

Available

4780 Mission Bay Drive,
San Diego, CA 92109

Prime Pacific Beach San Diego Land

Highlights:

- Gateway to Affluent Coastal Communities of Pacific Beach, La Jolla, and Mission Bay.
- Generous Land Area - +/-38,768 SF Lot on Mission Bay Drive.
- High Barrier to Entry Location - Infill Coastal Market Location.
- High Density Zoning - Complete Communities FAR-Based Density 2.5



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3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com

Rick Wu

Vice President | CA License: 014955421
619.491.0826 | Rick@DuhsCommercial.com

Anthony Acosta

Senior Associate | CA License: 01900150
619.491.0048 | Anthony@DuhsCommercial.com

Austin Dias, MSRE

Vice President | CA License: 01888482
619.269.6077 | Austin@DuhsCommercial.com

Close View Aerial

Highlights:

- Unparalleled High-traffic Location - Located just off Interstate 5 along Mission Bay Drive - +/-37,816 cars per day (SANDAG).
- Close Proximity to Signalized Intersection of Garnet Ave & Mission Bay Drive - +/-61,230 cars per day (SANDAG).
- Centrally located near Clairemont, Pacific Beach, La Jolla, University City, Downtown, and Mission Valley.
- +/-280' of Frontage on Mission Bay Drive.
- Immediate access to Interstate 5, and close proximity to Interstate 8, and Highway 52
- Walking distance to Balboa Avenue Trolley Station, connecting to UTC, UCSD, Old Town, Downtown, and US/Mexico Border.
- San Diego International Airport less than 15 minutes away.

Garnet Ave



±61,230 CPD

← Bay and Beaches
UTC →
Rose Creek Trail

Mission Bay Dr ± 37,816 CPD

Damon Ave

Interstate 5
On/Off-Ramp



D U H S

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West View Aerial

Pacific Ocean

Crystal Pier

La Jolla

Pacific Beach

Garnet Ave

±61,230 CPD

UTC ->
-< Bay and Beaches
- Rose Creek Trail

Mission Bay Dr



± 37,816 CPD



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North View Aerial

Pacific Ocean

La Jolla

Mount Soledad

Pacific Beach



Balboa Avenue Trolley Station

Interstate 5
Off-Ramp

Interstate 5
On-Ramp

UTC →
← Bay and Beaches
Rose Creek Trail



Garnet Ave



± 37,816 CPD



± 61,230 CPD

Mission Bay Dr



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East View Aerial

University City

Bay Ho



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South View Aerial



Mission Beach

Pacific Ocean

Mission Bay

Mission Bay Golf Course

Pacific Beach



+61,230 CPD

Garnet Ave

Mission Bay Dr

Rose Creek Trail
Bay and Beaches ->

± 37,816 CPD

Damon Ave



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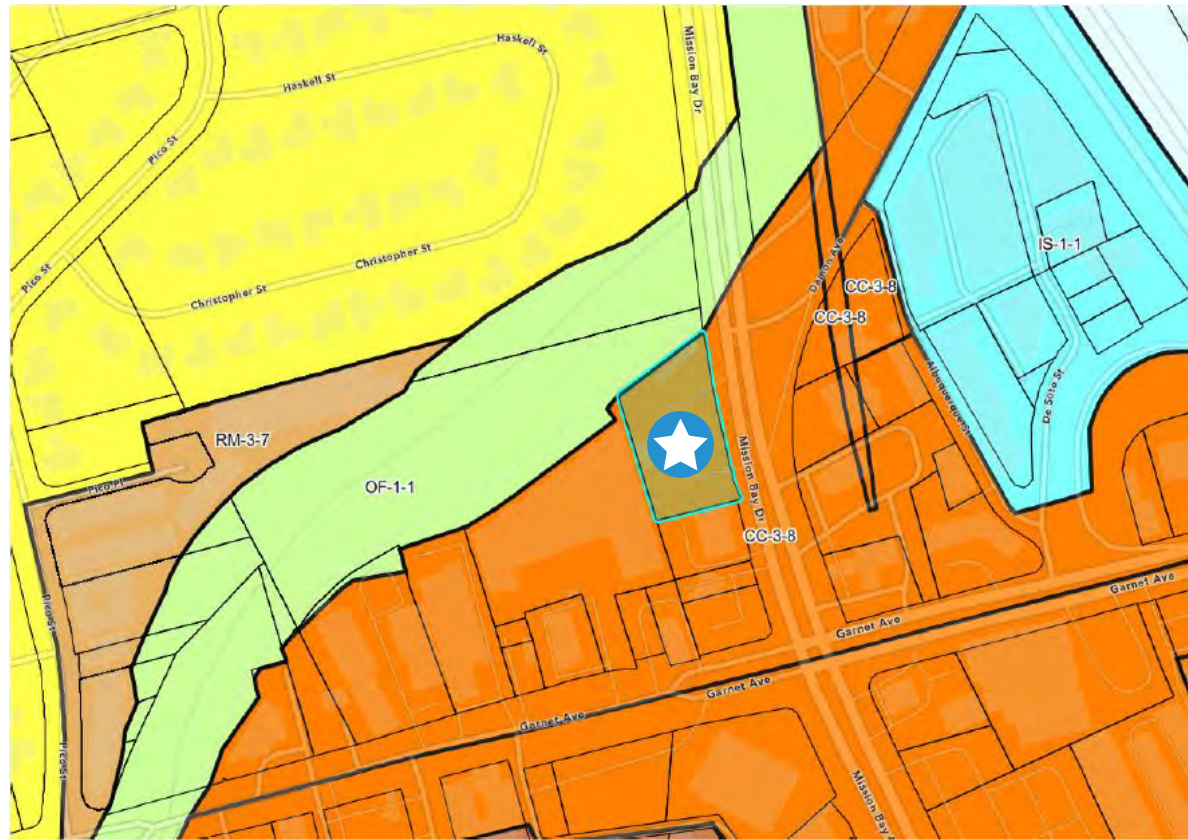
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Property Description



