

FOR SALE

12,502 SQFT LOT IN "COMPLETE COMMUNITIES" ZONE



MISSION BAY / BAY PARK / MORENA

CURRENT GLA: 2,494 SQFT

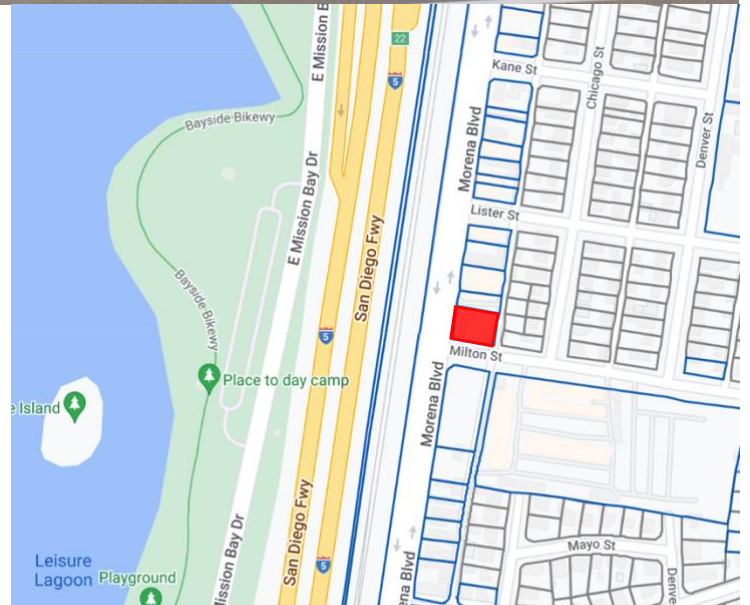
BUILT: 1985

PARKING: 30 spaces

LOT: 12,502 SQFT (0.29AC)

ZONED: CC-4-2 heavy commercial & residential

TIER 4 IN CITY OF SAN DIEGO'S COMPLETE COMMUNITIES HOUSING SOLUTION, ALLOWING FOR A FAR OF 4 WITH POSSIBLE 50,000 SQFT BUILDABLE (APPROX. 80+ MICROUNITS).



CITY/MISSION BAY VOLKSWAGON

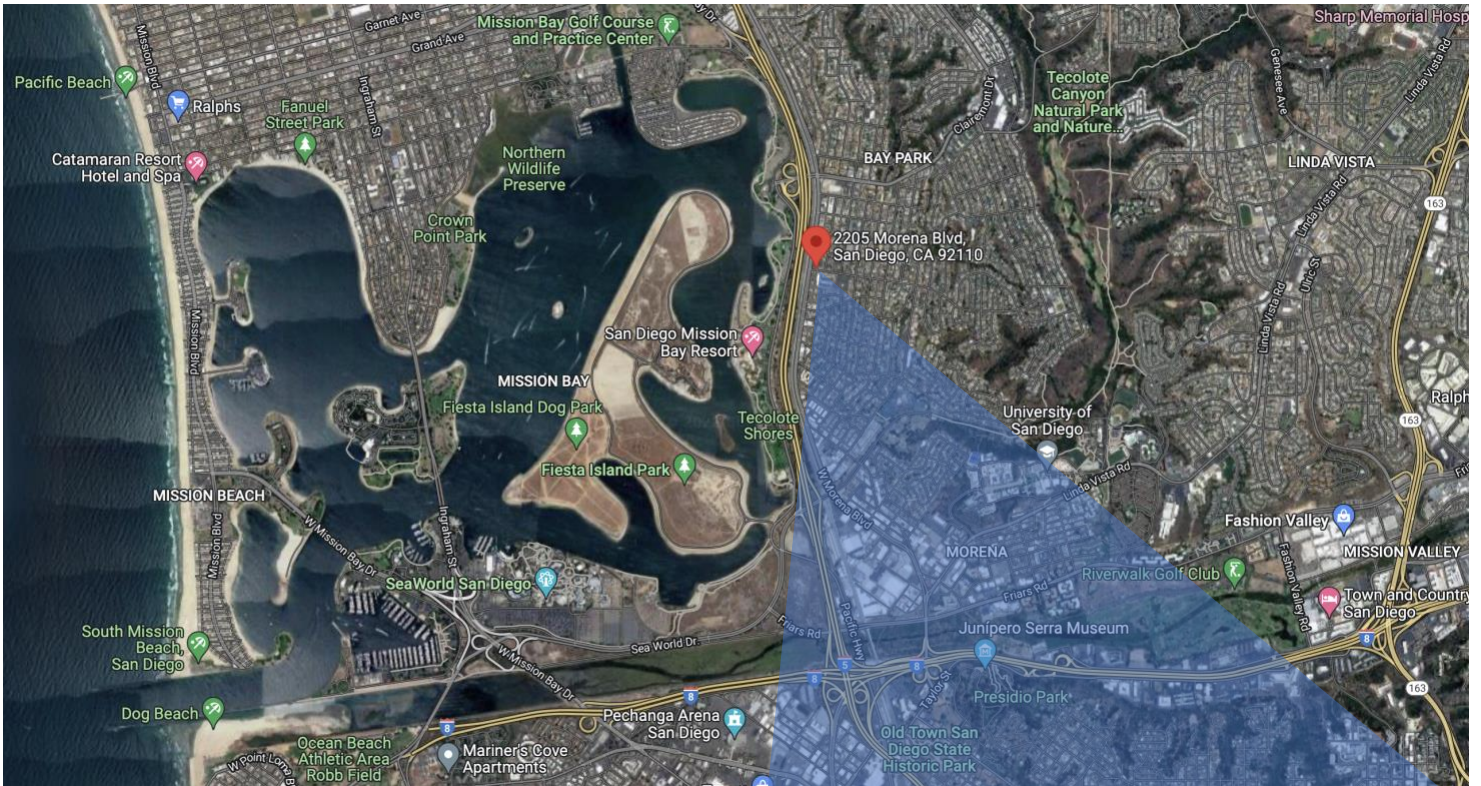
2205 MORENA BLVD

SAN DIEGO, CA 92110

APN: 430-172-15



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MULTIFAMILY BAY PARK SUBMARKET

AVAILABILITY	SUBMARKET 3-5 STAR	SUBMARKET
Vacancy Rate	4.9%	3.9%
Vacant Units	1.1K	1.4K
Market Asking Rent/Unit	\$2,891	\$2,623
Market Effective Rent/Unit	\$2,868	\$2,604
Concession Rate	0.8%	0.7%
Studio Asking Rent	\$2,141	\$1,812
1 Bedroom Asking Rent	\$2,607	\$2,379
2 Bedroom Asking Rent	\$3,111	\$2,868
3 Bedroom Asking Rent	\$3,877	\$3,493

SOURCE: COSTAR

