

±5,400 SF BUILDINGS ON ±0.68 AC OWNER-USER/REDEVELOPMENT OPPORTUNITY
3950 - 3990 HICOCK STREET, SAN DIEGO, CA 92110



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Voit

REAL ESTATE SERVICES



PROPERTY SPECIFICATIONS

2 BUILDING TOTAL SIZES	±5,400 Square Feet
INDIVIDUAL BLDG SIZES	±1,200 SF Metal & ±4,200 SF 2-Story Structures
LOT SIZE	±29,891 Square Feet (±0.68 Acres)
PARCEL NUMBERS	441-530-67-00 & 441-530-28-00
ZONING	CC-3-8
SALE PRICE	\$3,650,000

3950 - 3990 HICOCK STREET ❖ 2

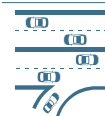
PROPERTY HIGHLIGHTS



Large lot with ±200 linear feet of unobstructed freeway visibility and functionality



3 grade level doors (10 x 12')



Easy access to 5 & 8 freeways & 10 minute drive to most of central San Diego, the airport & renowned beaches



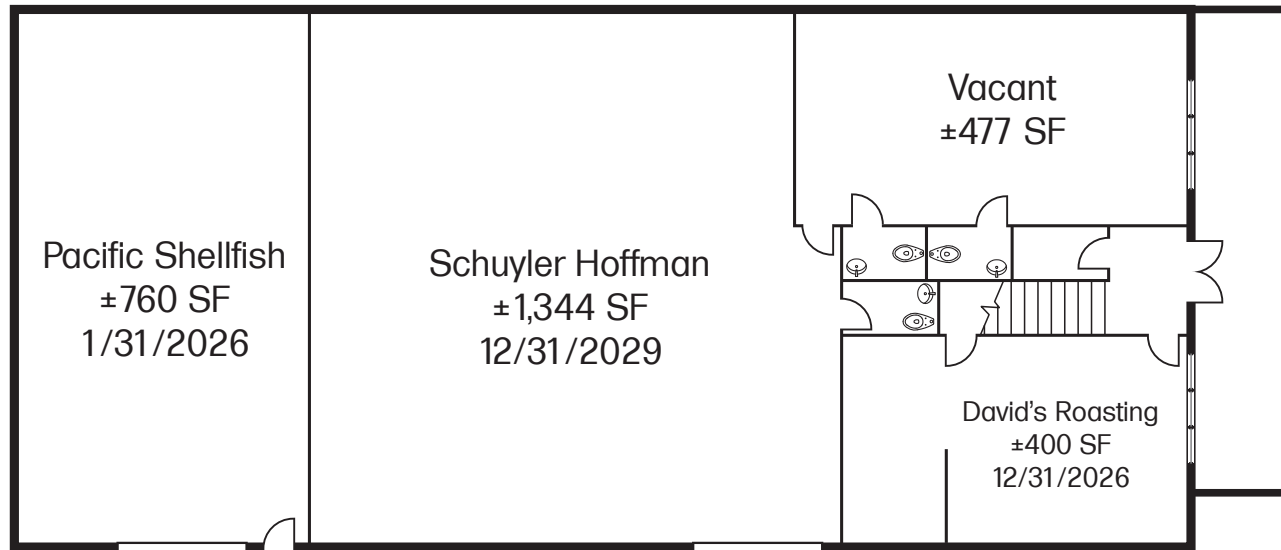
Walking distance to numerous retail amenities



