

Pacific | Sotheby's
INTERNATIONAL REALTY

WELCOME TO

330 Willie James Jones Ave

San Diego, CA 92102

PRESENTED BY
ALEXANDER CIULLO
DRE #02012544
&
DREW HOOKS
DRE #02186953

ALEXANDER
AND ASSOCIATES
THE CIULLO GROUP



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01.

OFFERING SUMMARY

Offering Summary

Site Plan

Offering Highlights

330 WILLIE JAMES JONES AVE, SAN DIEGO, 92102



OFFERING SUMMARY

330 Willie James Jones Ave is a 2,518 square foot duplex in San Diego's Lincoln Park neighborhood, comprising a total of 6 bedrooms and 4.5 bathrooms. The main unit includes 5 bedrooms and 3 bathrooms, while the attached guest house offers a flexible living or rental option with 1 bedroom, 1.5 bathrooms, a living room, dining area, laundry closet, and full kitchen. Accessed through an exterior door in the backyard, the guest unit provides added privacy for tenants or guests. Over the years, the owner has upgraded and expanded the property, enhancing both its functionality and appeal. With a fully fenced front yard, this duplex offers privacy and security, while its proximity to Lincoln High School and convenient freeway access makes it ideal for families and commuters alike.

Parks and Recreation: The home is located near John F. Kennedy Park and Chollas Creekside Park, offering ample opportunities for outdoor activities, recreation, and relaxation. **Schools:** Lincoln High School is just down the street, with other public and private educational institutions nearby.

Shopping and Dining: The property is close to a variety of local shopping centers and restaurants, providing convenience for daily needs. **Cultural and Entertainment:**

While situated in a suburban setting, the property is a short drive away from San Diego's cultural attractions, including entertainment venues and museums. **Public Services:**

The area is well-served by local police, fire, and healthcare facilities, ensuring a secure and convenient living environment.

TRANSIT/SUBWAY

Lincoln Park Transit Center (Bus Service)

2 min drive / 0.4 mi

32nd & Commercial Station (San Diego Trolley - Orange Line)

8 min drive / 2.9 mi

City College Station (San Diego Trolley - Blue/Orange Line)

11 min drive / 5.5 mi

COMMUTER RAIL

47th Street Station (San Diego Trolley - Orange Line)

2 min drive / 0.6 mi

Euclid Avenue Station (San Diego Trolley - Orange Line)

5 min drive / 1.2 mi

San Ysidro Transit Center (San Diego Trolley - Blue Line)

