

# FOR SALE

OUTSTANDING MULTIFAMILY DEVELOPMENT SITE

PRIME CENTRAL SAN DIEGO LOCATION

PRICE: \$1,750,000 - LOT SIZE 14,590 SF (\$120/SF LAND)

3060 Broadway, San Diego, California 92102





# 3060 BROADWAY

San Diego, CA 92102

<b>APN:</b>	<b>539-542-18</b>
Lot Size:	14,590
Lot Width:	100 FT
Complete Communities:	Tier 3: FAR 6.5
Opportunity Zone:	Yes
Historical Review:	Cleared
Zoning:	RM-3-7
Base Density:	1000 SF/DU
Existing Improvements:	None
Entitlements:	None

## OFFERING OVERVIEW

CBRE is pleased to offer for sale an outstanding multifamily development opportunity in Golden Hill (92102), one of central San Diego's strongest housing markets. The site is located in an Opportunity Zone and is Complete Communities Tier 3 with an FAR of 6.5. The base zoning is RM-3-7 (1,000 SF/DU). There are no existing improvements on site. Third-party reports available upon request.

Golden Hill is one of central San Diego's premier residential neighborhoods 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. Golden Hill also feature numerous convenient thoroughfares, allowing easy access to Downtown, South Park and North Park, along with Hwy 94, Hwy 163, I-5, and I-15. As a result, Golden Hill has become a magnet for young professionals, families, and high net worth individuals, making it ideal for real estate investment and development.

## INVESTMENT HIGHLIGHTS

- Outstanding multifamily development opportunity in prime Central San Diego location
- Located in an Opportunity Zone and Complete Communities Tier 3 with FAR of 6.5
- 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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## CONTACT:

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