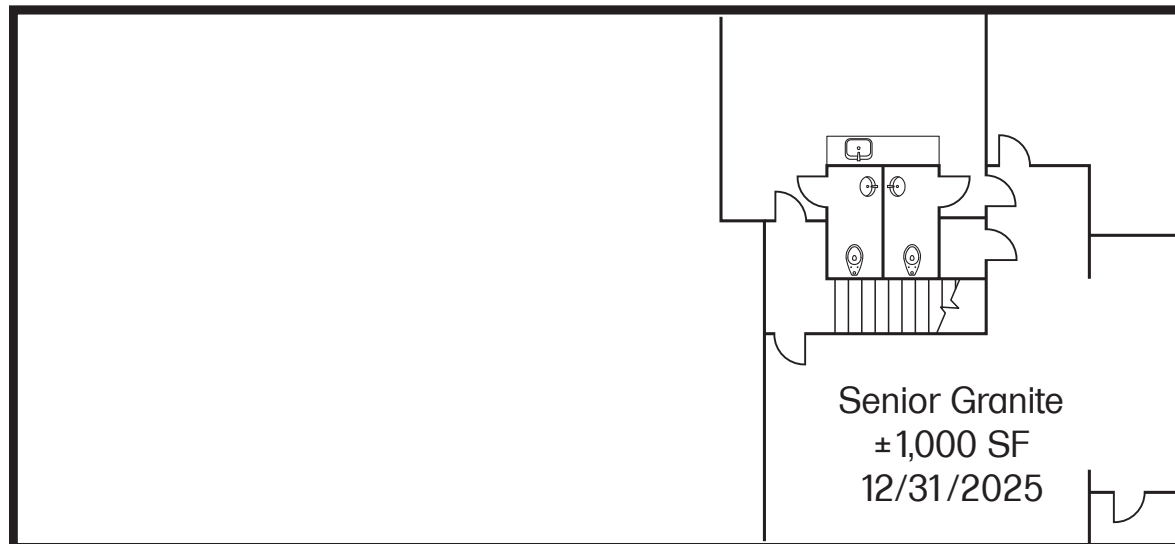
Redevelopment potential with unobstructed ocean views in transit priority area less than 1 mile to public transportation

❖ FLOOR PLANS (3990 HICOCK STREET)