Property Address:

4780 Mission Bay Drive, San Diego, CA 92109

APN: 417-250-37-00

Lot Size: Approx. 38,768 SF

Current Zoning: CC-3-8

Complete Communities FAR: 2.5

Complete Communities Buildable: 96,920 SF.

Density (Base): 600 SF/DU Max, max base density of 1 dwelling unit for each 600 square feet of lot area.

Building Size: +/-7,442 SF Motel with 26 rooms

Community Plan Area (CPA): Pacific Beach

Specific Plan Area (SPA): Yes; Balboa Specific Plan

Business Improvement District (BID): Yes; Pacific Beach Business Improvement District.

Coastal Height Limit Overlay Zone: Yes

Coastal Overlay Zone: No

Parking Standards Transit Priority Area: Yes

Transit Priority Area (TPA): Yes

Affordable Housing Parking Demand: Yes

Balboa Avenue Station Area Specific Plan - ([Link Here](#))

Pacific Beach Community Plan Area - ([Link Here](#))



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Complete Communities








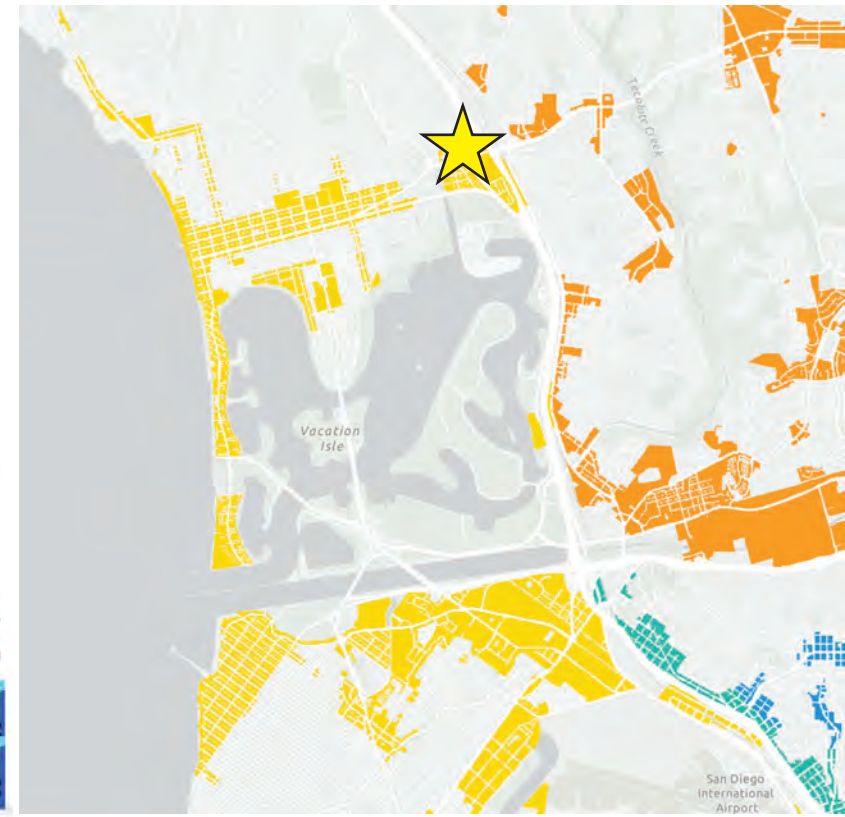
Housing Solutions is an optional affordable housing incentive program aimed at encouraging the building of homes near high-frequency transit. The focus is intended to create a variety of housing options for everyone, particularly those at low and middle-income levels. These incentives include investments 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.

