

MIXED USE FOR SALE OR REDEVELOPMENT SITE

PARK BLVD AND MISSION AVE

4411-21 PARK BOULEVARD AND 1812-16 MISSION AVENUE, SAN DIEGO, CA 92116



REDEVELOPMENT SITE OR OWNER USER

KWC CARMEL VALLEY / DEL MAR

12780 High Bluff Drive Suite 130
San Diego, CA 92130



Each Office Independently Owned and Operated

PRESENTED BY:

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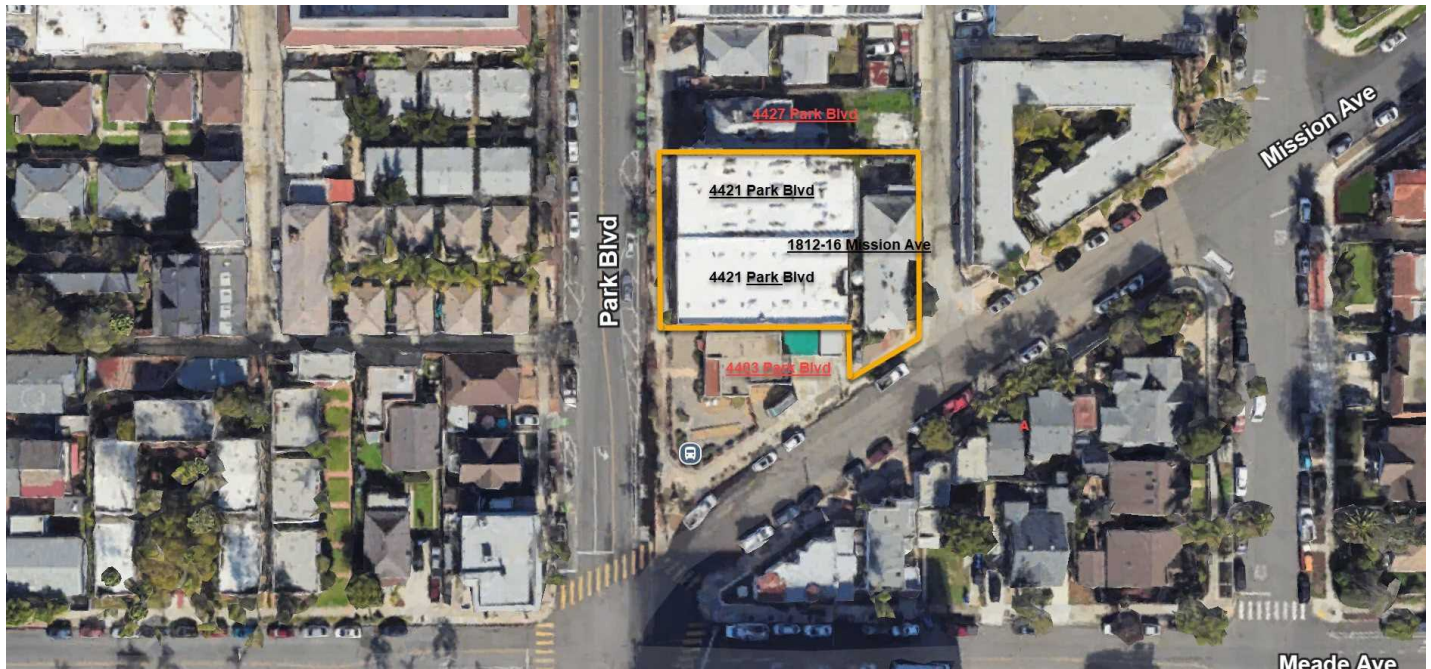
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EXECUTIVE SUMMARY

4411 PARK BOULEVARD



OFFERING SUMMARY

PRICE:	Subject to Offer
LAND AREA:	13,709 Sf (.31 AC)
EXISTING USE:	Retail, Office, Industrial, Multi-family (Triplex)
BUILDING SF:	19,712 Sf
ZONING:	CN 1-3
COMPLETE COMMUNITIES (CCPA):	Tier 2 (8.0 FAR)
ADDITIONAL OVERLAYS:	Transit Priority Area (TPA), Sustainable Development Area (SDA)
APN:	445-211-10, 11 and 13

PROPERTY OVERVIEW

- Complete Communities Tier 2 (8.0 FAR) Redevelopment Site on 13,517 square feet of land
- Three parcels with an 17,800 sf commercial building (utilized as warehouse, retail and office with one residential unit) and 1,912 sf Triplex in the back.
- Prime University Heights location bound by Balboa Park to the south and Mission Valley to the north
- Located within the North Park Community Planning Area and along the Park Blvd Business District corridor.



