



For Sale

DEVELOPMENT
OPPORTUNITY

DANIEL FEFFERMAN

619.733.9038

daniel@danielfefferman.com

CalBRE #02026109

3973 8TH AVE
San Diego, CA 92103

MARC LIPSCHITZ

619.857.2882

mlipschitz@canterbrokerage.com

CalBRE #01048968



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An aerial photograph of a city street intersection. A central property is highlighted with a white border. This property is a two-story brick building with solar panels on its roof. To the left of the building is a paved parking lot with several cars parked. The surrounding area includes other residential buildings, streets with cars, and some greenery. The text is overlaid on the left side of the image.

The Offering

The Lipschitz Group is proud to present the opportunity to acquire a **mixed-use development opportunity** in the heart of Hillcrest. Location second to none, the subject property is **just steps from Better Buzz Coffee and Whole Foods Market and a short walk to Balboa Park.**

Preliminary findings suggest the **potential to build over 10 residential units plus commercial spaces on the ground floor.** Potential for increased density achieved through affordable housing/average size of 600sf density bonuses.* This property is a clean slate with **no permits in process**; ready for a developer to design and build their ideal project.

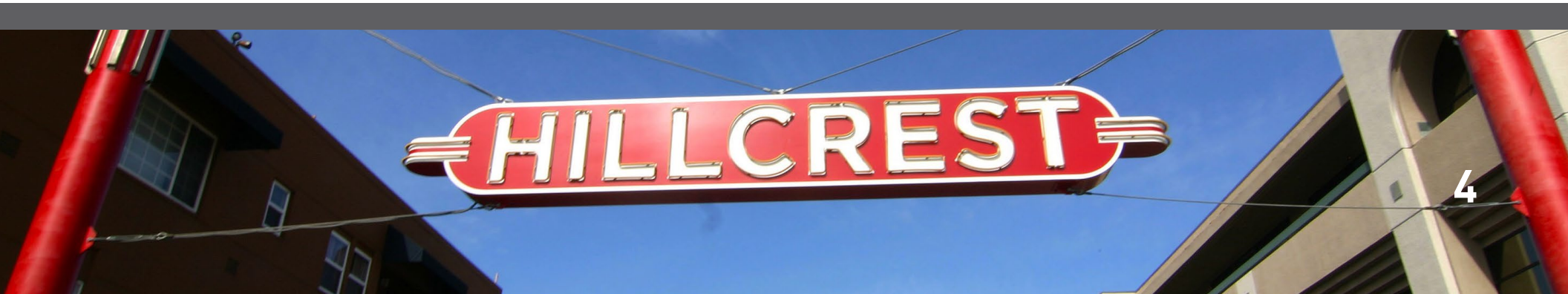
*To be verified by Buyer.

Area Overview

HILLCREST SAN DIEGO

Hillcrest is a suburban neighborhood in San Diego, California northwest of Balboa Park and south of Mission Valley. Located only a few miles north of San Diego's bustling downtown, the vibrant uptown neighborhood of Hillcrest offers an array of bars, restaurants, coffee houses, boutiques and unique shops. Lauded for its welcoming vibe and pedestrian-friendly streets and sidewalk patios, Hillcrest spans a dozen blocks west from Normal St. along University Avenue is a colorful mix of ethnically diverse restaurants, nightclubs and acclaimed wine bars. You'll also discover home decor shops, distinctive boutiques, and the Uptown District shopping plaza. This lively stretch also hosts one of the largest farmers markets in San Diego from 9AM – 2PM on Sunday. A great place to shop for local produce, arts and crafts, the market also offers a wide range of gourmet stalls with hot and cold cuisine. University Avenue leads into the neighborhood's "village" area designated by the historic, neon "Hillcrest" sign. On intersecting Fifth Avenue, you'll find a concentration of new and established restaurants, as well as a few dessert-centric eateries. Thrown into the mix are vintage clothing shops, book outlets and the multiplex Landmark Cinemas for taking in independent and foreign films.