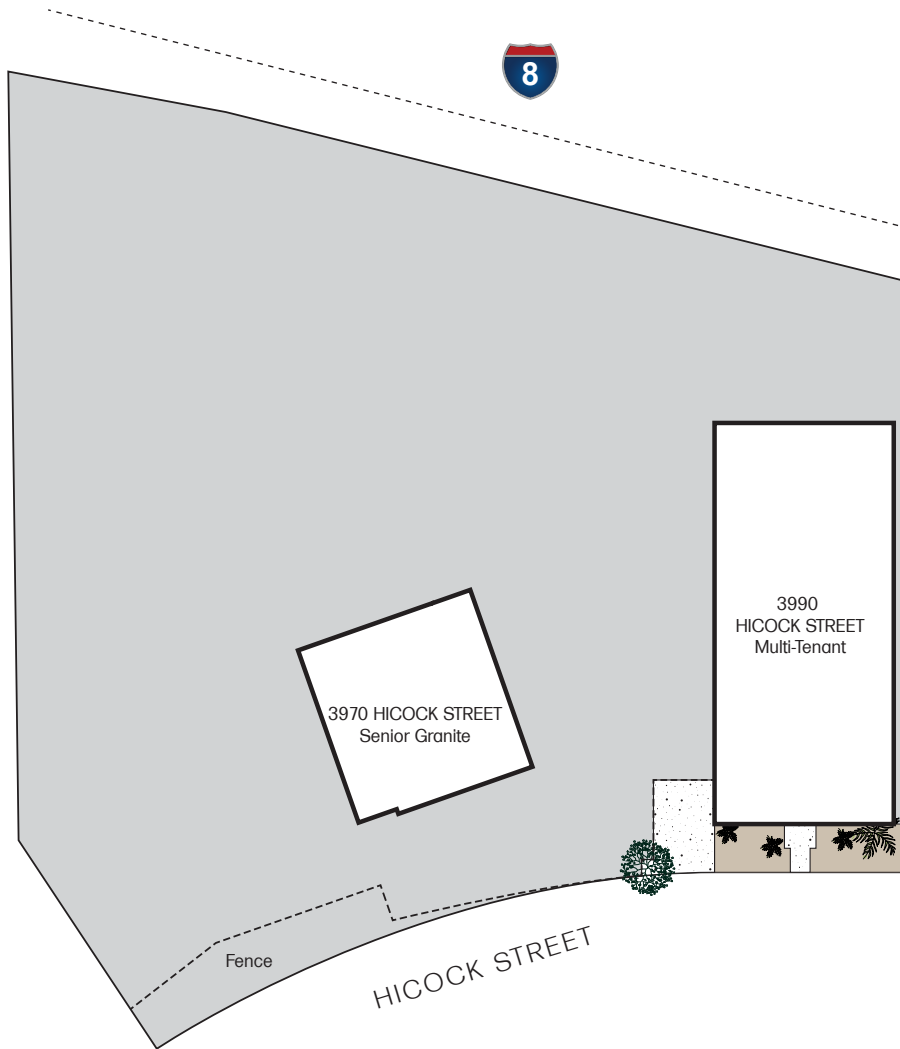
1ST FLOOR



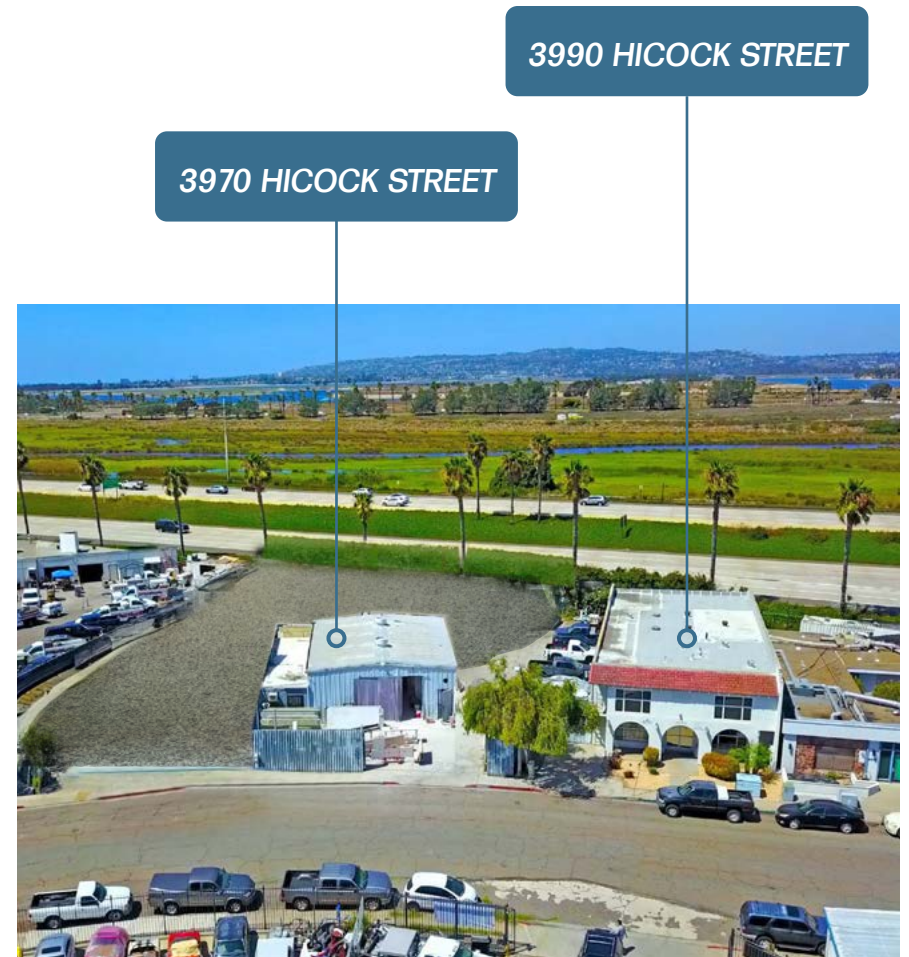
2ND FLOOR



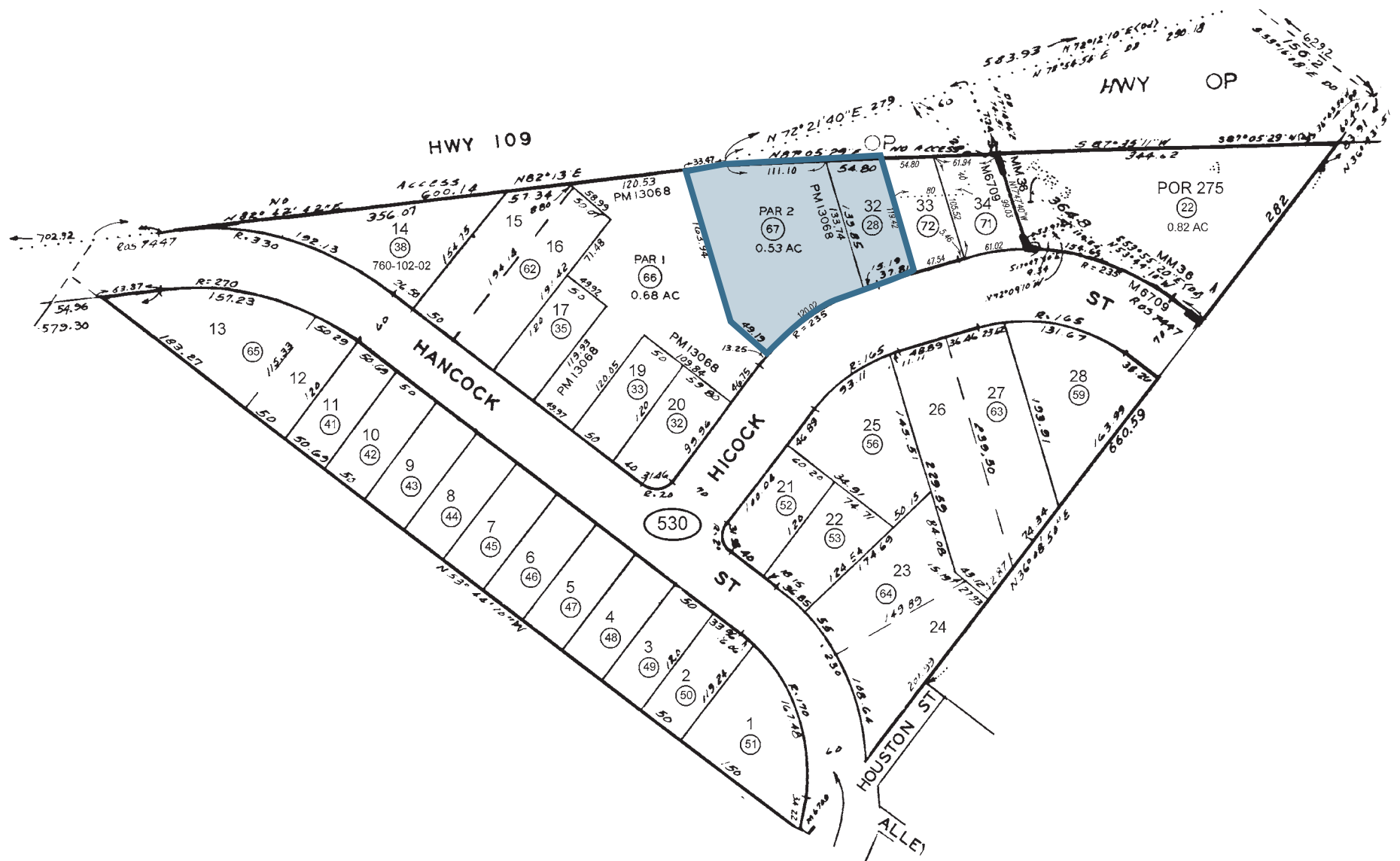
❖ SITE PLAN



3950 - 3990 HICOCK STREET ❖ 4



❖ PARCEL MAP

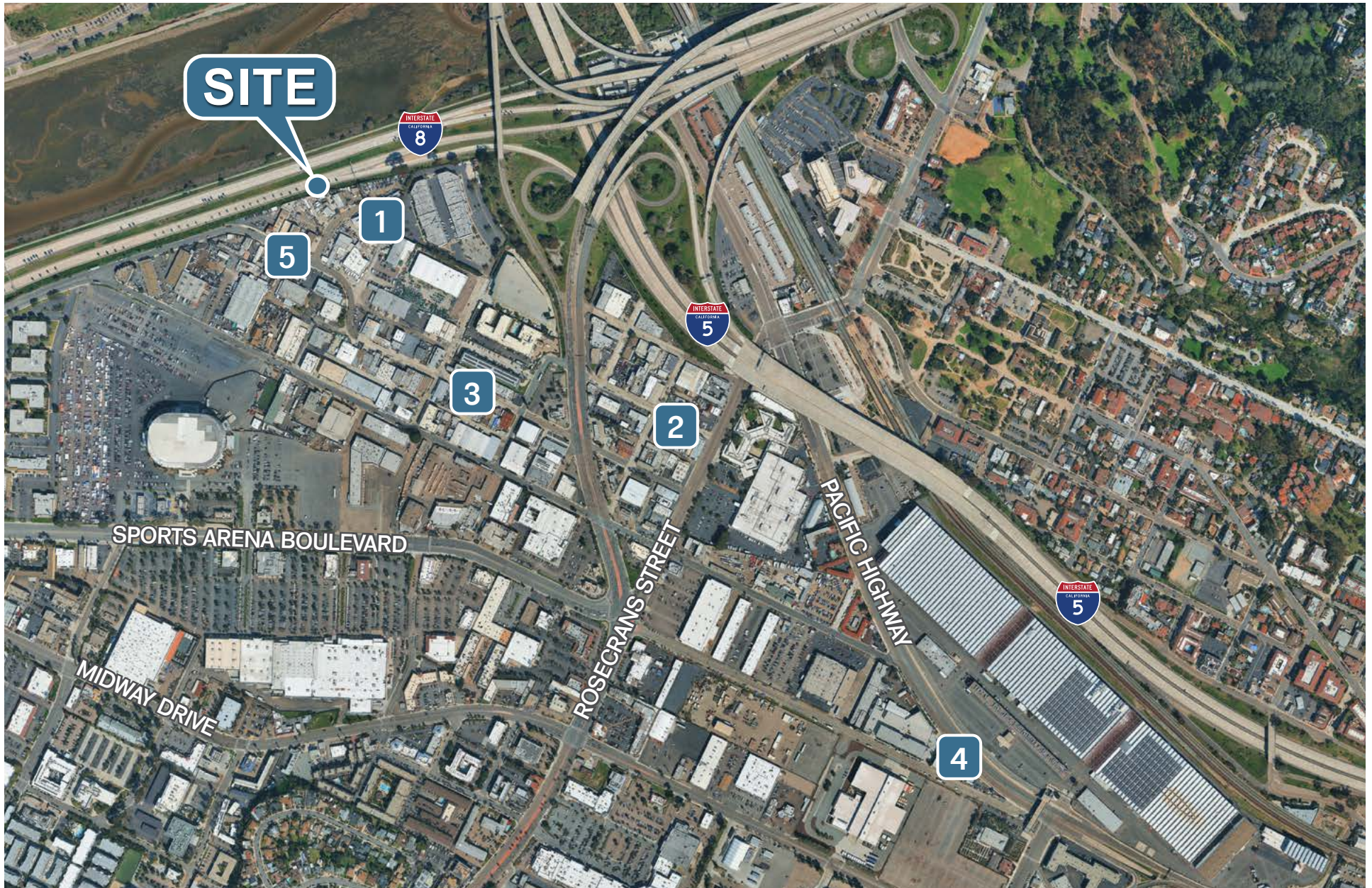


❖ RECENT SALE COMPARABLES