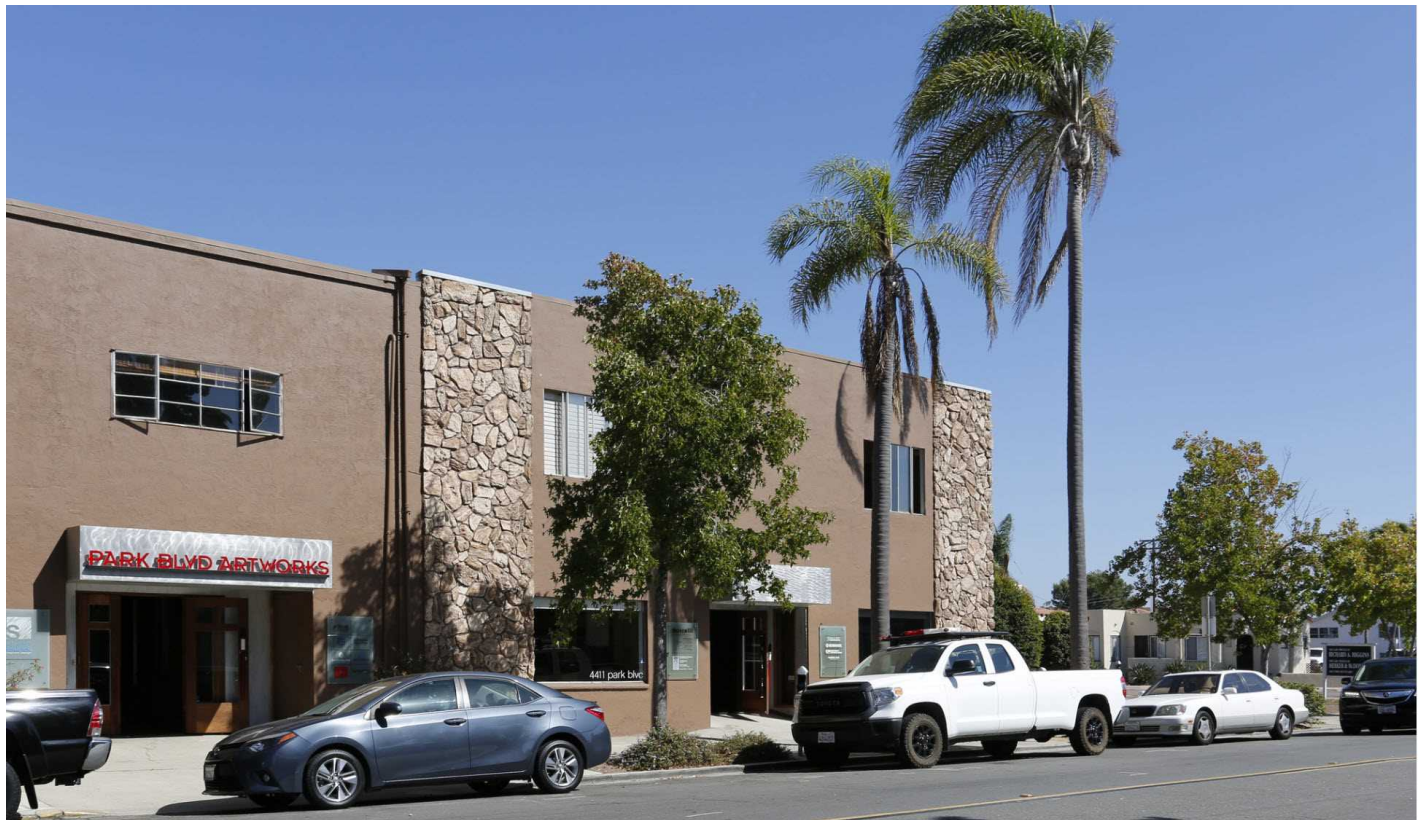
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PROPERTY PHOTOS

