

An aerial photograph of a modern, multi-story building with a flat roof and large glass windows, situated in a residential neighborhood. The building is surrounded by smaller houses and parking lots. The text "1485 Morena Blvd" and "BAY PARK | SAN DIEGO | CA" is overlaid on the top left of the image.

1485 Morena Blvd  
BAY PARK | SAN DIEGO | CA

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**COMPASS**







# 1485 Morena Blvd

Asking Price:	\$1,895,000
Address:	1485 Morena Blvd, San Diego, CA 92110
Neighborhood:	Bay Park
Lot size:	9,280 SF
FAR:	5.5 - Located within Complete Communities Overlay
Zoning:	CC 4-2
Seller Due Diligence:	Fault hazard evaluation has determined that there is no evidence of active faults. Phase I & II, boundary & topographic survey and feasibility study are complete.
Topography:	Level corner lot with alley access
Existing Use:	Vacant paved and fenced yard.
Access:	<p>The site is centrally located in San Diego and has easy freeway access to the I-5 via the Tecolote Road exit. In addition, the I-8 is also quickly assessable via Morena Blvd.</p> <p>The Trolley's UC San Diego Blue Line Tecolote stop is a 5 minute walk away. The Blue Line goes from the border with Mexico, through downtown and all the way to UTC. It connects people with opportunities for jobs, education, healthcare, shopping and entertainment.</p>





# Bay Park

**Property Description:** A very well-located high-density multi-family development site situated in the Bay Park neighborhood of San Diego. This 9,280 square-foot paved corner lot is level and has alley access. The subject property's base zone is CC 4-2 and is within San Diego's Complete Communities overlay (providing a 5.5 FAR allowance). Complete Communities is an initiative by the City of San Diego that provides high-density residential development along the city's transit corridors.

**Location:** Bay Park is a desirable residential and commercial neighborhood in central San Diego County. Restaurants, bars, and coffee shops are within walking distance (of the subject property), making this a very appealing location!

Mission Bay Park, the University of San Diego, and the expanded light rail line are all within a short distance of the subject property. The new trolley line provides access to San Diego's primary employment centers (UTC, Downtown, Sorrento Mesa, and Mission Valley) and colleges (UCSD and SDSU).