15 min drive / 12.2 mi

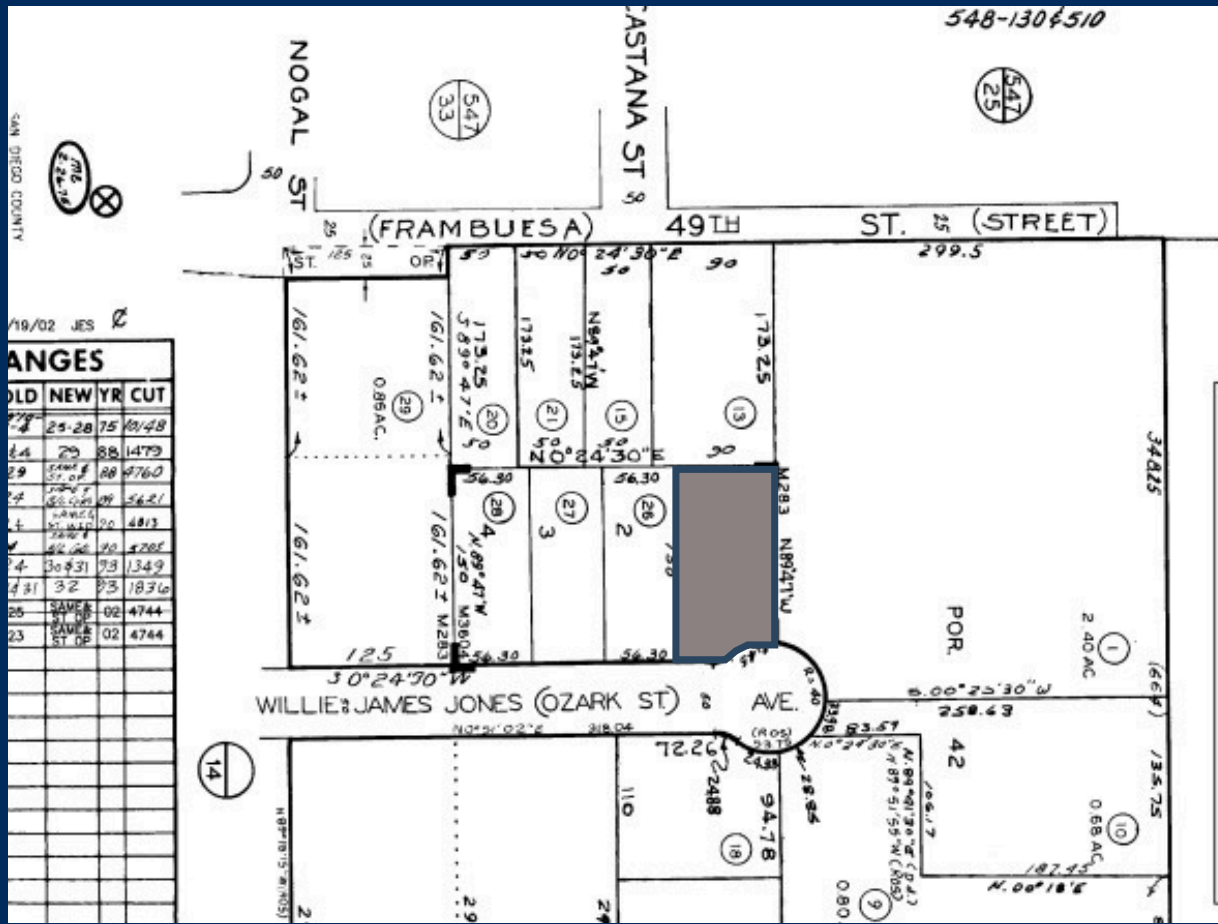
AIRPORT

San Diego International Airport

15 min drive / 9.1 mi

CURRENT SITE PLAN

330 Willie James Jones Ave



LINCOLN PARK, CALIFORNIA

This property is located in the vibrant Lincoln Park neighborhood of San Diego, a dynamic area known for its rich history and emerging development opportunities. Situated close to downtown San Diego, this location offers easy access to major highways like the I-805 and SR-94, facilitating seamless commutes to key employment hubs, universities, and cultural landmarks throughout the city. The surrounding area is filled with various parks, community centers, and a growing selection of local eateries and shops, making it a lively place for residents and visitors alike.

Lincoln Park is home to a diverse and evolving community, with nearby recreational spots like John F. Kennedy Park and Chollas Creekside Park. The neighborhood is well-served by public transportation and is undergoing a revitalization that is attracting both families and investors seeking future growth potential. With the median home value steadily rising and the area's proximity to San Diego's urban core, this location is ripe for redevelopment, offering a strong opportunity for those looking to tap into the city's expanding housing market.

330 Willie James Jones Ave is more than just a property—it's a cash-flowing duplex with significant development potential. The site has the capacity to build up to 65 units, making it an ideal candidate for investors aiming to capitalize on San Diego's housing demand. Whether you're interested in its current income generation or its vast development prospects, this property provides a unique combination of opportunity and growth potential.

10,265
POPULATION

1,955
OF HOUSEHOLDS

\$75,014
AVERAGE HH INCOME

\$707,043
MEDIAN HOME VALUE

32
AVERAGE AGE

30+
BARS, PUBS AND
RESTAURANTS

OFFERING HIGHLIGHTS

PROPERTY HIGHLIGHTS

±10,471 SF Development Site

Duplex with Current Income of \$3,850/mo

Easy Access to I-805 & SR-94

Zoning: RM-3-7

Complete Communities Tier 3 (6.5x FAR)

Buildable Up to 65 Units Max

Lot Dimensions: 71'x 150'

Current CAP Rate: 2.79%

Front Setback: 10', Rear Setback: 5'

Sustainability: In "Sustainable Development Area"

Incentives: "Opportunity Zone" tax benefits

FAR: 6.5x, Total 68,061 SF

Height Limit: 40 ft or up to 7 stories within Complete Communities

Base Density: 1/1,000 SF

Call to tour

02.

PROPERTY & ZONING OVERVIEW

Property Summary
Current Property Zoning
Transit Overlay Zoning
Current Rent Roll
Property Remarks
Location Offering
Encanto Overview

PROPERTY SUMMARY

ADDRESS: 330 Willie James Jones Ave, San Diego, CA 92102

TOTAL SF: ±10,471 SF Lot, Duplex with 2,518 Rentable Square Feet

NO. OF FLOORS: Two Stories

ZONING: D-OM - RM-3-7 (Residential-Multi-Unit)

EFFECTIVE YEAR BUILT: 1940

PARCEL NUMBER: 548-130-25-00

LAND ACRES: 0.24 Acres

CONSTRUCTION: Wood Frame, Stucco

PARKING: 1/1,000 SF - 7 Parking Spots

HVAC: Central Heating

Current Property Zoning

RESIDENTIAL-MULTIPLE UNIT (RM-3-7)

The purpose of the RM zones is to provide for multiple dwelling unit development at varying densities. The RM zones individually accommodate developments with similar densities and characteristics. Each of the RM zones is intended to establish development criteria that consolidates common development regulations, accommodates specific dwelling types, and responds to locational issues regarding adjacent land uses.

