$500,000
PP SF	\$454.55
HOA FEE MO.	\$330
SOLD DATE	11/5/2025



2877 47th St.

SQ. FT.	1,093
BED/BATH	3/3
YEAR BLT	1982
SOLD PRICE	\$530,000
PP SF	\$484.90
HOA FEE MO.	\$290
SOLD DATE	10/16/2025



2859 Menlo Ave.

SQ. FT.	882
BED/BATH	2/2
YEAR BLT	1979
SOLD PRICE	\$580,000
PP SF	\$657.60
HOA FEE MO.	\$0
SOLD DATE	11/12/2025

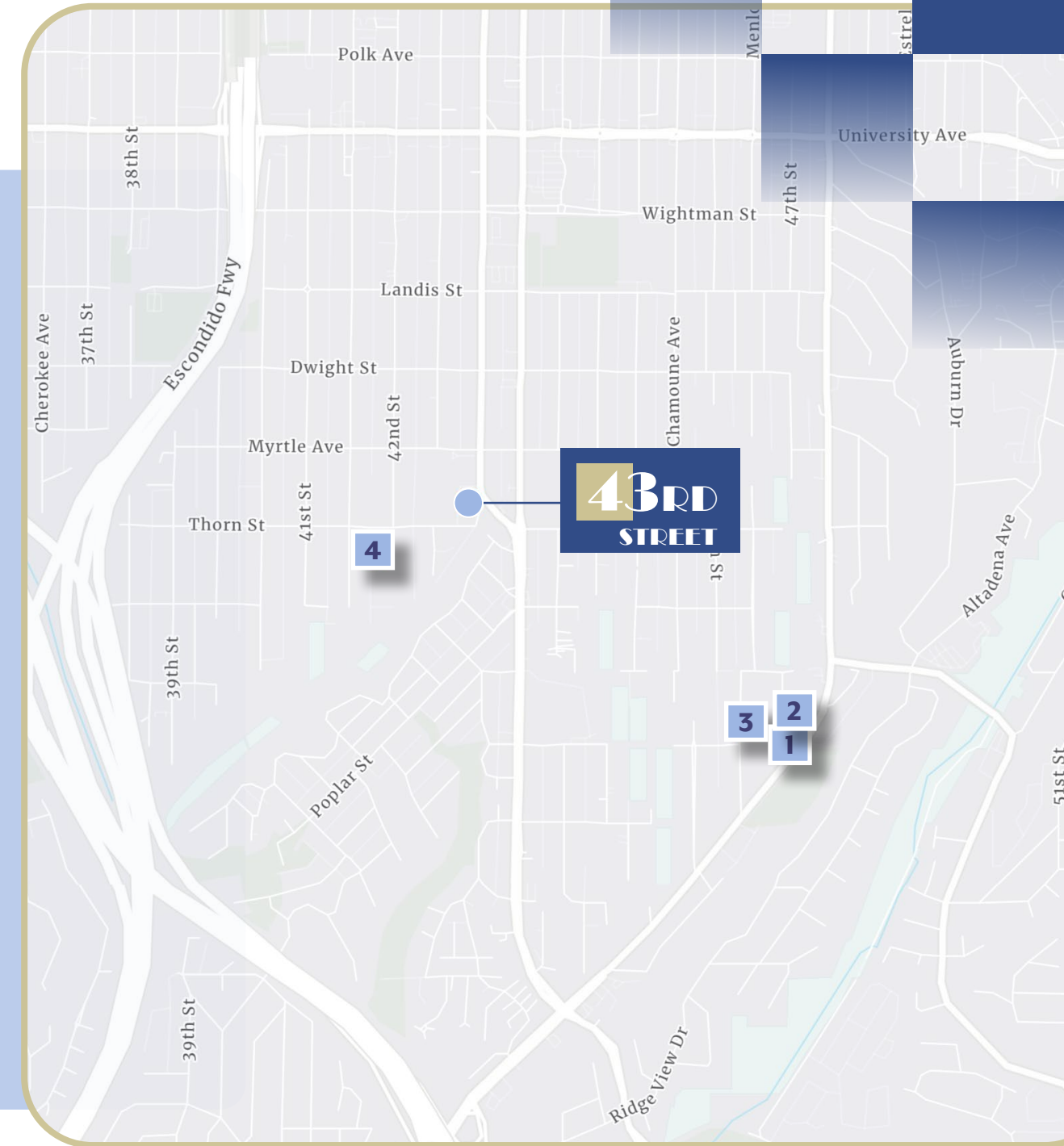


3222 42nd St.