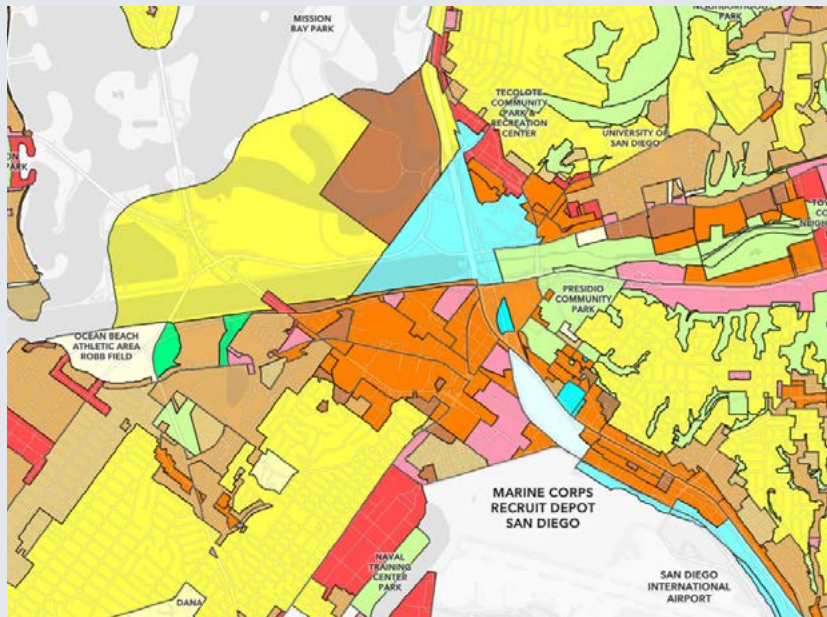
ADDRESS:	4019 Hicock Street	3035 Moore Street	3341 Hancock Street	4310 Pacific Highway	3627-47 Hancock Street
SALE PRICE:	\$2,450,000	\$1,850,000	\$3,650,000	\$5,000,000	\$1,650,000 (\$135/SF Land)
LAND AREA:	±4,813 SF (±0.34 Acres)	±10,498 SF (±0.24 Acres)	±30,364 SF (±0.70 Acres)	±20,190 SF (±0.46 Acres)	±12,000 SF (±0.27 Acres)
BUILDING SIZE:	±5,200 SF	±7,000 SF (Plus ±2,000 SF Mezzanine)	±11,700 SF	±16,000 SF	±2,000 SF
SALE DATE:	01/17/2025	01/10/2025	04/03/2024	04/14/2025	10/02/2025

