

## FOR SALE

OUTSTANDING MULTIFAMILY DEVELOPMENT SITE  
EXPIRED PERMIT FOR 19 UNITS

PRICE: \$1,395,000 - LOT SIZE 5,497 SF (\$254/SF LAND)

220 Montecito Way, San Diego, California 92103

220  
MONTECITO

UCSD MEDICAL  
HILLCREST







## OFFERING OVERVIEW

Expired permit to build 19-units adjacent to UCSD Medical Center in the heart of Hillcrest, Central San Diego's premier infill urban residential community. There are no improvements on-site and the property is located in Complete Communities Tier 2 with FAR of 8.

Hillcrest is central San Diego's premier residential neighborhood offering a vibrant urban lifestyle while still maintaining a sense of tranquility. The area is thriving with new construction along with renovation of existing buildings, offering a unique blend of historic charm and contemporary urban living. Residents are walking distance to top ranked restaurants, parks, trendy cafés, eclectic shops, farmers markets, schools, and entertainment. The community borders Balboa Park, the City of San Diego's preeminent recreational destination. Hillcrest also feature numerous convenient thoroughfares, allowing easy access to Downtown and Mission Valley, along with Hwy 163, I-5, and I-8. As a result, Hillcrest has become a magnet for young professionals, families, and high net worth individuals, making it ideal for real estate investment and development.

## INVESTMENT HIGHLIGHTS

- Expired permit for 19-Units adjacent to the UCSD Medical Center Campus in Hillcrest
- Outstanding multifamily development opportunity in prime Central San Diego location
- Located in an Opportunity Zone and Complete Communities Tier 2 with FAR of 8
- Walking distance to top ranked restaurants, parks, cafes, shops, farmers market, schools, and entertainment
- Proximity to Balboa Park and Downtown with convenient access to Hwy 94, Hwy 163, I-5, and I-15
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# 220 MONTECITO

San Diego, CA 92103

<b>220 MONTECITO APN:</b>	<b>444-511-09</b>
220 Montecito Lot Size:	5,492
Lot Width:	55 FT
Complete Communities:	Tier 2: FAR 8
Historical Review:	Cleared
Zoning:	RM-3-9
Base Density:	600 SF/DU
Existing Improvements:	None
Existing Income:	None

## ENTITLEMENTS - PROPOSED NEW CONSTRUCTION

ENTITLEMENT STATUS:	Expired
Permit Issuance:	Permits Expired
Number of Units:	19
Rentable SF:	10,948
Stories:	6
Building Height:	46' 10"
Required Setbacks:	
Front Setback	10 FT
Interior Side Setback	5 FT
Rear Setback	5 FT
Affordable Units:	2

**FULL SET OF BUIDLING PLANS AVAILABLE UPON REQUEST**



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## CONTACT:

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