Click Here for more info:

[Complete Communities](#)



-  FAR Tier 1: No Limit on FAR
-  FAR Tier 2: 8.0 FAR
-  FAR Tier 3: 6.5 FAR
-  FAR Tier 4: 4.0 FAR
-  Coastal Zone and Coastal Height Overlay Zone: 2.5 FAR



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About San Diego



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Demographic



HOUSEHOLDS

1.2 M



POPULATION

3.35 M



AVG HH INCOME

\$112,653



WORKFORCE

2.72 K

Top Attractions



Top Industries



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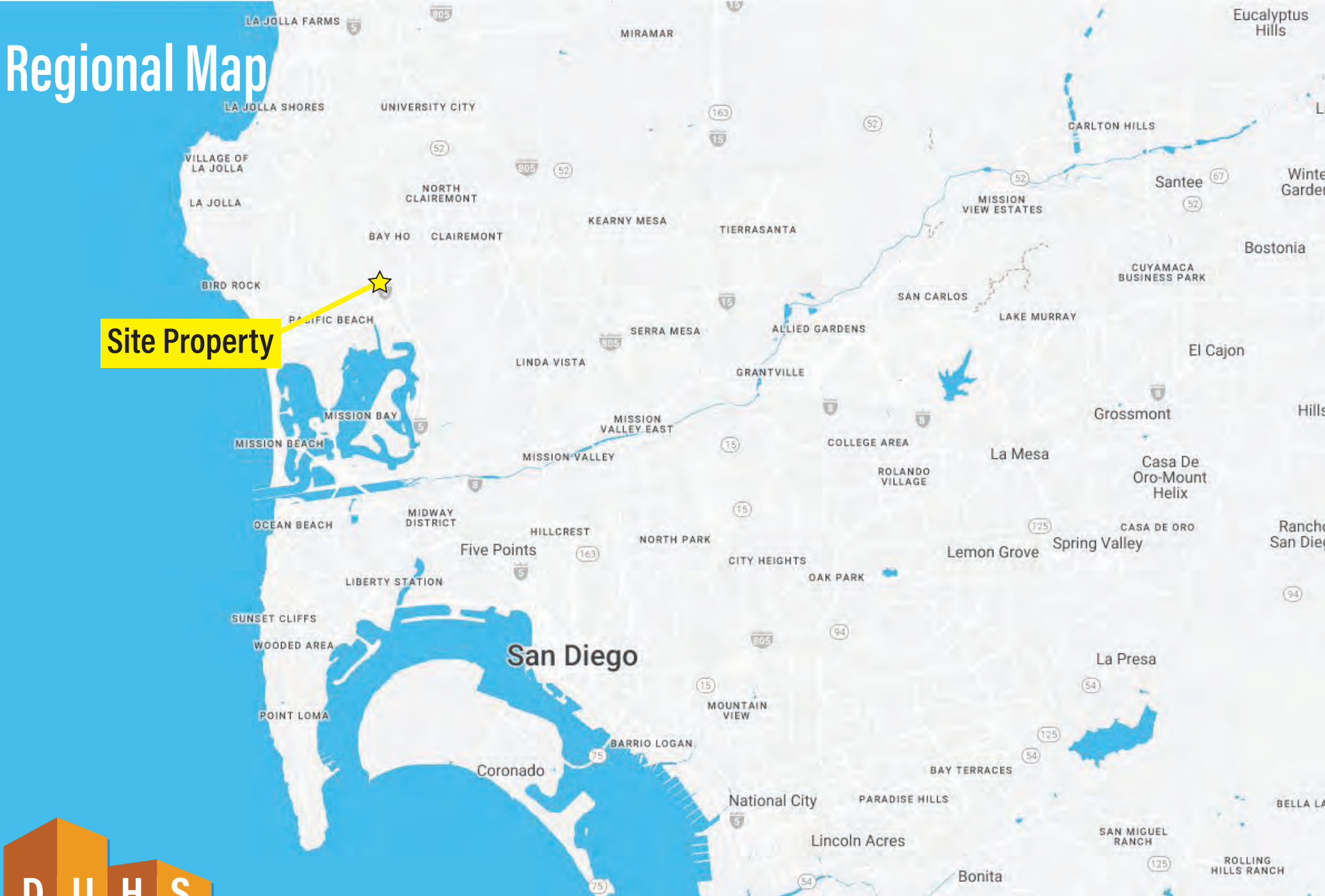
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Regional Map

