

JUST LISTED

PROPERTY NAME



3767 7th Avenue

San Diego | Hillcrest

Existing 4+1* Spanish Apartment Community with Approved Plans to Construct a New 3-Story, 9-Unit Rear Apartment Building and Legalize the Existing Non-Conforming Unit.

Current Ownership Willing to Build the New Construction for Purchaser

Investment Highlights

- Covered Land Play with \$167,203 of Existing Gross Rental Income
- Existing 4+1* Spanish-Style Apartment Community
- Plans for 9 New Rear Apartment Units
- Opportunity to Legalize Existing Non-Conforming Unit
- Potential for 14 Total Units Upon Completion
- Prime Hillcrest Location Near Balboa Park, UC San Diego Medical Center & Downtown
- Immediate Development Opportunity Without Entitlement Risk

\$2,590,000

**COVERED LAND
PLAY**

**Acquire Existing
Cash Flow While
Building a New
9-Unit Apartment
Community**

CBRE

