

Rendering

Infill Opportunity | Near SDSU Transit Priority Area | CCPA (Tier 2)

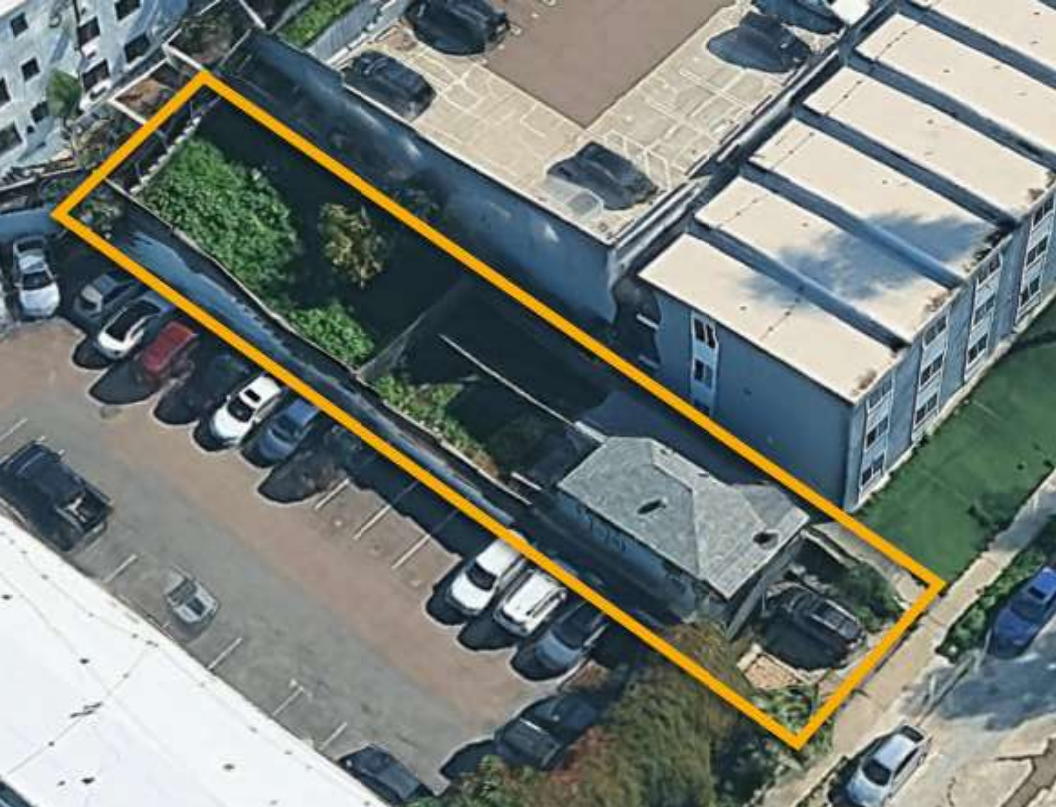
4221 51st Street, San Diego, CA 92115



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Covered Land | Infill Opportunity | San Diego, CA

Opportunity to acquire a centrally located infill site in the **high-demand rental market of City Heights**. The property features an unoccupied single-family residence, presenting immediate value-add potential through redevelopment or repositioning while pursuing plans for future development.

Currently zoned RM 1-3, the site also benefits from both **Transit Priority Area (TPA) and Complete Communities (Tier 3)** designations—unlocking enhanced density potential, increased floor area ratios, and additional height allowances, making it ideal for a multifamily project.

Situated less than a block from **Colina Park Golf Course** and Recreation Center, the site is also within walking distance to area retail as well as multiple elementary, middle, and charter schools. The location also offers convenient access to **San Diego State University (SDSU)**, public transit options and has excellent connectivity to **all major San Diego freeways**, enhancing long-term tenant appeal and reinforcing the site's Transit Priority designation benefits.

This is a compelling opportunity for developers and investors to capitalize on both immediate income potential and long-term redevelopment upside in one of San Diego's active growth corridors.