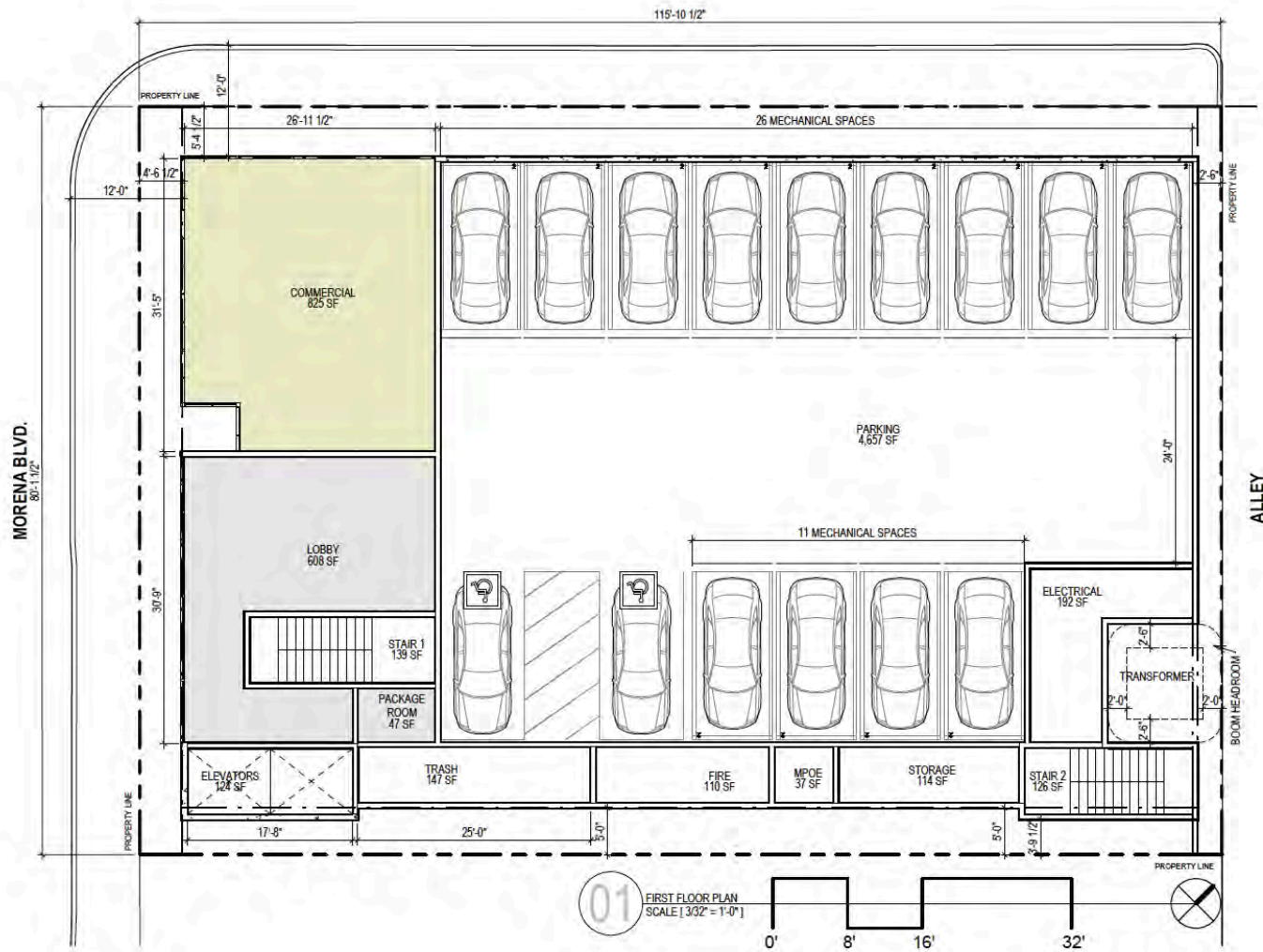
The future building is anticipated to have beautiful ocean/bay/city views to the west and to the south from the upper levels.

**Feasibility Study Summary:** The attached feasibility study is comprised of a 74-unit multi-family building; 7 stories of residential over one level of at-grade parking. Unit mix: 45 studios, 13 one-bedrooms, 8 two-bedrooms, and 8 three-bedrooms. 5 of the 74 units are to be designated with a varying degree of affordability (only 3 units are anticipated to be below market rents). The feasibility study includes a 1.5 FAR density bonus for providing two & three-bedroom units (allowing up to 5.5 FAR). A combination of at grade parking and a mechanical parking system to provide a total of 39 parking spots.

No replacement units, demo or historical reviews are required as part of the permitting, which will expedite the process.



