



# Hillcrest Development Site

3821-3823 8th Ave.

9,253 SF  
SAN DIEGO, CA



## HILLCREST DEVELOPMENT SITE

### The Offering

Opportunities to acquire prime sites for ground up development within the walkable district of Hillcrest are rare. This 9,235sf site could be among the most convenient sites in the entire county with Whole Foods 1 block away, Trader Joes & Ralphs 3 blocks away, Better Buzz Coffee 1/2 block away, and over 30 cafes, restaurants and shops within a 5 block walk. Fitness boutiques, a movie theater and Scripps Mercy healthcare round out the amenities.

overview



One of the hottest neighborhoods for vertical development in Southern California

HILLCREST DEVELOPMENT SITE

+/-9,235 SF of land

Price: \$2,500,000

Price PSF Land: \$270

Zoned: CC 3-8

Complete Communities: Tier 2 (FAR 8.0)

Parking: No parking is required per the Municipal Code to develop the parcels as multi-family residential if proper incentives are used. Consult your architect for all feasibility matters.

APN's: 452-093-26-01, 02

In Place: 2 Suite Dental Building on 3 levels totaling 4,161 SF, which could provide for rental income during the design and permit phase.

details





## 1065 University

10,498 SF

\$4,900,000 (\$467 PSF)

Zoned CC3-8

Complete Communities Tier 2

Sold August 2022



## 1601 University Ave.

17,830 SF

\$8,500,000 (\$477 PSF)

4 parcels

Zone CC3-8 + Complete Communities Tier 2

Sold November 2023

comps



## 3604 4th

6,747 SF of Land  
 \$2,900,000 (\$430 PSF)  
 Zoned CC3-8  
 Complete Communities Tier 2  
 Sold May 2023

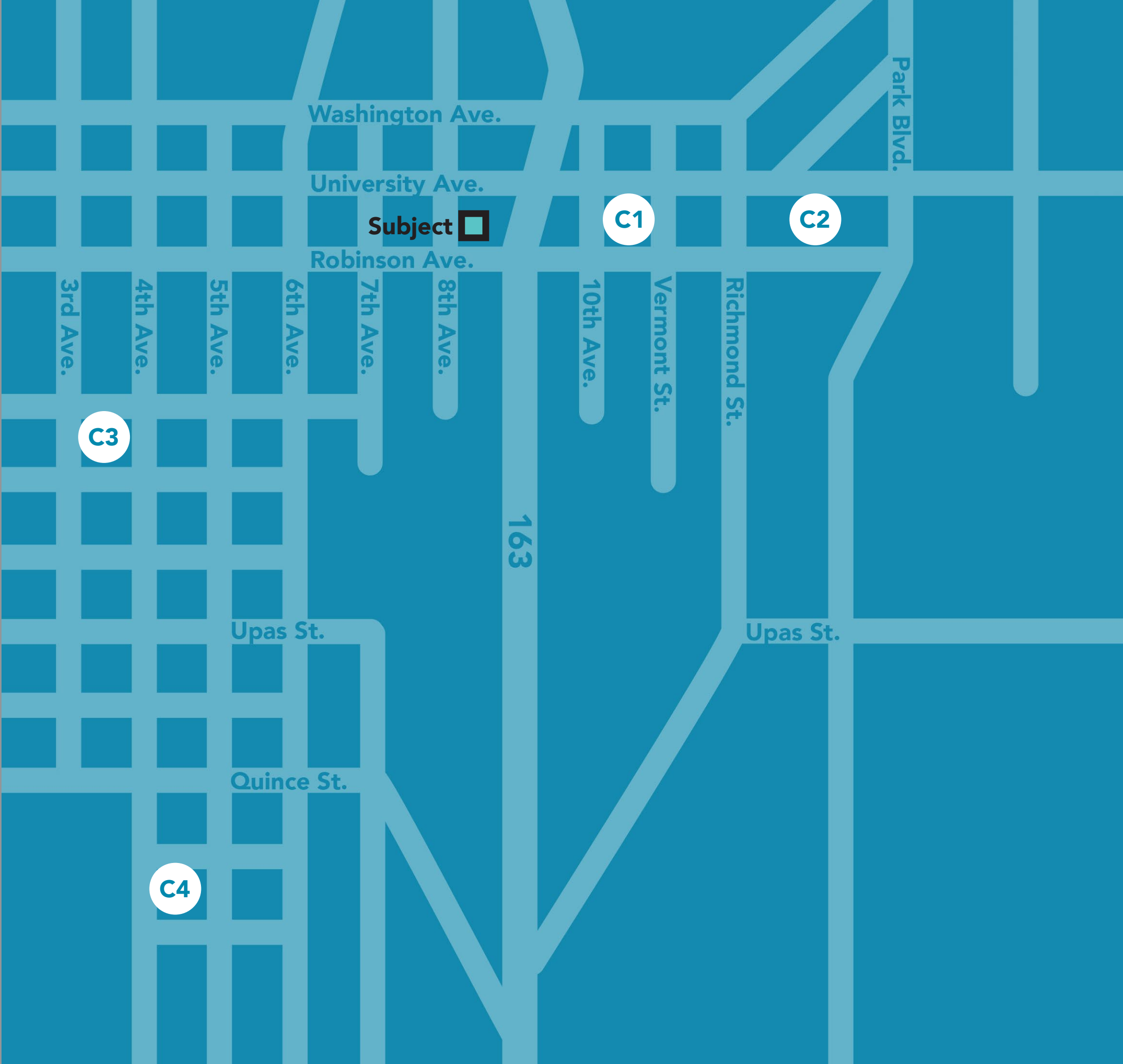


## 2881 4th Ave.

10,000 SF of Land  
 \$4,020,000 (\$402 PSF)  
 Zoned CC3-8  
 Complete Communities Tier 2  
 Sold August 2022

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location



## HILLCREST DEVELOPMENT SITE

Walk Score 96!

1 Mile Avg Household Income:  
\$109,486

"Hillcrest is a hub for the LGBTQ community in San Diego, but in recent years, the neighborhood also has blossomed into a foodie retreat with a number of new restaurants opening."

*San Diego Union Tribune*

region



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### Complete Communities

The purpose of these regulations is to provide a floor area ratio based density bonus incentive program for development within Transit Priority Areas (defined as within .5 mile of a major transit stop). These regulations materially assist in providing adequate housing for all economic segments of the community and to encourage use of mobility alternatives through the construction of neighborhood serving infrastructure amenities. By adding density near public transit, the Complete Communities initiative encourages walking, biking and use of transit and is critical to the City's Climate Action Plan goal to reduce greenhouse gas emissions.

For more information please visit

<https://www.sandiego.gov/complete-communities>

# area



## HILLCREST DEVELOPMENT SITE

# Plan Hillcrest

### The Hillcrest Focused Plan Amendment —

an amendment to the Uptown Community Plan that was adopted in 2016 — would reconstruct the neighborhood skyline with 20- story towers, paving the way for 17,000 new housing units, in an effort to more than double the population in the Uptown community from 40,000 now to 100,000 people in 2050. -NBC San Diego

### For more information please visit

<https://www.planhillcrest.org/>

area



### The new growth blueprints approved...

aim to fight climate change and solve the local housing crisis by encouraging high-rise buildings near transit.

—SD Union Tribune

HILLCREST DEVELOPMENT SITE

“a colorful mix of ethnically diverse restaurants, nightclubs and acclaimed wine bars. You’ll also discover home decor shops, distinctive boutiques... This lively stretch also hosts one of the largest farmers markets in San... 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.

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.”

area



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