Just south of Hillcrest sits Balboa Park, the largest urban cultural park in North America and a hub for recreation, arts and culture, and community gatherings. The park is home to 16 museums and performing arts venues, ornate Spanish-Renaissance architecture, 1,200 acres of beautiful gardens and the world-famous San Diego Zoo.





San Diego

Coronado

**SUBJECT
PROPERTY**

3973 8th Avenue

ANN STATION

WHOLE FOODS

BETTER BUZZ

3973 8TH AVE

San Diego, CA 92103

List Price: \$1,079,000

APN: 444-690-04-00

Lot Size: 4498sf

Building: 3 bed / 1 bath - 1,135sf plus separate loft

Zoning: CC-3-9

Zoning Breakdown

Development Regulations	CC-3-9
Supplemental Residential Regulation	applies
Max. Residential Density ⁽¹⁾	1DU / 400sf
Max. Front Setback	10' ⁽²⁾
Min. Side Setback	10'
Optional Side Setback	0'
Max. Street Side Setback	10' ⁽²⁾
Min. Rear Setback	10'
Optional Rear Setback	0'
Max. Structure Height	-
Min. Lot Coverage % ⁽⁶⁾	35%
Max. Floor Area Ratio	2.0
FAR Bonus for Mixed Use	3.0
Min. FAR for Residential Use	2.0
Ground-Floor Height	applies 13' min. floor-to-floor
Pedestrian Paths	applies
Transparency	applies
Building Articulation	applies
Refuse + Recycling Material Storage	applies
Loading Dock + Overhead Door Screening	applies
Visibility Area	applies





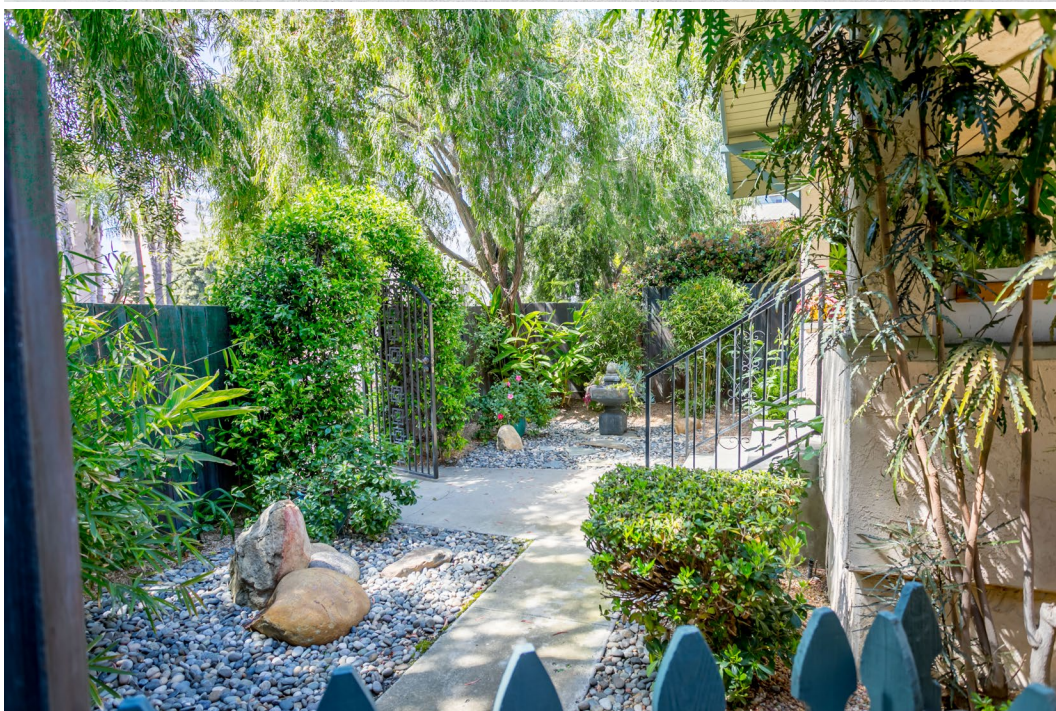
Property Photos



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