

GOLDEN HILL MULTI-FAMILY DEVELOPMENT OPPORTUNITY

E Street | San Diego, CA 92102

- 0.45 Acres of Prime Development Land in San Diego's Golden Hill Neighborhood
- Ideal Infill Site for High-Density Residential Development
- Located Within the City of San Diego's Complete Communities Tier 3 Overlay (6.5 FAR)
- Situated in a Qualified Federal Opportunity Zone

ASKING PRICE: \$5,500,000 \$5,350,000

*SELLER WILLING TO CARRY NOTE FOR 1 YEAR



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Golden Hill
Elementary School



E ST

30TH ST

F ST

N
←

Balboa Park



29TH ST

BROADWAY

30TH ST

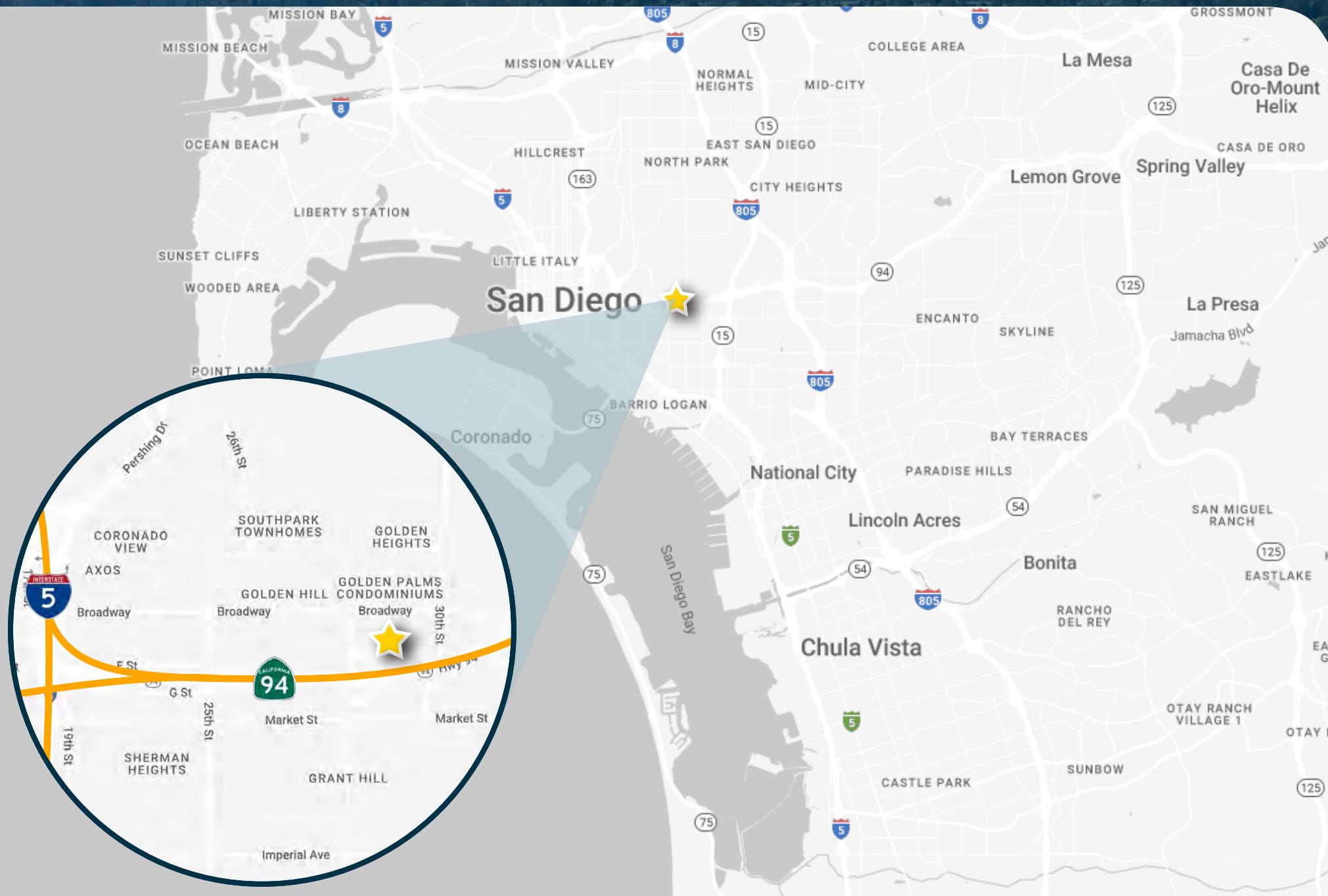
E ST

F ST



E STREET | 5

location map



property information

location overview:

