

2ND AVENUE

FIR STREET

# FOR SALE

±22,905 Square Foot Religious Facility  
Situated on ±31,363 Square Foot Total Land Area

**FOR SALE**

# ±22,905 Square Foot Religious Facility

201 FIR STREET, SAN DIEGO, CA 92101

## Property Features

±22,905 SF total improved area  
situated on ±31,363 SF gross land area

**MAIN SANCTUARY** accomodates  
±500 seating capacity

**SEVERAL CLASSROOMS**, offices, small  
to large sized meeting rooms, a  
large kitchen & storage space

**SOUTHEAST CORNER LOCATION** at Fir  
Street and 2nd Avenue intersection

**ON-SITE** parking lot (53 spaces)

**PARKING RATIO** 4.8 / 1,000 SF

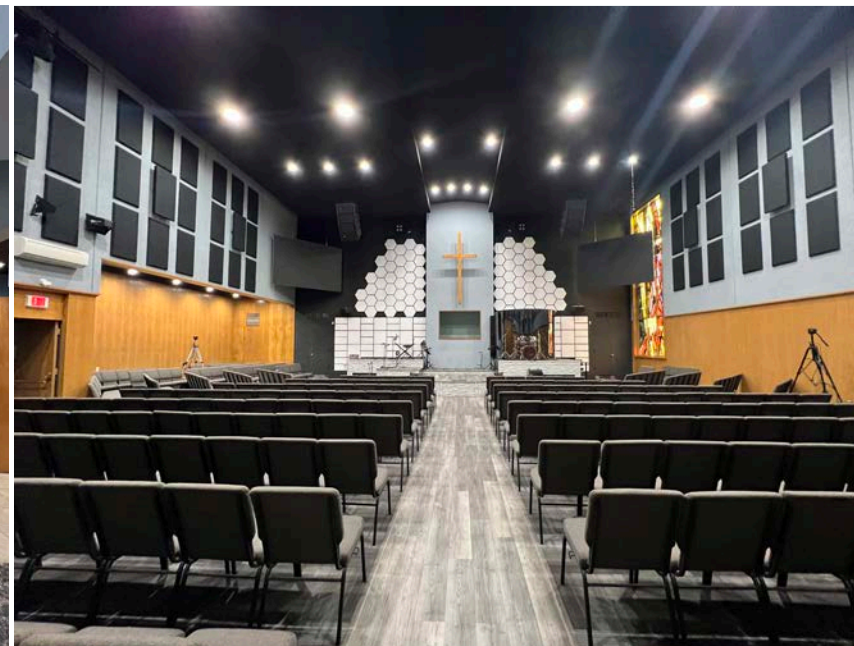
**UNIQUE OPPORTUNITY** to develop  
or acquire a well-located, existing  
religious facility in Downtown San  
Diego, close to Balboa Park