Site Property



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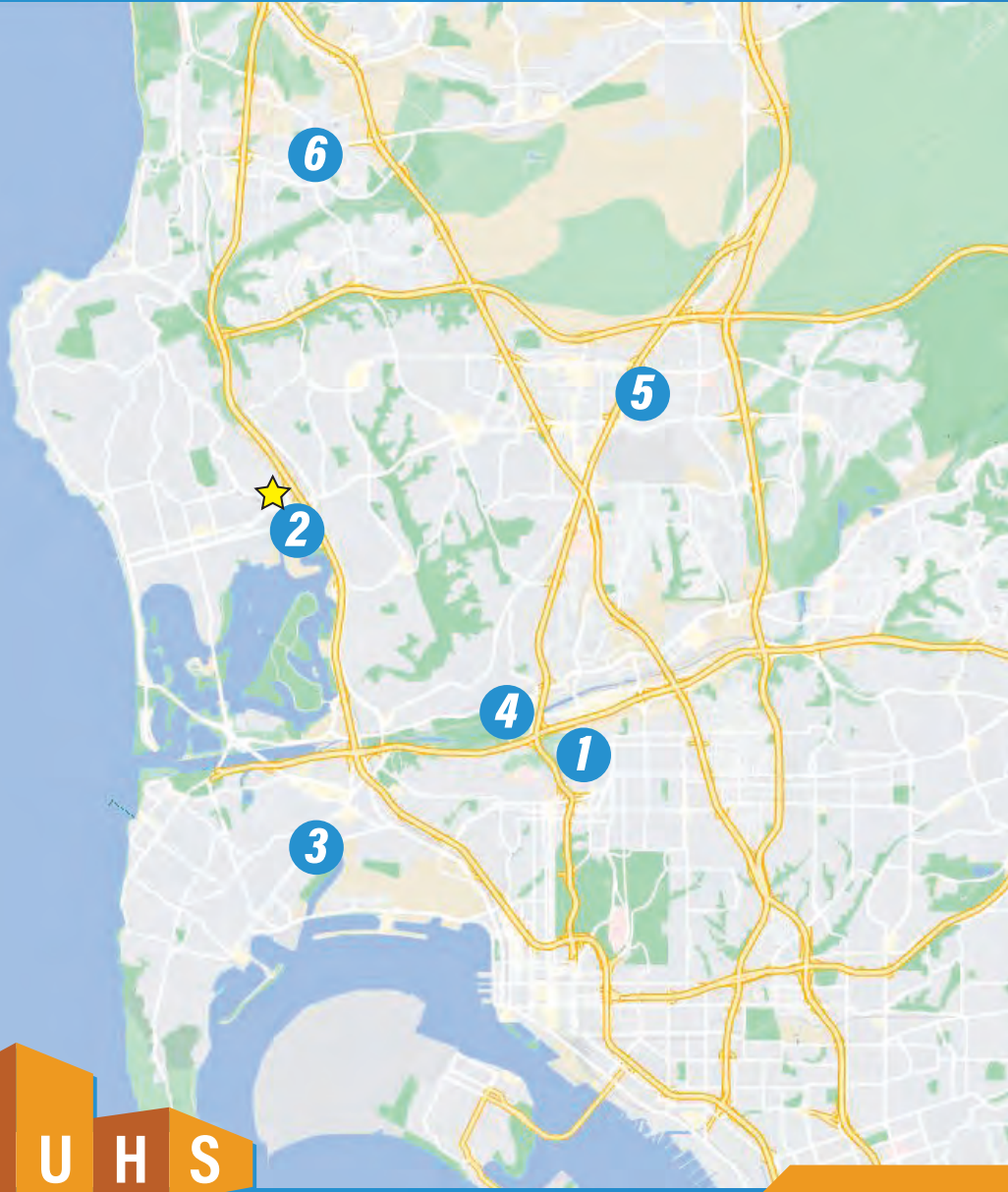
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Multifamily Rent Comparables