[Property WEBSITE](#)

Property Overview

Redevelopment Site | Value Add TPA | CCPA (Tier 3)

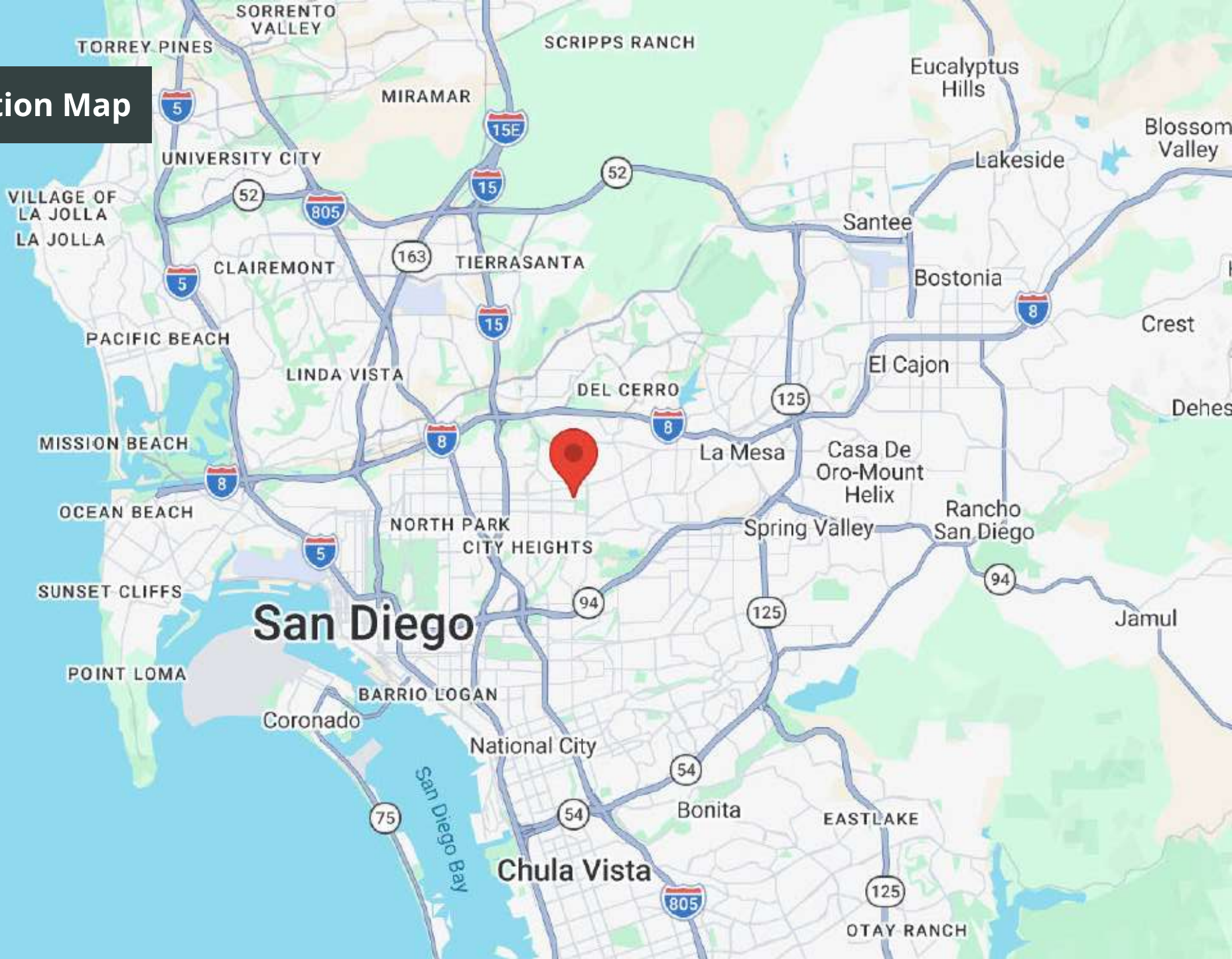
Asking Price	\$625,000
Land Area	3,380 SF
Base Zoning	RM 1-3 (City of SD)
Overlays	Complete Communities (Tier 3), Transit Priority Area (TPA), Sustainable Development Area (SDA)
Height Allowance	30 feet (60' with bonus)
Residential Density (Base)	1 per 1,500 SF
Community Planning Area	Mid City: City Heights
Existing Improvements	1,026 sf Single Family Home
APN #s	472-162-08-00