Located in the heart of San Diego's Golden Hill neighborhood, the E Street site offers a prime infill location just minutes from Downtown, Balboa Park, and South Park. Positioned within the City's Complete Communities Tier 3 Overlay and designated Opportunity Zone, the property benefits from one of San Diego's most flexible and development-friendly zoning programs. With excellent access to transit, major freeways, and a vibrant local dining and arts scene, the site is ideally situated in a walkable, high-demand urban submarket.

property summary:

This 0.45-acre vacant lot presents a compelling opportunity for residential or mixed-use development under Complete Communities incentives-potentially allowing for significant density increases without on-site parking requirements. Located within an Opportunity Zone, the property also offers potential tax advantages for qualified investors. With strong fundamentals, growing demand for urban housing, and favorable entitlements, the E Street site is a rare chance to deliver new product in one of San Diego's most dynamic and centrally located neighborhoods.

jurisdiction:

City of San Diego

apns & acreage | square feet:

539-592-09-00 → 0.29 Acres | 12,602 Square Feet
539-591-30-00 → 0.05 Acres | 2,054 Square Feet
Street Vacation → 0.11 Acres | 4,749 Square Feet
Total → 0.45 Acres | 19,405 Square Feet

**Street vacation recently approved (see due diligence page),
but will not be recorded until public improvements are utilized.*

zoning:

RM-2-5 ([Click to View Zoning](#))

density:

Density: 16 du/ac - 29 du/ac

opportunity zone:

Yes

complete communities:

Yes, Tier 3. 6.5 FAR

minimum lot size:

6,000 SF

max height:

40 feet

school district:

San Diego Unified School District

services:

Water/ Sewer:	City of San Diego Public Utilities Department
Gas/Electric:	San Diego Gas & Electric
Fire:	San Diego Fire-Rescue
Police:	San Diego Police Department

price:

\$5,500,000 \$5,350,000 (Seller willing to carry Note For 1 Year)



due diligence documents

CLICK LINKS BELOW TO DOWNLOAD DUE DILIGENCE DOCUMENTS



- [City Land Surveyor Site Plan](#)
- [Retaining Wall Values](#)
- [Initial Soil Report](#)
- [Updated Soil Report](#)
- [Recorded NOE](#)
- [Design Plans Concept](#)
- [Vacation PMT](#)
- [Vacation Under CEQA](#)

Complete Communities



COMPLETE COMMUNITIES WE'RE ALL IN

San Diegans' quality of life depends on a vibrant economy, a healthy environment and thriving neighborhoods. Complete Communities is an initiative to set us on a path to achieve our goals and shape a future that works for all of us with a focus on four key areas: housing, mobility, parks and infrastructure.

Complete Communities includes planning strategies that work together to create incentives to build homes near transit, provide more mobility choices and enhance opportunities for places to walk, bike, relax and play. These efforts ensure that all residents have access to the resources and opportunities necessary to improve the quality of their lives.

Thoughtful and inclusive planning initiatives and programs aim to create a healthy environment and thriving communities that will serve to enhance the quality of life for all residents, regardless of their background and identity.