❖ RECENT SALE COMPARABLES



CC-3-8 Zoning

In San Diego, the CC-3-8 zoning designation is part of the Commercial-Community (CC) zones, which are intended to accommodate community-serving commercial services and retail uses. CC-3-8 specifically allows for high-intensity, pedestrian-oriented development with a maximum density of one dwelling unit per 600 square feet of lot area, according to the City of San Diego. These zones are typically located along collector and major streets, as well as public transportation lines.



rebranding a vibrant *neighborhood*

Purpose:

The CC zones aim to provide a range of commercial development patterns, from pedestrian-friendly streets to shopping centers and auto-oriented strip commercial areas.

Intensity and Density:

CC-3-8 allows for a high intensity of development, meaning it can accommodate a greater concentration of commercial and residential uses compared to some other zones. The density allowance of one dwelling unit per 600 square feet means that a relatively large number of housing units can be built on a given piece of land within this zone.

Location:

CC zones are strategically placed to serve the needs of the surrounding community, often found along major roads and public transit routes.

Pedestrian Orientation:

The CC-3-8 designation emphasizes a pedestrian-friendly environment, encouraging walking and accessibility within the development.

[Click To View Zoning](#)

❖ COMPLETE COMMUNITY DESIGNATION

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.

Complete Communities allows for residential development based on Floor Area Ratio (FAR).

POTENTIAL COMPLETE COMMUNITIES PROJECT SIZE:

29,891 SF

LAND AREA

2.5

CCHS FAR TIER

74,727 SF

POTENTIAL SIZE



[Click To View Complete Communities](#)

MIDWAY RISING

THE MIDWAY DISTRICT VISION

Enhance the Morena Corridor as a mixed-use village that has a vibrant community core with strong restaurant/retail/design district components and gathering places, balanced residential density that includes affordable housing, quality urban design, safe and accessible travel for all modes, employment opportunities, supporting infrastructure, and public amenities.

\$7B: IN ECONOMIC BENEFITS

A reenergized Midway District would boost San Diego's economy big time, with new income for San Diegans and direct spending in the area – over \$7 billion in new, positive economic impacts.



8,500: NEW JOBS

Midway Rising will make a massive positive impact for working San Diegans with new jobs, apprenticeship opportunities and local hiring.



MODERN ARENA



2,000

AFFORDABLE HOUSING UNITS

Our plan would deliver 4,250 new homes for San Diegans of all backgrounds, with over 2,000 affordable units tailored specifically for low- and middle-income families and at-risk San Diegans—seniors, vets, youth.



THE DESIGN STATION DISTRICT

A location for design firms, distinct products, and specialty foods and beverages to cluster with similar businesses. The foundation for the district is the production of artisan goods, food, and beverages with wholesale and retail sales supported through tasting rooms, show rooms, galleries, shops, and eateries as a commercial node along Morena Boulevard. The Tecolote Linear Park would provide passive recreational space, serving as a defining feature of the district.

\$27.5M: A YEAR FOR CITY SERVICES

Revitalizing the Midway District will generate vital revenue for San Diego, helping fund essential services and road repairs in all our neighborhoods – without raising taxes.

THE MORENA STATION DISTRICT

The Transit Station will be a thriving spot for people who want to live in an active and connected urban environment. The District will include the extensions of Morena Boulevard and Sherman Street to establish a street system that encourages a pedestrian scale, and walkable development pattern. The grid will improve mobility for all transportation and support a mix of housing types, retail, commercial, and office uses. Office, flex and innovation space will support and complement the University of San Diego.

Plazas or urban greens will function as focal points within the village by providing social and recreation opportunities for residents, employees, and students. Pedestrian and bicycle access to Friars Road will connect the village to the San Diego River and Mission Bay Park.



1

AFFORDABLE HOUSING FIRST

Tackle the housing crisis with affordable homes for San Diegans of all backgrounds.

2

CLEAN, GREEN & HEALTHY

Advance health and sustainability with parks, open space, and climate-resilient development.