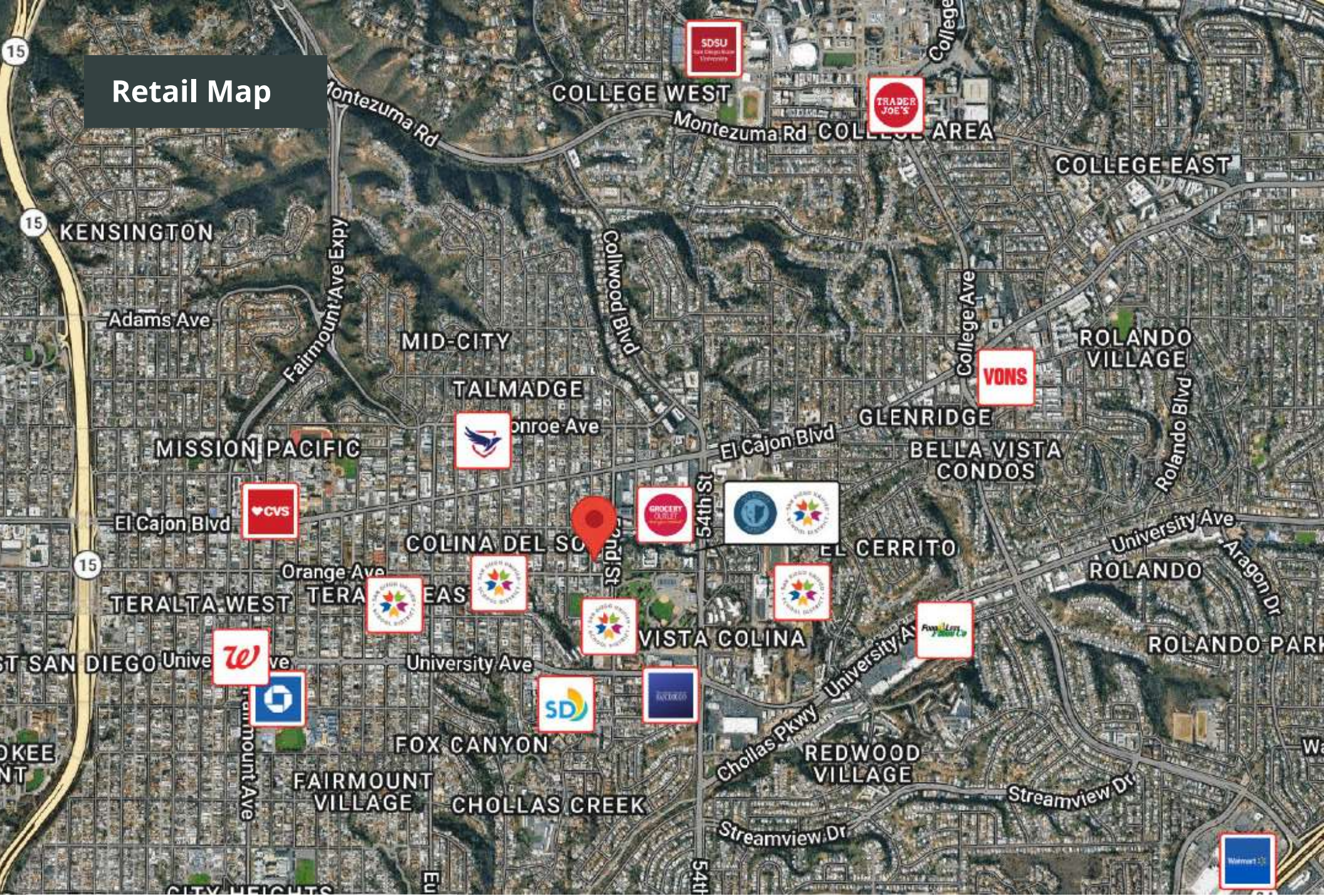
4221 51st Street