# Proposed Development Summary



GROUND LEVEL

Disclaimer: Buyer to verify all with City of San Diego Development Services

# Proposed Development Summary



TYPICAL FLOOR PLAN



FLOOR 8: BUILDING PLAN

# Proposed Development Summary



VIEW FROM SOUTHWEST



NORTH ELEVATION



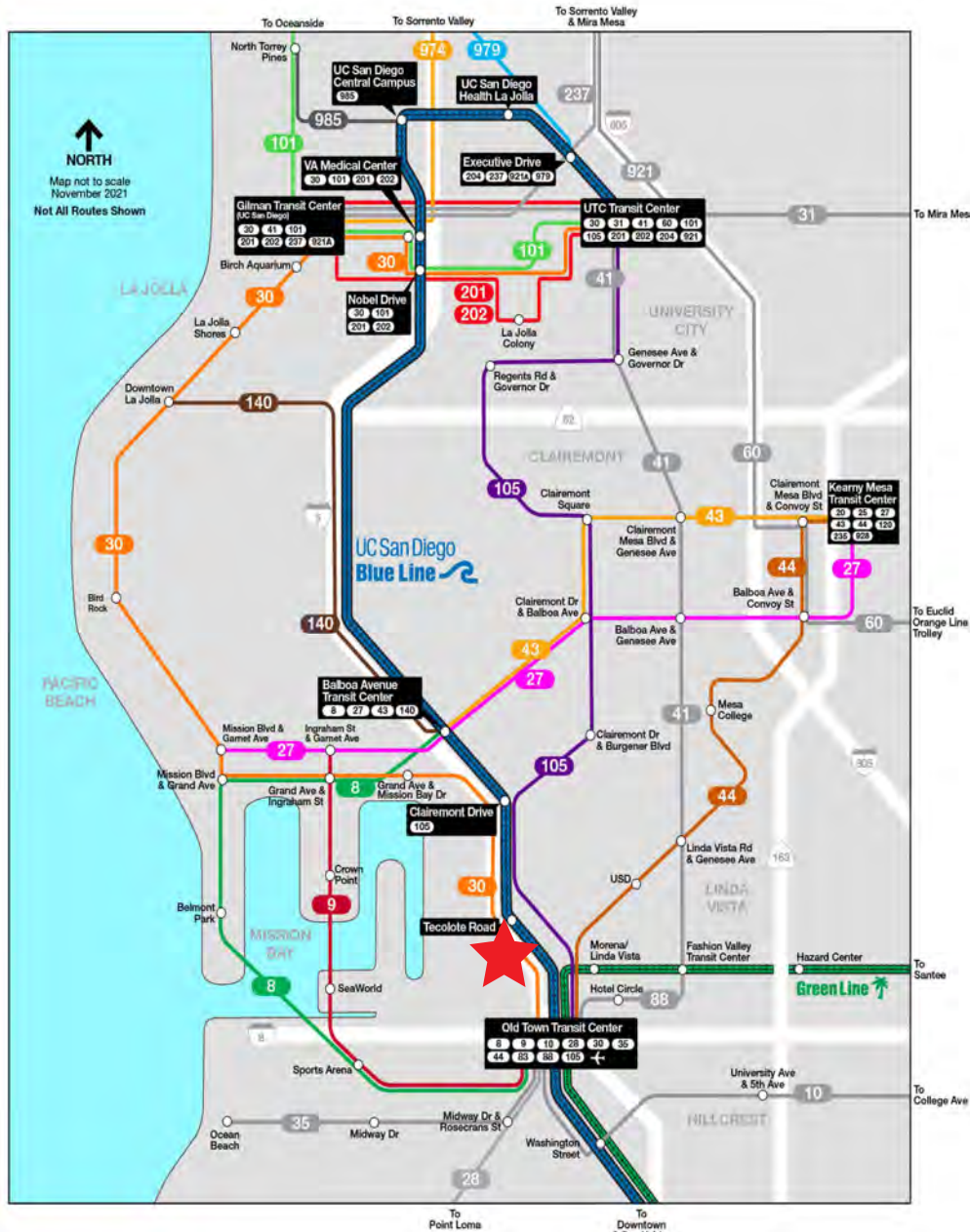
# Location



- |                       |                                   |                            |                        |
|-----------------------|-----------------------------------|----------------------------|------------------------|
| 1 Tecolote Light Rail | 4 Mission Bay                     | 7 Sea World                | 10 Fashion Valley Mall |
| 2 Coronado Brewing    | 5 Linda Vista / Morena Light Rail | 8 Midway Rising / Pechanga |                        |
| 3 Bird Rock Coffee    | 6 USD                             | 9 Old Town                 |                        |



# Tecolote Trolley Station





# Aerial Photos







9,280 sq. ft.





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