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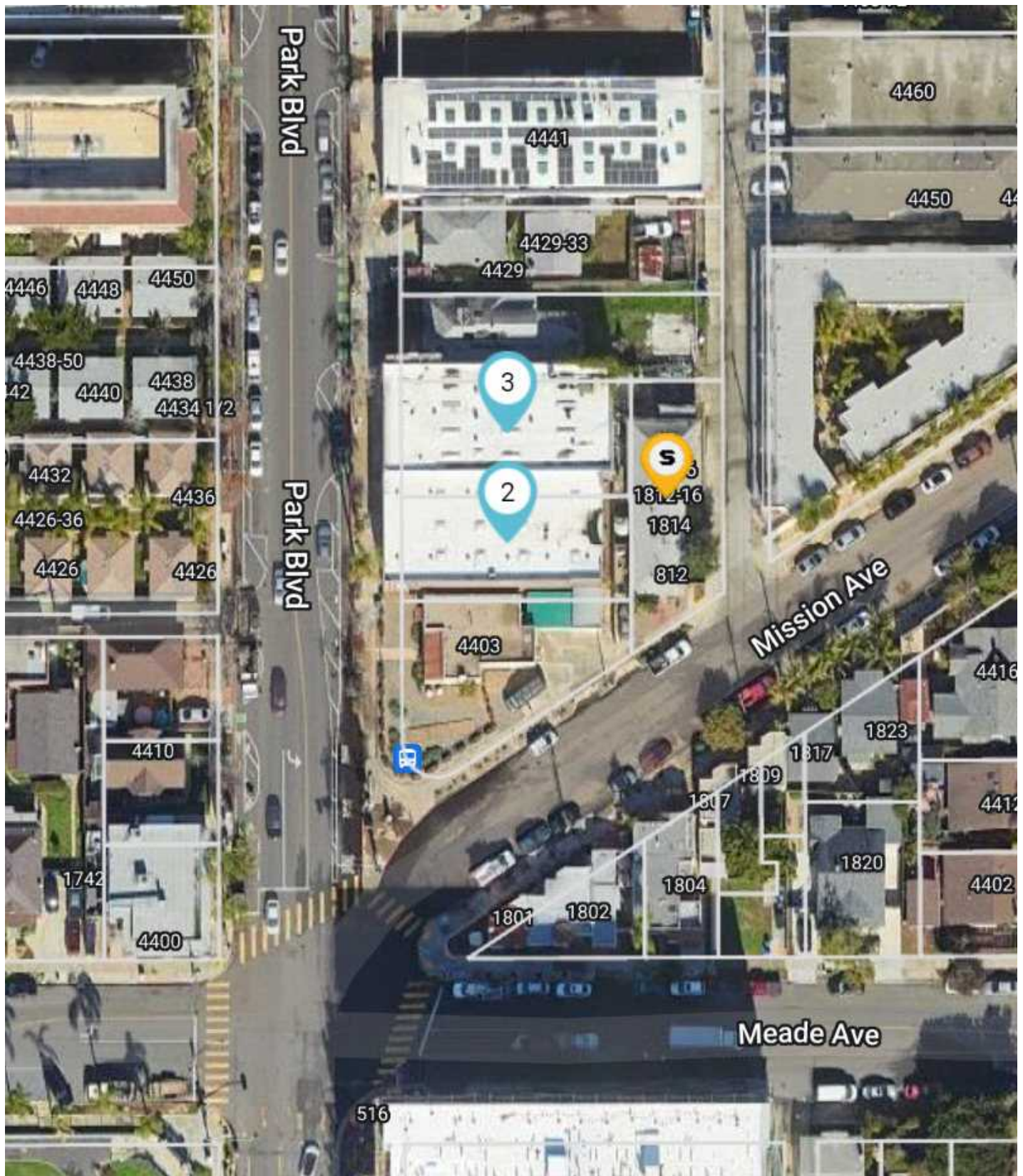
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