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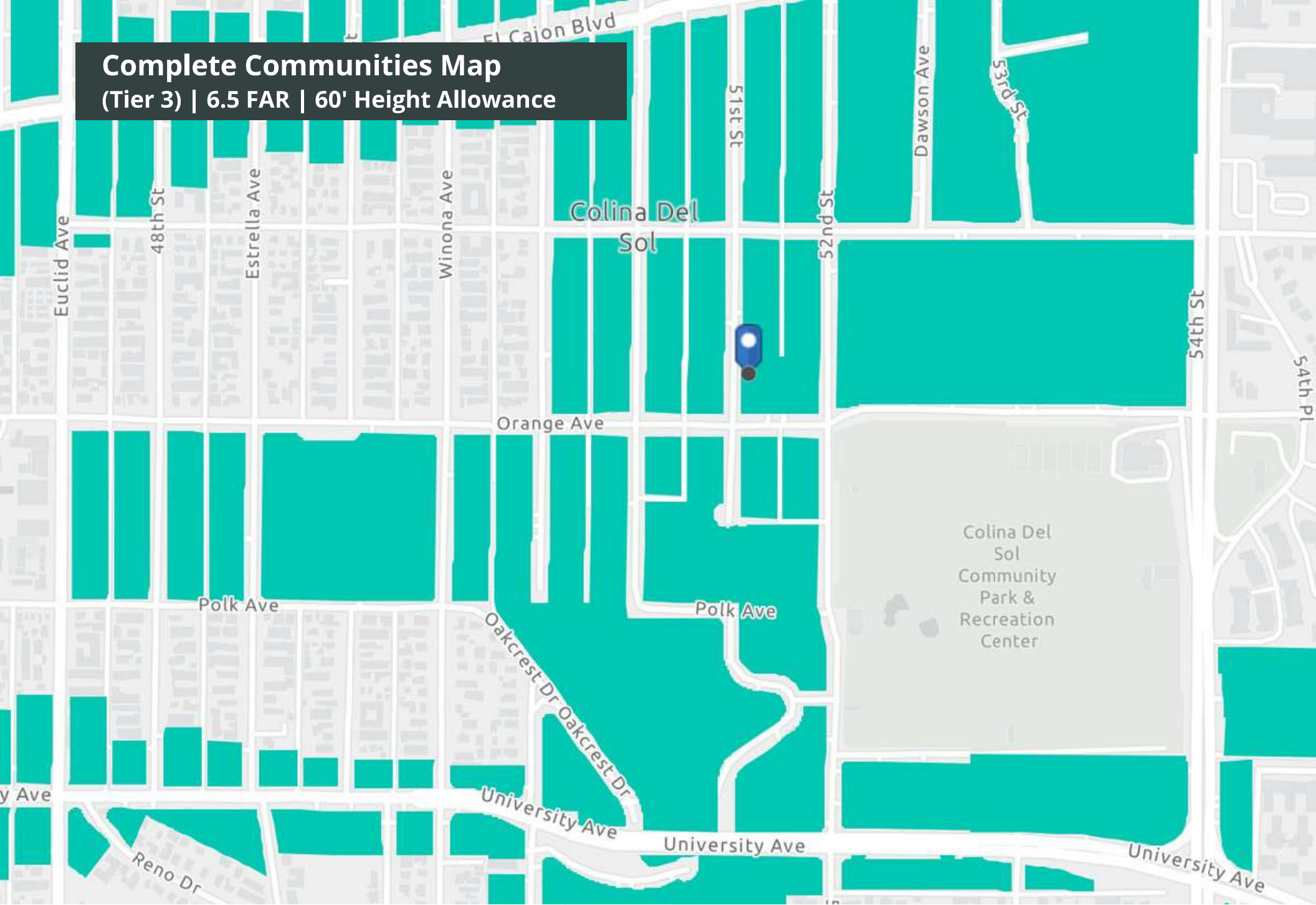
Location Map