3

A MAJOR ECONOMIC BOOST

Deliver thousands of good-paying jobs of all kinds needed now.

4

A SPECIAL PLACE

Create a unique, welcoming community for Midway that reflects San Diego's spirit & history.

5

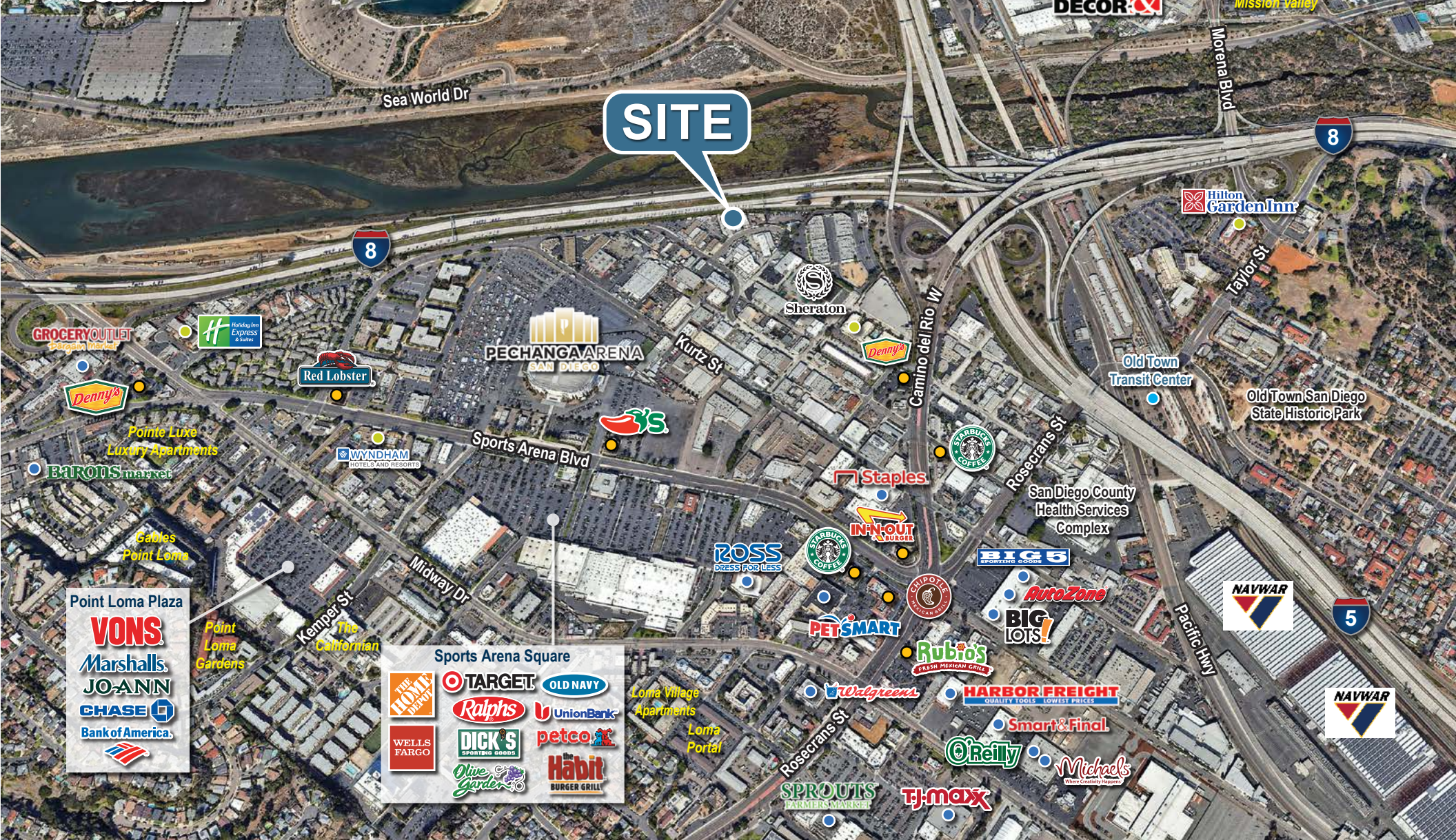
LEAVE NO COMMUNITY BEHIND

Champion a bold vision for community benefits to lift up Midway and San Diego's underserved.

6

EMBRACE TRANSIT

Build a transit-oriented community.



FOR MORE INFORMATION:

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