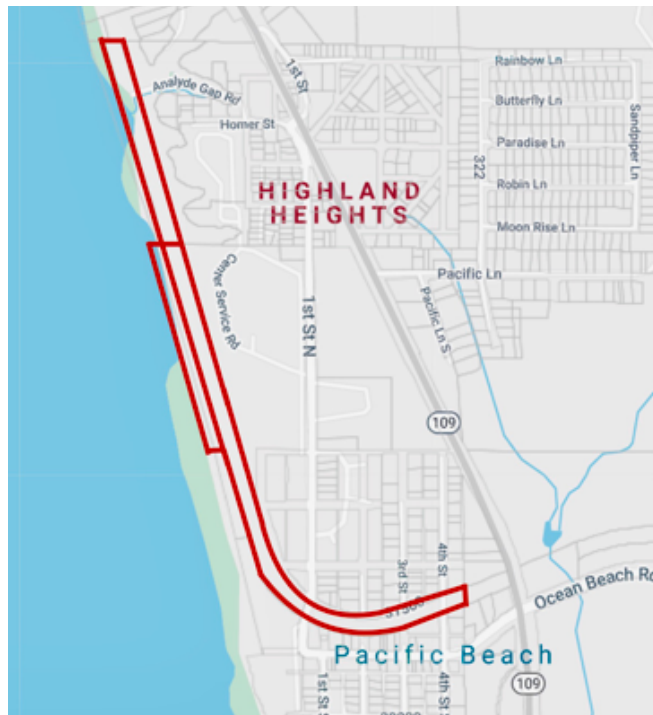


Former RR Right of Way Property in Pacific Beach



Analyde Gap
Beach Approach

Over 3,000 feet of ocean frontage with fabulous views continues into Pacific Beach behind businesses



Fabulous Ocean Views
R3/C2 Zoning
Multiple Options
RV's, Tiny Homes, Retail
Walking/bike trail

Ultra unique development parcel in Pacific Beach. Former railroad right of way runs behind and North of the businesses in the downtown area. then continues around corner to ocean front that lies below US Naval Base and just past Analyde Gap Road. Comprised of 3 parcels. Potential to reconfigure into 3 or 4 parcels through BLA. Over 3,000 feet of direct ocean frontage that ranges from 119 to 160+ feet wide. Navy an app. 600 ft easement for underground cables. Potential for retail in downtown area and/or RV Park or tiny house village. 25+ ft in elevation. Breathtaking ocean views. Including a walking/bike trail would be a real benefit to Pacific Beach. Located within the Opportunity Zone.


Windermere
REAL ESTATE

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Information deemed reliable but cannot be guaranteed

In the Opportunity Zone



Some property is situated behind retail businesses North of Main St.

Potential Land Use Study available. Tiny House Project, Retail, Residential Housing, RV Park or walking/bike trail

3,000 ft of ocean frontage