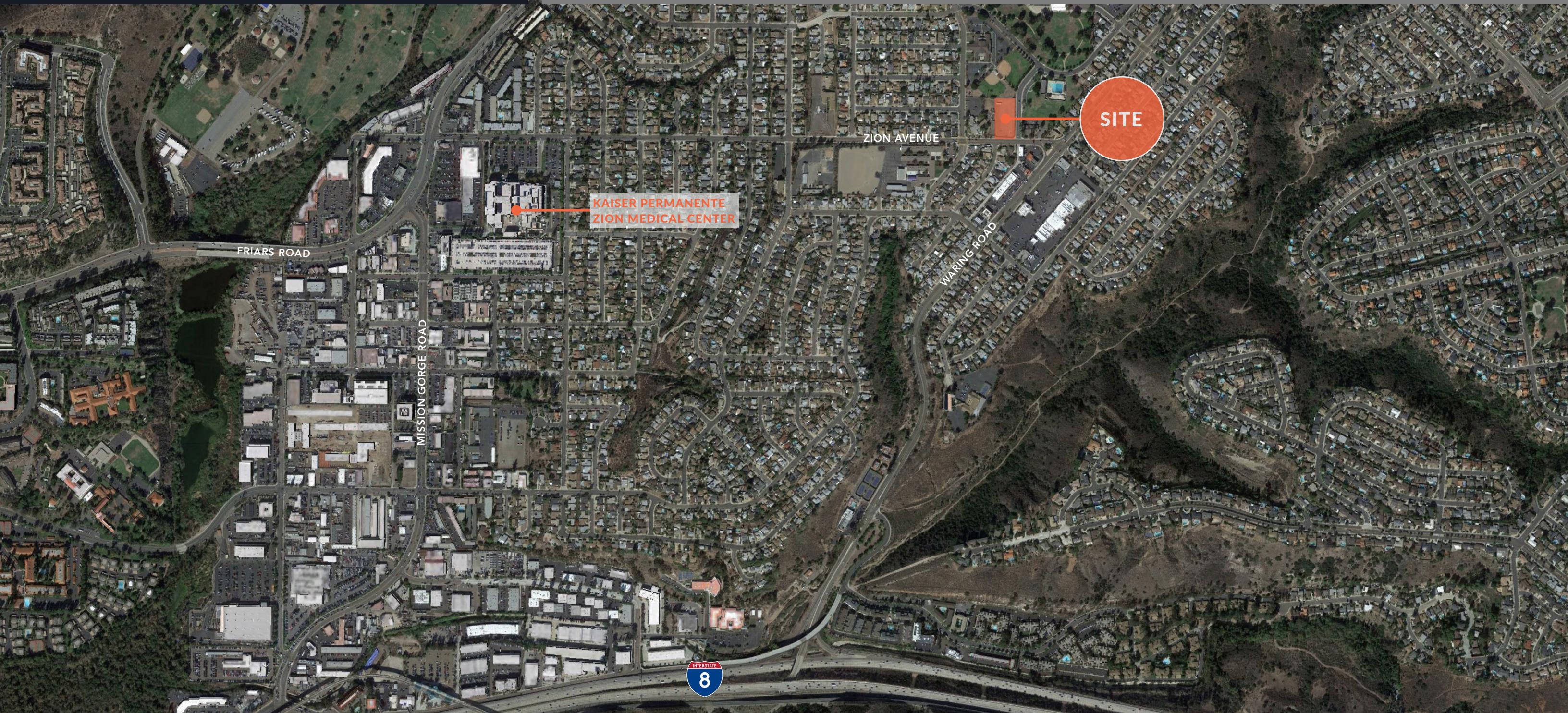


FOR SALE OR LEASE

EXTREMELY RARE OPPORTUNITY IN ALLIED GARDENS



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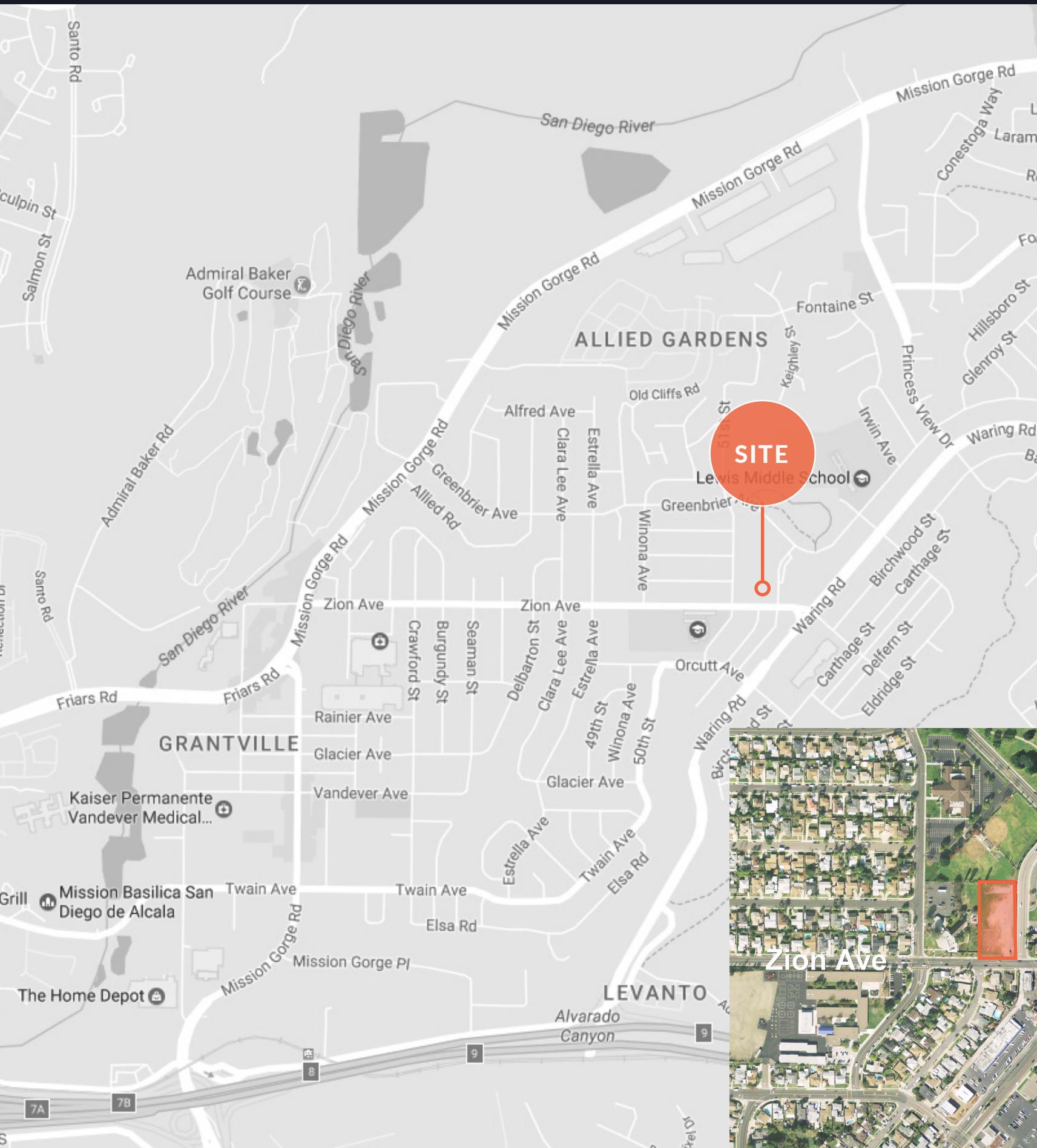
TIGG MITCHELL

619.993.7089

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CA Lic. 01170497

# FOR SALE OR LEASE: ZION AVE



## CORNER OF ZION AVE & GLENROY ST

Located just south of the new Grantville Plan, this 1.21-acre site is located in the heart Allied Gardens. Tremendous in-fill location adjacent to Allied Gardens Recreation Center and directly across the street from Allied Gardens Municipal Pool and library facilities. The site is within walking distance of neighborhood retail and Kaiser Permanente Zion Medical Center.

### PROPERTY DETAILS

- Tremendous Infill Location
- Walking Distance to Mass Transit and Neighborhood Retail
- Within 1 Mile of Kaiser Permanente Zion Medical Center
- RM 3 - 7 Zoning
- FAR 4.0 per Complete Communities Plan

**PURCHASE PRICE: \$16,000,000**

**LEASE RATE: ASK BROKER**



FOR SALE OR LEASE: ZION AVE



# FOR SALE OR LEASE: ZION AVE



## PROPERTY OVERVIEW

<b>Address</b>	Zion Avenue @ Glenroy Street
<b>Total Land Area</b>	52,707 SF
<b>APN</b>	672-300-05-00
<b>Base Zoning</b>	RM-3-7
<b>FAR</b>	4.0 FAR
<b>CCHS</b>	Tier 4
<b>Current Use</b>	Vacant Land
<b>Ownership</b>	Fee Simple

## PROPOSED USE

The City of San Diego adopted a Complete Communities Plan in 2019 which is a housing solution that promotes a more streamline permitting process for larger apartment developments with discretionary approval from the local jurisdiction. The focus is intended to create a variety of housing options for everyone, particularly those at low and middle income levels. The Subject site is part of the Complete Communities Plan in which the max FAR would be increased to 4.0.