Retail Map

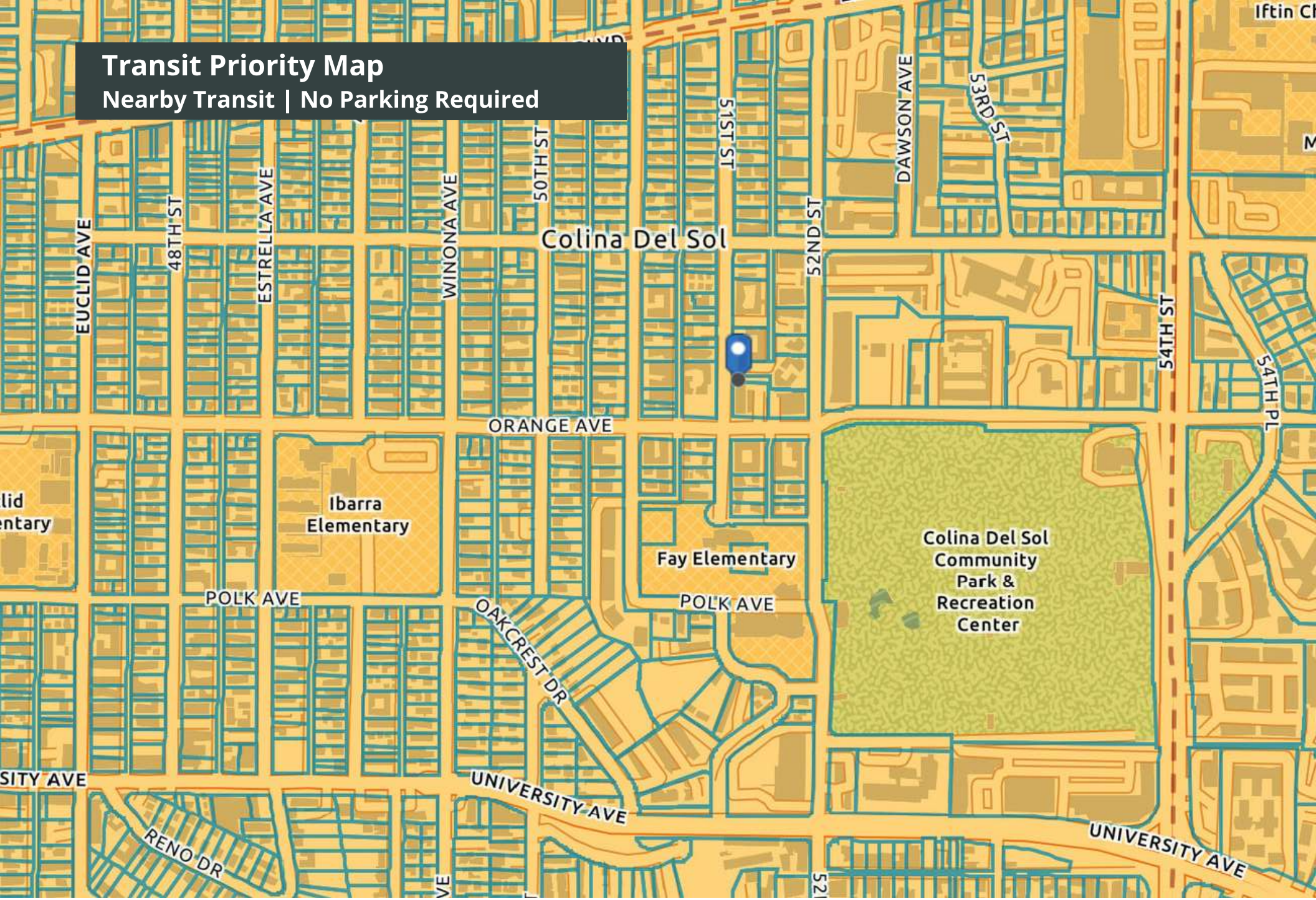


Complete Communities Map
(Tier 3) | 6.5 FAR | 60' Height Allowance

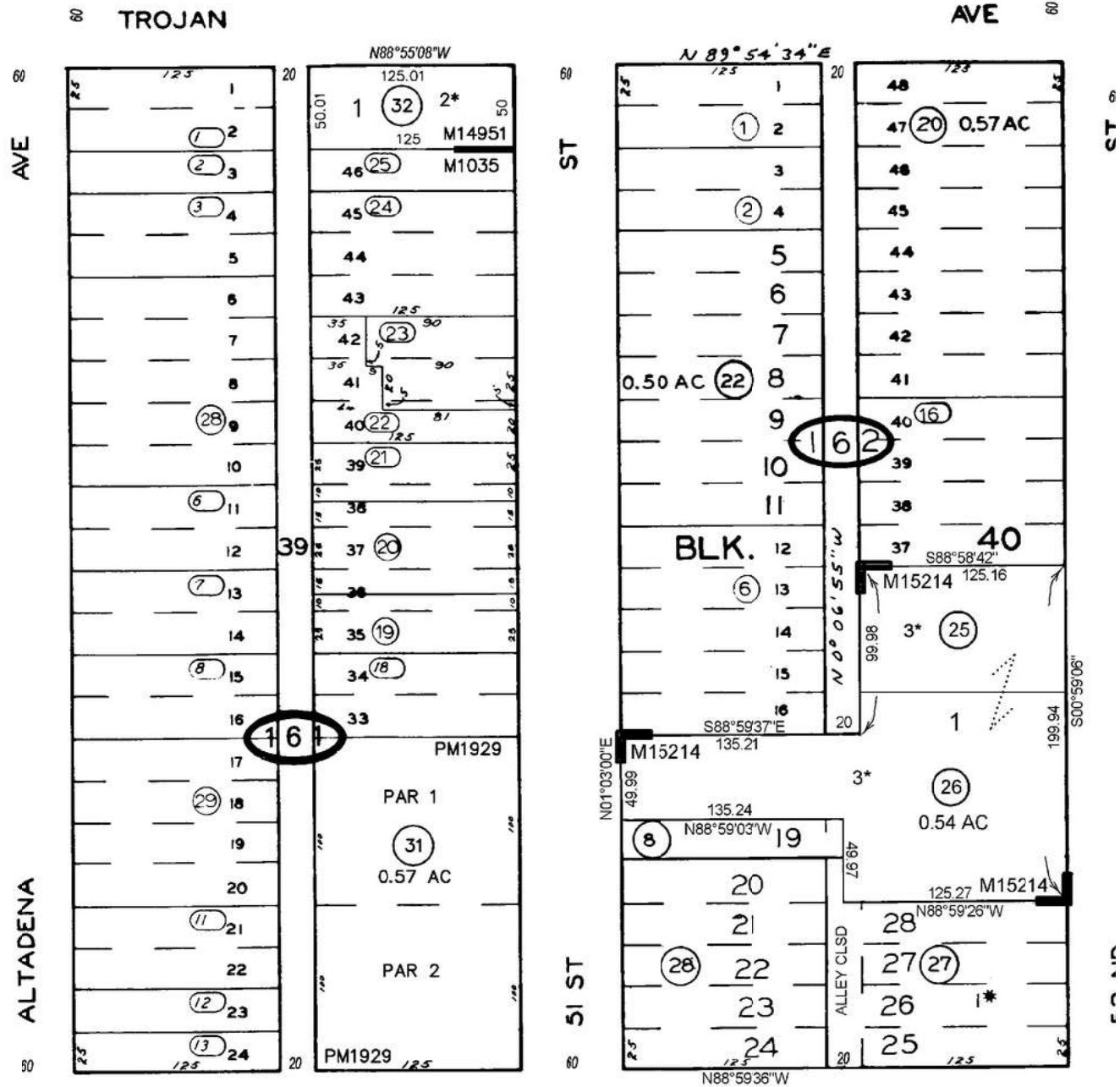


Transit Priority Map

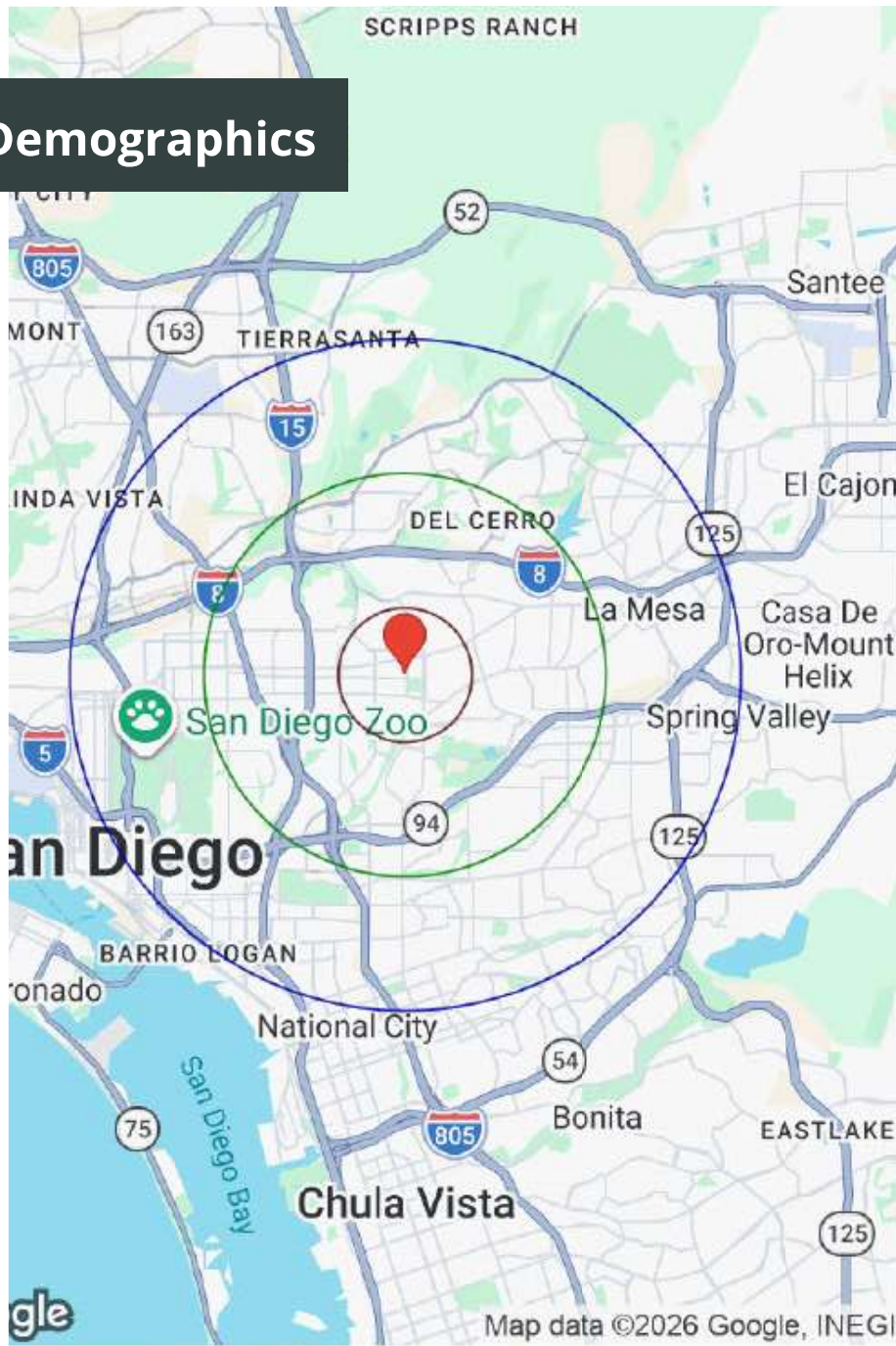
Nearby Transit | No Parking Required



Plat Map



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	23,447	128,192	325,942
	Female	23,644	122,624	315,628
	Total Population	47,091	250,816	641,570
Race / Ethnicity	White	10,803	86,607	227,308