**SPECTACULAR VIEWS** of San Diego  
Bay and the Downtown San Diego  
skyline

**ONE BLOCK FROM** Interstate 5 access

**APN** 533 - 283 - 14 - 00

**SALE PRICE NEGOTIABLE**



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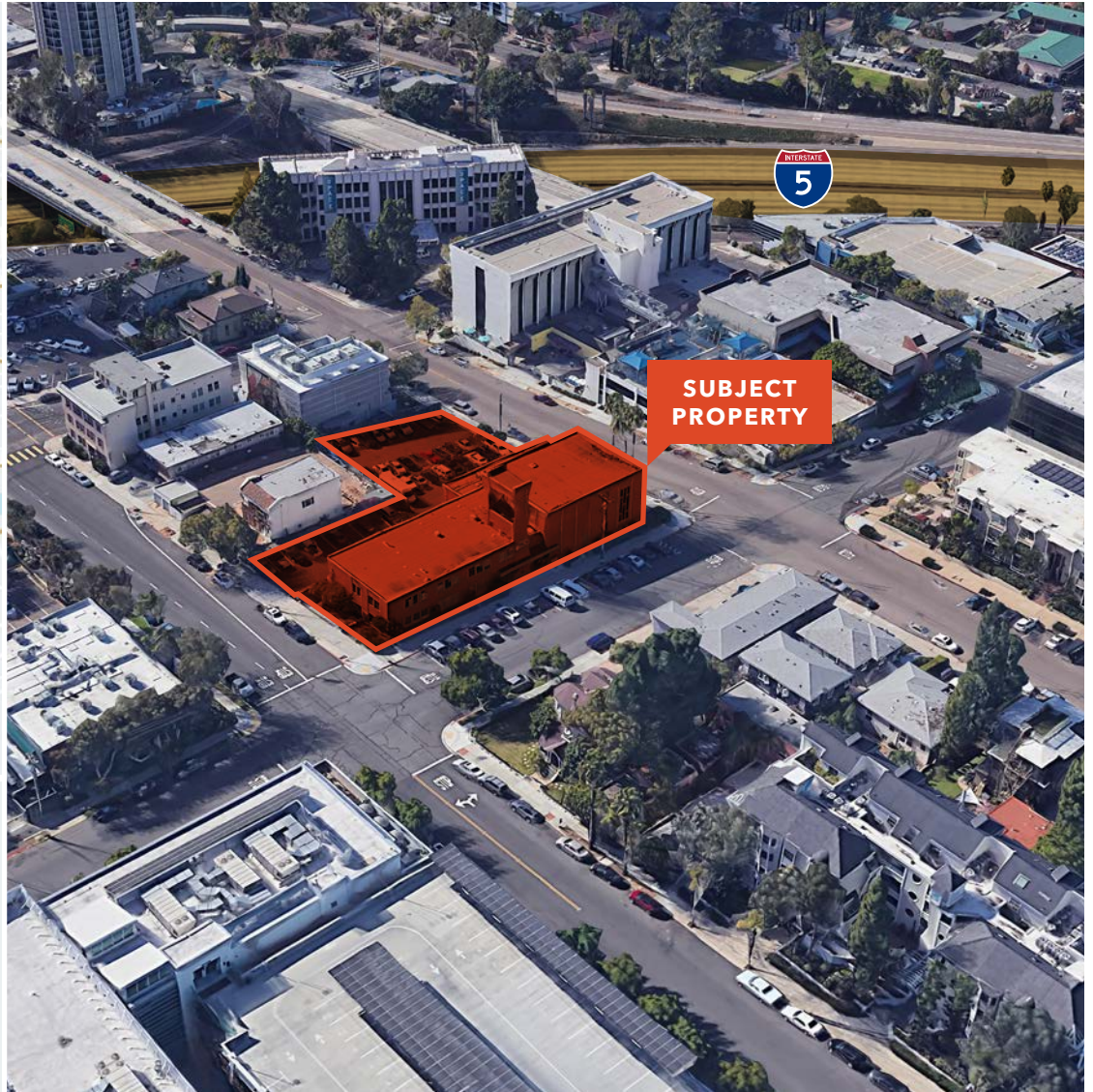
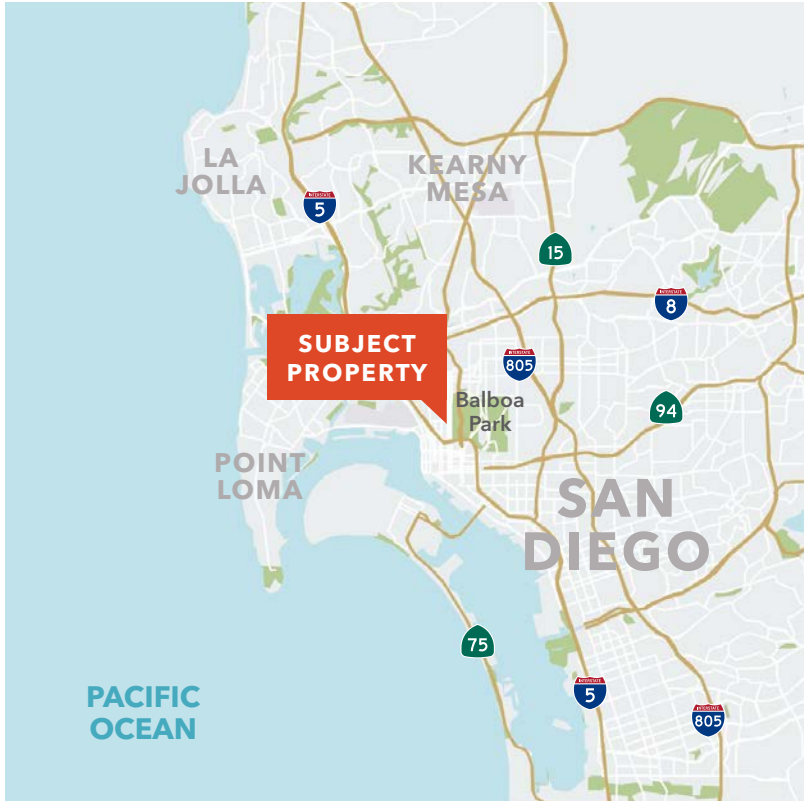
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## Opportunity