RM-3-7 permits a maximum density of 1 dwelling unit for each 1,000 square feet of lot area.

[View Municipal Code](#)

COMPLETE COMMUNITIES HOUSING SOLUTIONS

Housing Solutions is an optional affordable housing incentive program aimed at encouraging the building of homes near high-frequency transit. The focus is intended to create a variety of housing options for everyone, particularly those at low and middle-income levels. These incentives include investments in neighborhood amenities, such as pocket parks and plazas, as well as the preservation of existing affordable housing units. General Regulations for Complete Communities Housing Solutions can be found in San Diego Municipal Code Chapter 14, Article 3, Division 10.

[View Complete Communities](#)

Transit Overlay Zoning

Purpose of the Transit Area Overlay Zone

The purpose of the Transit Area Overlay Zone is to provide supplemental parking regulations for areas receiving a high level of transit service. This overlay zone intends to identify areas with reduced parking demand and to lower off-street parking requirements accordingly.

[View Transit Overlay Zoning.](#)

330 Willie James Jones

Current Rent Roll

			CURRENT		PROFORMA	
Unit #	UnitType	EstSF	Rent	Rent / SF	Rent	Rent / SF
A B	5 BD/ 3 BA	2,000	\$2,475	\$1.24	\$5,750	\$2.88
	1 BD/ 1.5 BA	518	\$1,375	\$2.65	\$1,900	\$3.24
Total		2,518	\$3,850	\$1.53	\$7,650	\$3.04
GROSS ANNUALIZED RENTS			\$46,200		\$91,800	

Property Remarks

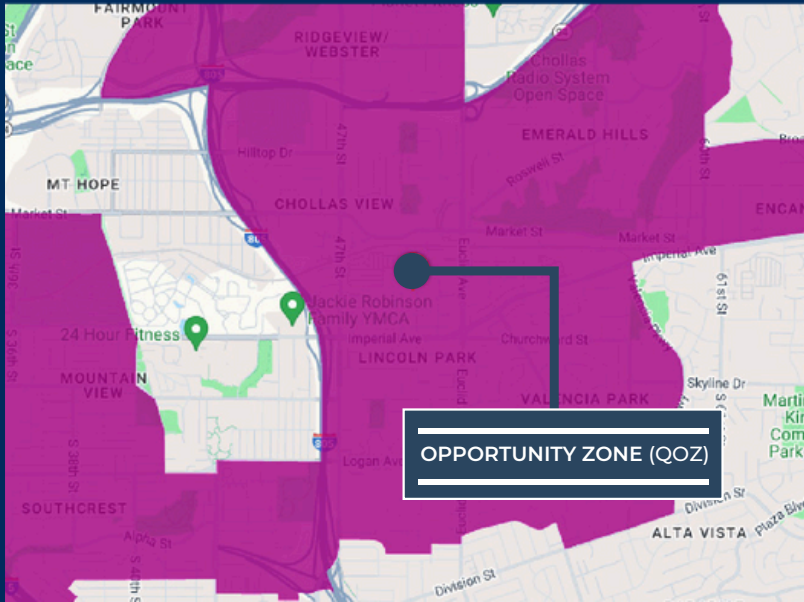
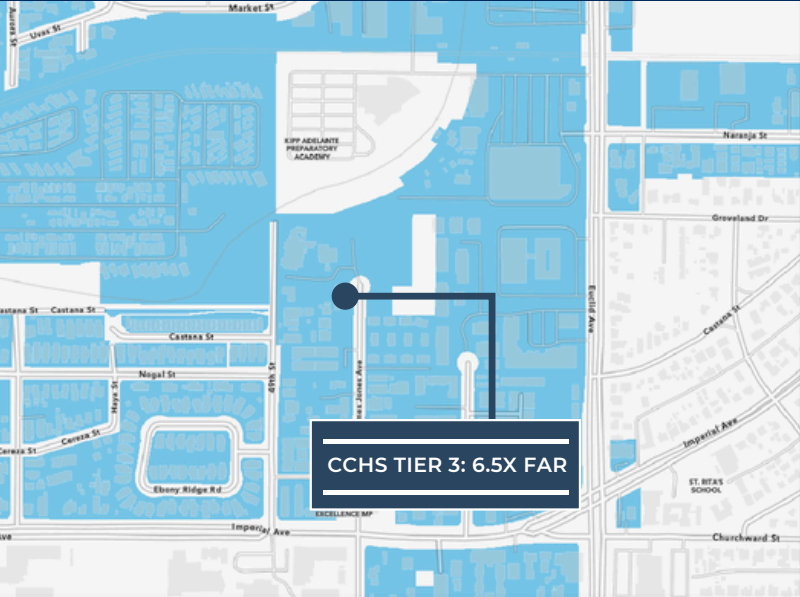
Located in the heart of San Diego's rapidly evolving Lincoln Park neighborhood, this property presents a rare investment opportunity with significant development potential. Situated just minutes from downtown San Diego and offering easy access to major highways such as I-805 and SR-94, this duplex is ideally positioned for those looking to capitalize on the city's growing housing demand.