	Black	6,428	27,815	62,040
	Am In/AK Nat	89	627	1,604
	Hawaiian	118	702	2,117
	Hispanic	19,067	91,372	242,193
	Asian	9,235	34,161	81,351
	Multiracial	1,243	8,829	23,032
	Other	113	702	1,925
Housing	Total Units	18,264	103,583	270,134
	Occupied	17,094	96,342	251,353
	Owner Occupied	4,309	35,223	93,973
	Renter Occupied	12,785	61,119	157,380
	Vacant	1,169	7,242	18,781
Age	Ages 0 - 14	8,758	39,845	102,834
	Ages 15 - 24	6,630	37,591	81,643
	Ages 25 - 54	21,438	116,128	300,955
	Ages 55 - 64	4,687	25,303	66,761
	Ages 65+	5,578	31,948	89,378
Income	Median	\$77,075	\$90,850	\$94,424
	Under \$15k	1,568	6,601	17,332
	\$15k - \$25k	1,130	4,870	12,089
	\$25k - \$35k	1,575	5,887	13,281
	\$35k - \$50k	1,622	8,351	20,679
	\$50k - \$75k	2,446	13,543	34,036
	\$75k - \$100k	2,489	14,064	36,371
	\$100k - \$150k	2,793	18,106	48,891
	\$150k - \$200k	1,279	10,373	29,232
Over \$200k	2,193	14,545	39,442	