demographics

1 Miles



POPULATION
34,259



ESTIMATED HOUSEHOLDS
13,178



AVERAGE HOUSEHOLD INCOME
\$107,851



ESTIMATED EMPLOYEES
6,096

3 Miles



POPULATION
277,441



ESTIMATED HOUSEHOLDS
116,562



AVERAGE HOUSEHOLD INCOME
\$120,308



ESTIMATED EMPLOYEES
127,138

5 Miles



POPULATION
553,823



ESTIMATED HOUSEHOLDS
220,532



AVERAGE HOUSEHOLD INCOME
\$124,623



ESTIMATED EMPLOYEES
251,502

ABOUT THE AREA - GOLDEN HILL

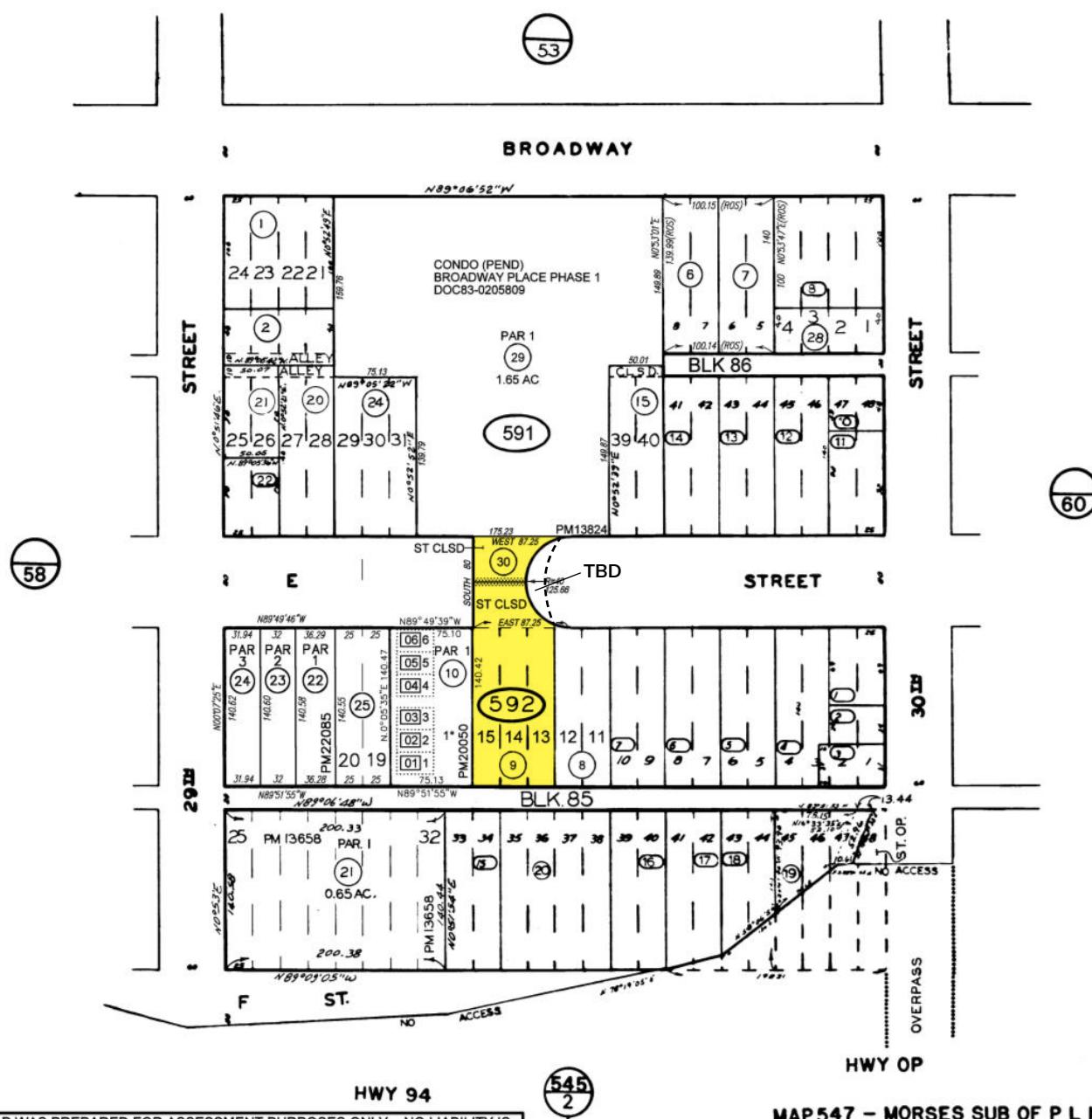
Nestled just east of Downtown San Diego, Golden Hill is one of the city's most historic and character-rich neighborhoods. Known for its tree-lined streets, early 20th-century architecture, and elevated views of downtown and the bay, Golden Hill offers a vibrant urban lifestyle with a small-town community feel. The neighborhood has long attracted artists, young professionals, and longtime residents drawn to its walkability, central location, and authentic San Diego charm.

Golden Hill sits at the crossroads of culture and convenience — minutes from Balboa Park, South Park, and the Gaslamp Quarter. Its mix of Craftsman homes, Victorian-era buildings, and thoughtfully restored apartments contributes to a distinctive, eclectic streetscape. Local coffee shops, neighborhood restaurants, and boutique markets foster a lively, connected community atmosphere that blends historic roots with modern energy.

The area has experienced steady revitalization in recent years, with investment in housing, infrastructure, and small businesses helping to preserve its historic character while supporting growth. Its central location provides easy access to major freeways and public transit, making commuting to downtown, North Park, or beyond seamless.