This versatile duplex offers a total of 6 bedrooms and 4.5 bathrooms, split between a spacious 5-bedroom, 3-bathroom unit and a separate 1-bedroom, 1.5-bathroom apartment. This layout provides immediate rental income potential along with flexibility for tenants. Expansive outdoor areas, including a fully fenced front yard, enhance the property's appeal by offering additional living space and privacy. Located close to local schools, parks, and amenities, this property is particularly attractive to prospective renters seeking both convenience and comfort.

With zoning that permits up to 65 buildable units and its inclusion in the Complete Communities Tier 3 program, this lot is primed for future redevelopment. Investors and developers will appreciate the site's potential to expand its footprint, offering multiple ADU additions and the possibility to build up to 65 units in a high-demand area with easy access to public transportation.

This property is not only a cash-flowing asset but also an ideal canvas for future growth, making it a compelling choice for those seeking long-term investment opportunities in San Diego's thriving market.

Location Offering



Encanto Overview

The eight communities that make up the Encanto neighborhoods planning area are Emerald Hills, Chollas View, Lincoln Park, Valencia Park, Alta Vista, O'Farrell, Broadway Heights and Encanto. The oldest of these, Encanto, was subdivided in 1907 and advertised for "suburban homes and small farms." While Encanto has maintained much of its semi-rural character, the other seven neighborhoods, which make up roughly 75% of the population (47,000) and 85% of the land mass (3811 acres), are largely suburban. Three quarters of homes are single family.

The Encanto Neighborhoods Community Plan is designed to expand the existing retail, commercial and light industrial areas along the main transportation corridors and the villages surrounding the trolley stops at 47th and Market streets, and Euclid Avenue and Market Street. Its cultural heart is the Market Street Village, situated along Chollas Creek and the trolley stop at the intersection of Euclid Avenue and Market Street. It's most notable geologic features are the hills and canyons that form the historic South Chollas Valley and the southern part of the Chollas Watershed. With its proximity to San Diego Bay just 2 1/2 to 5 miles away, temperatures tend to be mild. The area offers excellent opportunities for infill development, including commercial, transit-oriented mixed use along the main corridors, and view lots for single family residential in the surrounding hills.

03.

LOCATION OVERVIEW

Local Amenities

Location Overview

LOCAL AMENITIES

Lincoln Park is a vibrant neighborhood in southeastern San Diego, known for its strong community spirit and convenient location. The area offers access to local parks like John F. Kennedy Park and Chollas Creekside Park, as well as the Malcolm X Library. Residents enjoy a growing selection of eateries and shops, while being just minutes from downtown San Diego. With easy access to major highways, Lincoln Park offers urban convenience with neighborhood charm, making it an appealing place to live and invest.



LOCATION OVERVIEW

AREA HIGHLIGHTS

Lincoln Park, located in southeastern San Diego, is a historically rich and culturally vibrant neighborhood. Known for its close-knit community and ongoing revitalization, the area offers a blend of residential and commercial opportunities. Surrounded by neighborhoods such as Valencia Park and Encanto, Lincoln Park is just minutes from downtown San Diego. Local attractions include the Malcolm X Library, Chollas Creekside Park, and John F. Kennedy Park, offering a variety of recreational and cultural amenities. With its proximity to both urban conveniences and outdoor spaces, Lincoln Park provides a balanced, attractive living environment.

LOCATION & ACCESS

Lincoln Park enjoys excellent connectivity to the greater San Diego area. Major highways, including I-805 and SR-94, provide quick access to downtown San Diego and other key destinations throughout the region. Public transportation options are abundant, with several bus routes serving the area and connecting residents to nearby trolley stations. The neighborhood's strategic location makes it ideal for those seeking easy access to both local amenities and the broader San Diego region, enhancing its appeal for residents and investors alike.

ALEXANDER
AND ASSOCIATES
THE CIULLO GROUP

Alexander Ciullo

Global Real Estate Advisor
619.944.1876
alexander.ciullo@pacificsir.com
alexanderciullo.com
DRE #02012544

Drew Hooks

Global Real Estate Advisor
408.825.3293
drew.hooks@pacificsir.com
lux-coast.com
DRE #02186953

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