Seller is interested in selling this site as a development opportunity or as improved to a user. Seller is entertaining proposals to maximize the value of the site.

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## San Diego CC - 3 - 4 Purpose & Permitted Zoning Uses

### PURPOSE OF COMMERCIAL-COMMUNITY (CC) ZONES

To accommodate community-serving commercial services, retail uses, & limited industrial use of moderate intensity and small to medium scale.

To provide for a range of development patterns from pedestrian-friendly commercial streets to shopping centers & auto-oriented strip commercial streets. Some of the CC zones may include residential development.

Intended to accommodate development with a pedestrian orientation & permits a maximum density of 1 dwelling unit for each 1,500 square feet of lot area.

### RESIDENTIAL USES

Multiple Dwelling Units, Rooming House, Continuing Care Facilities\*, Live / Work Quarters\*, Permanent Support Housing\*, Transitional Housing (7 persons or more)\*

### INSTITUTIONAL USES\*

Educational Facilities (K - 12), Electric Vehicle Charging Stations, Emergency Homeless Shelters

### COMMERCIAL USES

Business Support, Eating & Drinking Establishments, Financial Institutions, Instructional Studios, Personal Services, Business & Professional Offices, Medical Office, Dental & Health Practitioner; Regional & Corporate Headquarters, Food, Beverages & Groceries; Sundries, Pharmaceutical & Convenience Sales, Alcoholic Beverage Outlets\*

Airport Land Use compatibility zone located in Review Area 2

\*These uses are separately regulated.

### CC - 3 - 4 CONDITIONAL ZONING USES

Residential\*  
Fraternities, Sororities & Student Dormitories  
Care Facilities (7 persons or more)

Institutional\*  
Congregate Meal Facilities  
Homeless Day Centers  
Hospitals, Intermediate Care & Nursing Facilities  
Social Service Institutions

Commercial\*  
Eating Or Drinking Establishments With Drive -In / -Thru Component  
Outdoor Theatres  
Theatres Over 5,000 SF in Size

## Tax Map



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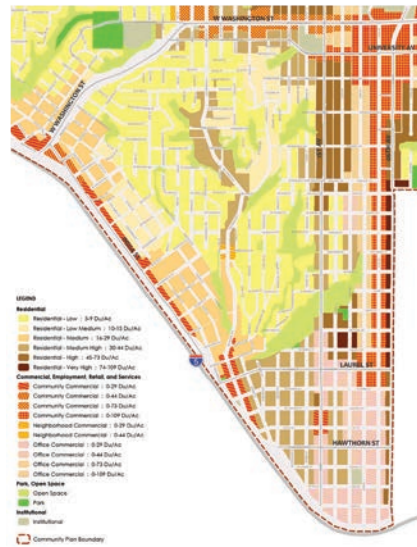
## Uptown Community Plan Land Use Designations

Provides local convenient shopping, civic uses and services serving an approximate three (3) mile radius.