(1) Winslow

Winslow

Unit Count: 379 Units
GBA: 379,000 SF

**4353 Park Blvd,
San Diego CA 92103**
Year Built: 2023



Unit Mix >>

Beds	Units	Avg Sf	Asking Rent/Unit	Asking Rent/SF
Studio	142	546	\$2,547	\$4.66
1	112	773	\$3,308	\$4.28
2	125	1,219	\$4,777	\$3.92
Totals	379	835	\$3,507	\$4.20

(2) Mara Pacific Beach

MARA Pacific Beach

Unit Count: 172 Units
GBA: 183,571 SF

**4275 Mission Bay Drive,
San Diego CA 92109**
Year Built: 2019



Unit Mix >>

Beds	Units	Avg Sf	Asking Rent/Unit	Asking Rent/SF
Studio	3	621	\$2,547	\$4.10
1	99	782	\$3,006	\$3.84
2	66	1,219	\$3,856	\$3.16
3	4	1,669	\$4,633	\$2.78
Totals	172	967	\$3,362	\$3.48



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Multifamily Rent Comparables

(3) Bevel Apartments

Bevel Apartments
Unit Count: 405 Units
GBA: 500,000 SF

**3250 Barnett Ave,
San Diego CA 92110**
Year Built: 2023



Unit Mix >>

Beds	Units	Avg Sf	Asking Rent/Unit	Asking Rent/SF
Studio	37	506	\$2,465	\$4.87
1	276	714	\$2,919	\$4.09
2	92	1,099	\$3,567	\$3.24
Totals	405	782	\$3,025	\$3.87

(5) Vive Luxe

Vive Luxe
Unit Count: 442 Units
GBA: 841,693 SF

**4890 Sunroad Centrum Lane,
San Diego CA 92123**
Year Built: 2022



Unit Mix >>

Beds	Units	Avg Sf	Asking Rent/Unit	Asking Rent/SF
Studio	40	596	\$2,564	\$4.30
1	191	747	\$2,920	\$3.91
2	188	1,054	\$3,473	\$3.29
3	23	1,342	\$4,618	\$3.44
Totals	442	895	\$3,211	\$3.56

(4) Felix at the Society

Felix at the Society
Unit Count: 282 Units
GBA: 282,000 SF

**310 Del Sol Drive,
San Diego CA 92108**
Year Built: 2021



Unit Mix >>

Beds	Units	Avg Sf	Asking Rent/Unit	Asking Rent/SF
1	85	705	\$2,692	\$3.82
2	170	1,133	\$3,353	\$2.96
3	27	1,245	\$4,211	\$2.96
Totals	282	1,032	\$3,236	\$3.14

(6) The Jewel at Lux

The Jewel at Lux
Unit Count: 220 Units
GBA: 225,000 SF

**4210 Brooke Ct,
San Diego CA 92122**
Year Built: 2022



Unit Mix >>

Beds	Units	Avg Sf	Asking Rent/Unit	Asking Rent/SF
1	105	1,044	\$3,966	\$3.80
2	69	1,552	\$5,055	\$3.26
3	46	1,707	\$7,403	\$4.34
Totals	220	1,342	\$5,026	\$3.75

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Area Demographics



	1 Mile	3 Miles	5 Miles
Population			
2023 Estimate	16,042	138,036	330,576
2028 Projection	15,797	136,117	326,301
Growth 2010-2023	0.5%	0.5%	0.6%
Population By Race			
White	13,593	113,407	247,639
Black	431	3,297	11,65
Am. Indian & Alaskan	122	1,253	2,902
Asian	1,052	12,586	50,336
Hawaiian & Pacific Island	65	583	1,435
Hispanic	3,253	25,987	60,932
Other	779	6,911	16,611
Households			
2023 Estimate	7,244	59,742	144,110
2028 Projection	7,121	58,815	141,995
Growth 2010-2023	0.5%	0.5%	0.6%
2020 Avg Household Income			
	\$130,305	\$135,961	\$126,276
Occupied Housing			
Owner Occupied	2,905	29,246	62,130
Renter Occupied	4,216	29,569	79,865



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