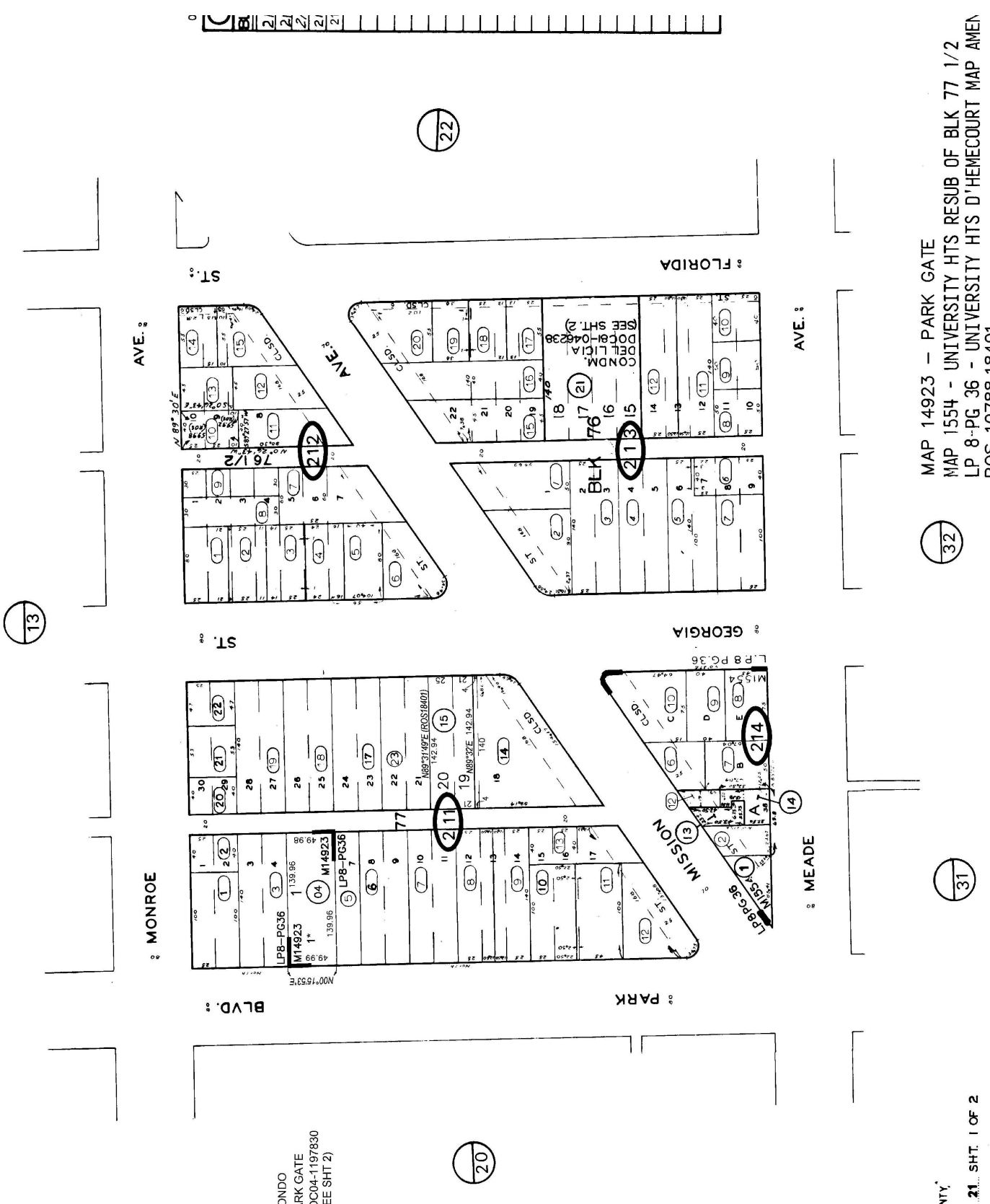
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JNDO
RK GATE
XC04-1197830
EE SHT 2)