SQ. FT.	1,450
BED/BATH	4/2
YEAR BLT	1984
SOLD PRICE	\$689,805
PP SF	\$475.73
HOA FEE MO.	\$0
SOLD DATE	6/11/2025

## AVERAGES

SQ FT: 1,131  
 SOLD PRICE: \$574,951  
 PPSF: \$518.19



# ESTIMATED FEES

FEE TYPE	PER UNIT COST
<b>Sewer Capacity</b> Based on 31 du/acre (0.78 edu)	\$3,092.40
<b>Water Capacity</b> Based on 31 du/acre (0.78 edu)	\$1,828.20
<b>Inclusionary Housing Fee</b> Not applied to a 5-unit project	n/a
<b>SDCWA Fee 3/4"</b> Based on 3/4"	\$466.26
<b>DIF</b> Based on City Calculator	\$15,430.23
<b>Active Transportation In Lieu Fee</b> \$67,256 Opt-In Fee	n/a
<b>RTCIP Fee</b>	\$3,047.57
<b>Unified School Fee (San Diego)</b> \$5.17 SF	\$2,460.92
<b>Neighborhood Enhancement Fee</b> Only applicable to Complete Communities Projects \$10.36 SF (if under 95' - if taller then \$12.68 SF)	\$4,931.36
<b>Per Unit Total Cost Estimate</b>	<b>\$31,256.94</b>

<b>LOCATION</b>	City of San Diego (Mid City)
<b>PRODUCT TYPE</b>	Apartments
<b>MIX</b>	(12) market rate studios (18) market rate 1-bed-rooms (8) market rate 2-bed-rooms  (2) Very Low affordable (1) Low affordable (2) Moderate affordable
<b>PRODUCT SF</b>	476 SF
<b>ACRES</b>	0.16
<b># OF UNITS</b>	43
<b>#OF BUILDINGS</b>	1

# ESTIMATED FEES

FEE TYPE	PER UNIT COST
<b>Sewer Capacity</b> Based on 31 du/acre (0.78 edu)	\$4,020.12
<b>Water Capacity</b> Based on 31 du/acre (0.78 edu)	\$2,376.66
<b>Inclusionary Housing Fee</b> Not applied to a 5-unit project	n/a
<b>SDCWA Fee 3/4"</b> Based on 3/4"	\$6,683.00
<b>DIF</b> Based on City Calculator	\$22,971.20
<b>Active Transportation In Lieu Fee</b> \$67,256 Opt-In Fee	n/a
<b>RTCIP Fee</b>	\$2,741.97
<b>Unified School Fee (San Diego)</b> \$5.17 SF	\$6,204.00
<b>Neighborhood Enhancement Fee</b> Only applicable to Complete Communities Projects \$10.36 SF (if under 95' - if taller then \$12.68 SF)	n/a
<b>Per Unit Total Cost Estimate</b>	<b>\$45,302.55</b>

<b>LOCATION</b>	City of San Diego (Mid City)
<b>PRODUCT TYPE</b>	Apartments
<b>MIX</b>	(5) 1,200 SF
<b>PRODUCT SF</b>	476 SF
<b>ACRES</b>	0.16
<b># OF UNITS</b>	5
<b>#OF BUILDINGS</b>	1



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Photo Credit: [sandiego.org](http://sandiego.org)

Mid-City San Diego, located in the heart of the city, is a dynamic and culturally diverse region known for its eclectic neighborhoods, vibrant arts scene, and central accessibility. This area encompasses a variety of communities, including North Park, City Heights, Normal Heights, Kensington, and Talmadge, each with its own distinct personality and charm. Residents and visitors alike can enjoy an array of multicultural dining options, trendy boutiques, and entertainment venues, particularly in the trendy North Park neighborhood. Mid-City is also home to the iconic Balboa Park, housing museums, gardens, and the renowned San Diego Zoo. With its rich tapestry of cultures, parks, and educational opportunities, Mid-City San Diego offers a unique urban living experience in America's Finest City.

# MID-CITY San Diego



POPULATION  
**637,046**  
5 Mile Radius



AVG HOUSEHOLD INCOME  
**\$116,277**  
5 Mile Radius



MEDIAN HOME VALUE  
**\$823,819**  
5 Mile Radius



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