Demographically, Golden Hill is a diverse and dynamic community, with a blend of creatives, professionals, and families contributing to its inclusive and progressive spirit. Residents enjoy proximity to cultural landmarks, outdoor recreation, and some of the best views in San Diego. With its rich history, architectural beauty, and thriving local scene, Golden Hill remains one of San Diego's most desirable neighborhoods for those seeking a balance of authenticity, community, and urban convenience.

tax map



539-59



9/16/2024 SAF

CHANGES

BLK OLD NEW YR CUT

592	Pick Up	19-20	65	4681
	(SELECT)	1		
591	2-5 E	SAME	84	5508
591	3-6 19	23-24	84	3327
592	12-14	21	85	2128
591	4-5 16	25	86	1382
591	9	26-27	88	2399
591	26-27	28	89	1393
592	10 CONDO	08	602	RC
591	25	SAME &		
592	8-9	8-9	10	5509
591	25	29 & 30	10	1181
592	11	22-25	25	1049

1* CONDO
29TH & E ST
DOC2007-0201748



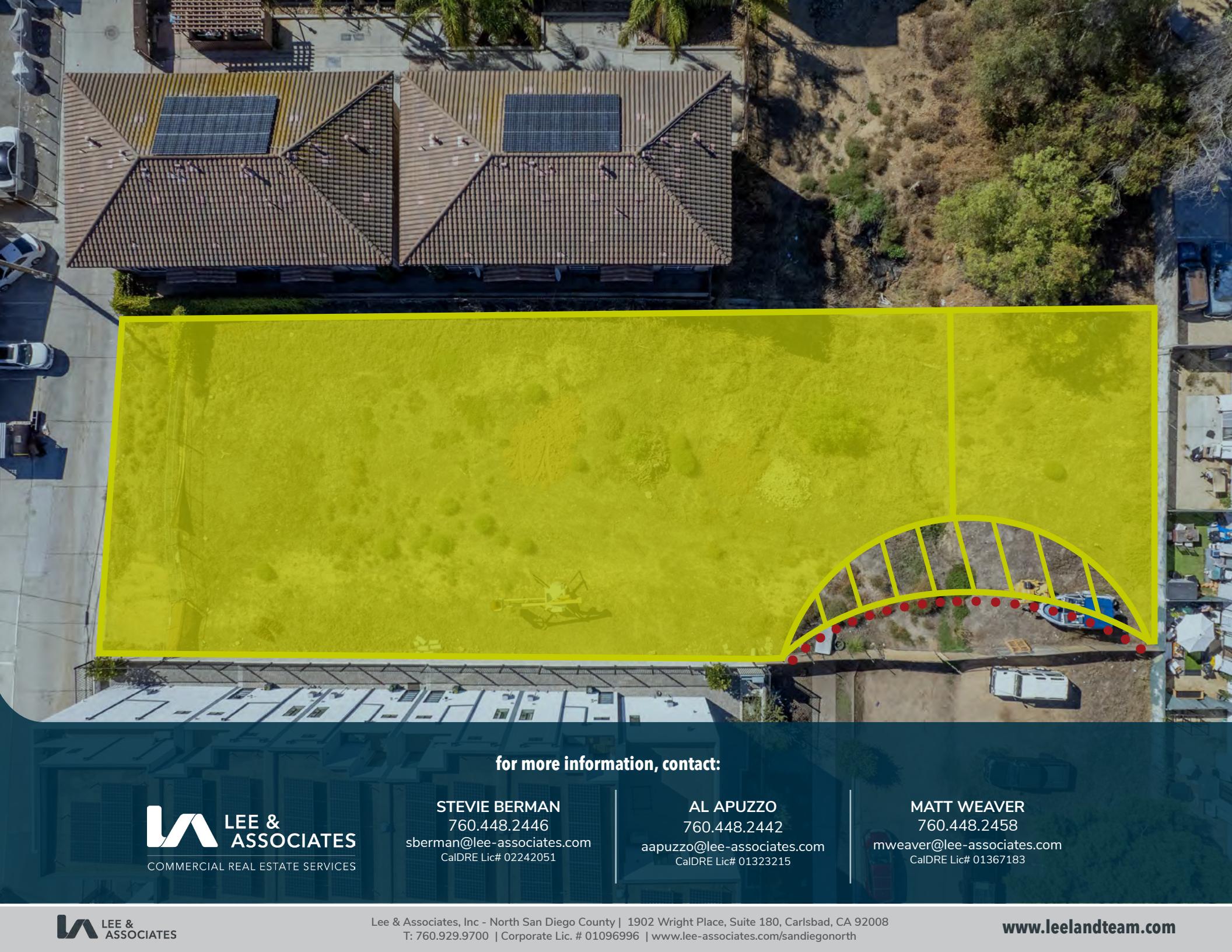
LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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