NTY
21... SHT. 1 OF 2

MAP 14923 - PARK GATE
MAP 1554 - UNIVERSITY HTS RESUB OF BLK 77 1/2
LP 8-PG 36 - UNIVERSITY HTS D'HEMECOURT MAP AMEN
ROS 10788,18401

LOCATION MAPS

4411 PARK BOULEVARD



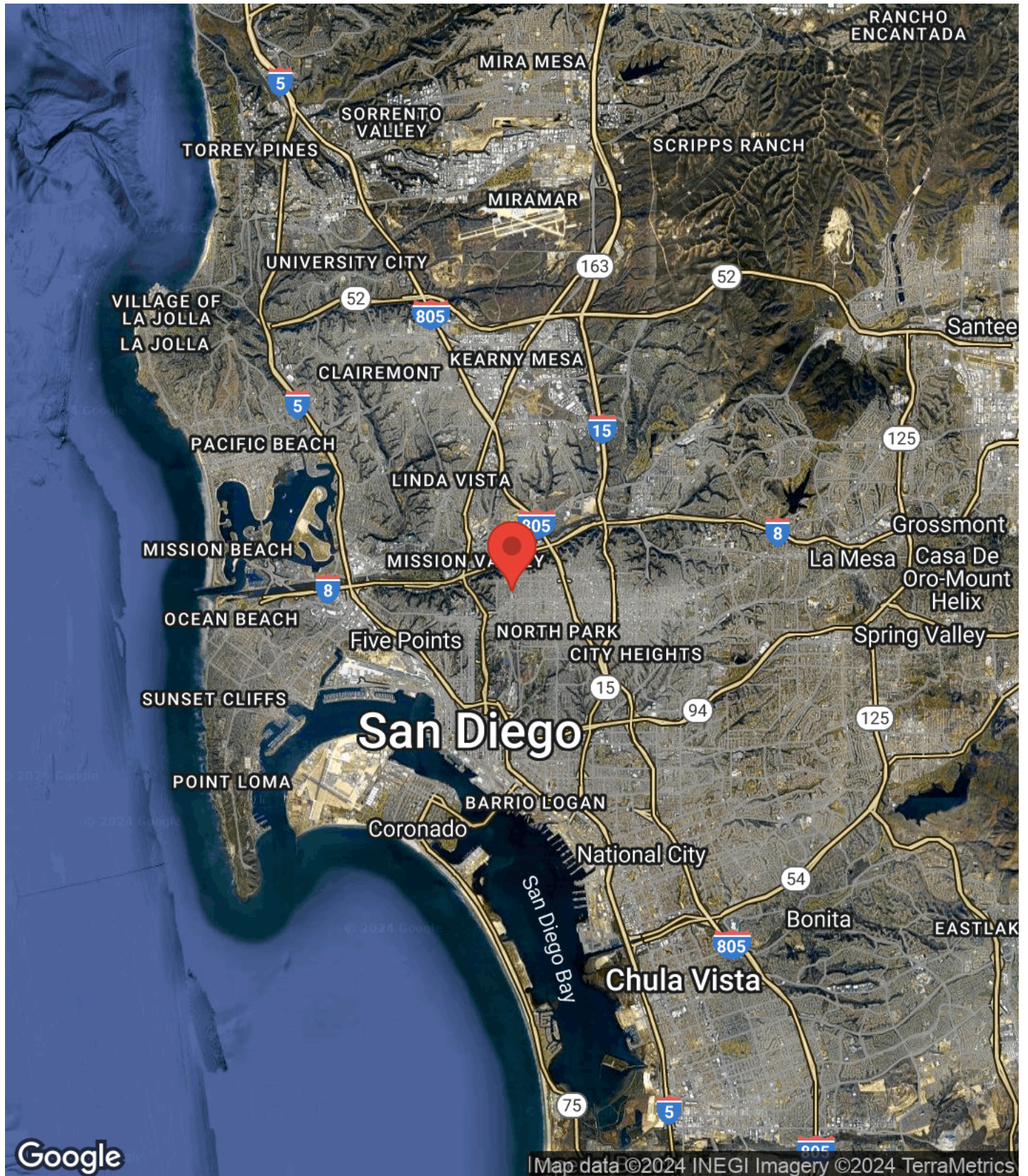
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AERIAL MAP

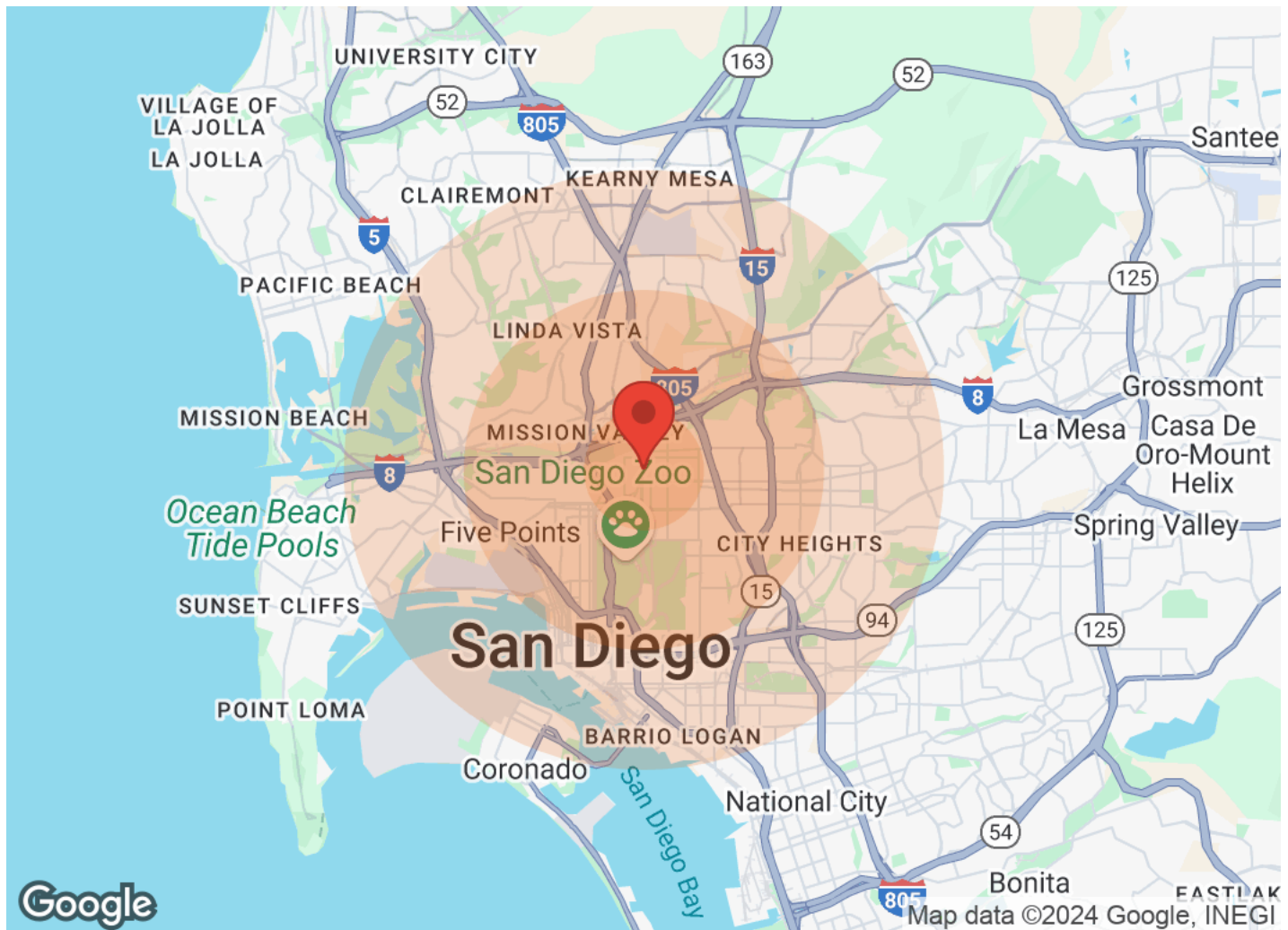
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DEMOGRAPHICS

4411 PARK BOULEVARD



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	18,252	116,053	268,219	Median	\$44,918	\$51,324	\$51,004
Female	16,860	114,133	259,234	< \$15,000	3,058	14,880	29,337
Total Population	35,112	230,186	527,453	\$15,000-\$24,999	2,311	11,613	23,914
				\$25,000-\$34,999	2,037	10,526	21,748
Age				\$35,000-\$49,999	3,164	16,247	31,286
Ages 0-14	4,189	36,853	98,486	\$50,000-\$74,999	3,992	19,697	38,553
Ages 15-24	1,814	20,337	58,525	\$75,000-\$99,999	2,268	12,844	25,959
Ages 25-54	19,360	111,135	243,139	\$100,000-\$149,999	1,800	12,177	23,218
Ages 55-64	5,137	29,665	59,302	\$150,000-\$199,999	527	4,056	8,308
Ages 65+	4,612	32,196	68,001	> \$200,000	590	3,997	7,633
				Housing			
Race				Total Units	22,473	120,187	234,470
White	25,559	147,355	311,067	Occupied	21,145	110,828	216,734
Black	2,063	12,207	36,844	Owner Occupied	4,959	34,002	76,840
Am In/AK Nat	29	389	1,077	Renter Occupied	16,186	76,826	139,894
Hawaiian	39	190	537	Vacant	1,328	9,359	17,736
Hispanic	9,388	80,245	207,220				
Multi-Racial	11,688	100,498	262,142				

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