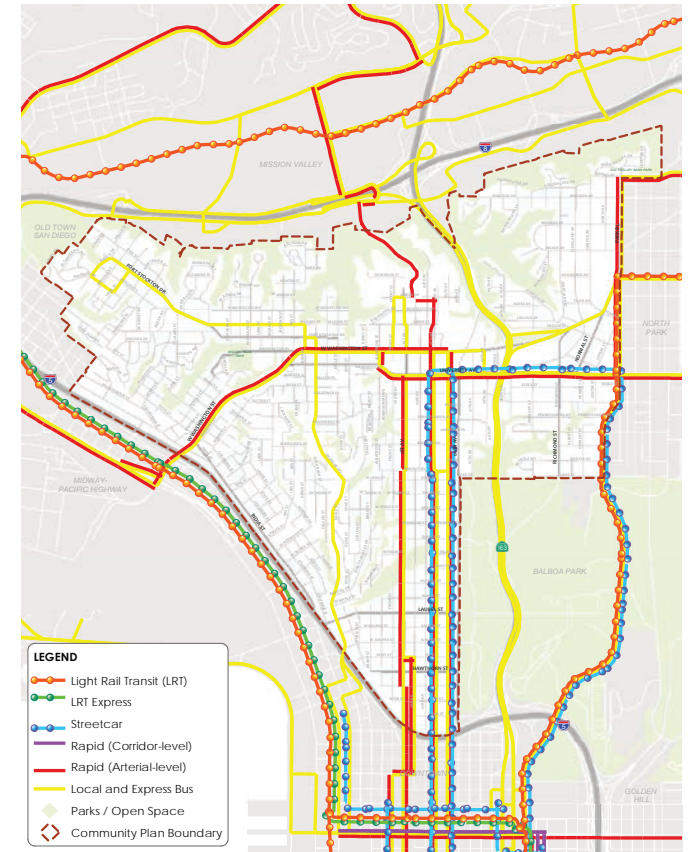
Permits office uses.

Housing may be allowed up to a medium residential density as part of a mixed-use development.

## Uptown Community Plan Land Use Map



## Uptown Community Plan Planned Transit Facilities Map



### COMMUNITY PLAN PROPOSED USE AND DENSITY AND TRANSIT PRIORITY AREA

Community Plan Designation

Office - Commercial

Density Range

0.0 - 29.0 DU / AC

Transit Priority Area (TPA)

Tier 3, FAR 6.5

Airport Overlay Zone

Review Area 1

\*Where residential is permitted a Floor Area Ratio bonus is provided per the zone to encourage residential mixed-use development.

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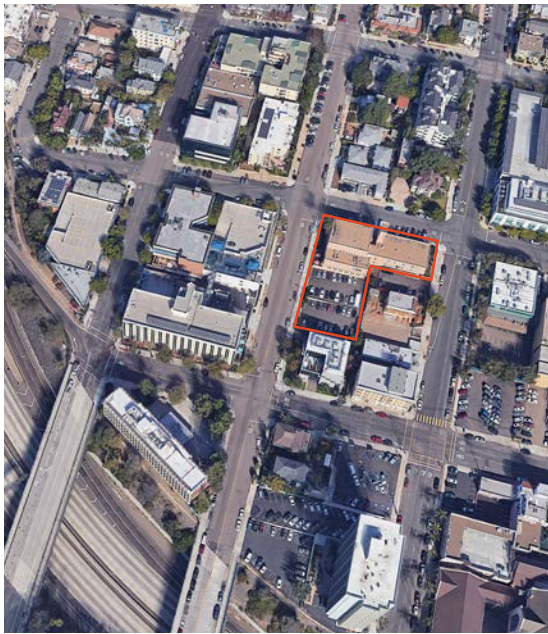
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## Bid Process / Suggested Terms

All offers submitted for the proposed sale should be in writing and accompanied by background information on the buyer.

The property is being offered basis of an all-cash closing.



### THE BUYER SHOULD DISTINGUISH ITSELF BY ADDRESSING THE FOLLOWING:

#### PRICE

- Stipulate total price
  - Evidence of funds
- 

#### OFFER STRUCTURE

- Unentitled or entitled
- 

#### PROPOSED USE OF SITE

- List proposed use
  - Provide conceptual plan
- 

#### DEPOSITS

- A significant initial deposit will be required upon execution of the Purchase and Sale Agreement
  - Indicate timing and amounts of additional deposits
- 

#### CONTINGENCIES / CONDITIONS TO CLOSING

- Indicate all buyer contingencies and length of contingency period
  - Specify all conditions necessary to trigger closing
  - If offering on an entitled basis, provide a projected entitlement timeline with major requirements
  - The current church tenant, under thier leasehold interest, has possessory rights on a month-to-month basis. However, seller prefers to provide at least six-month notice to vacate.
- 

#### ESCROW CLOSING DATE

- Specify for all scenarios
- 

#### TITLE AND ESCROW

- First American Title Insurance Company
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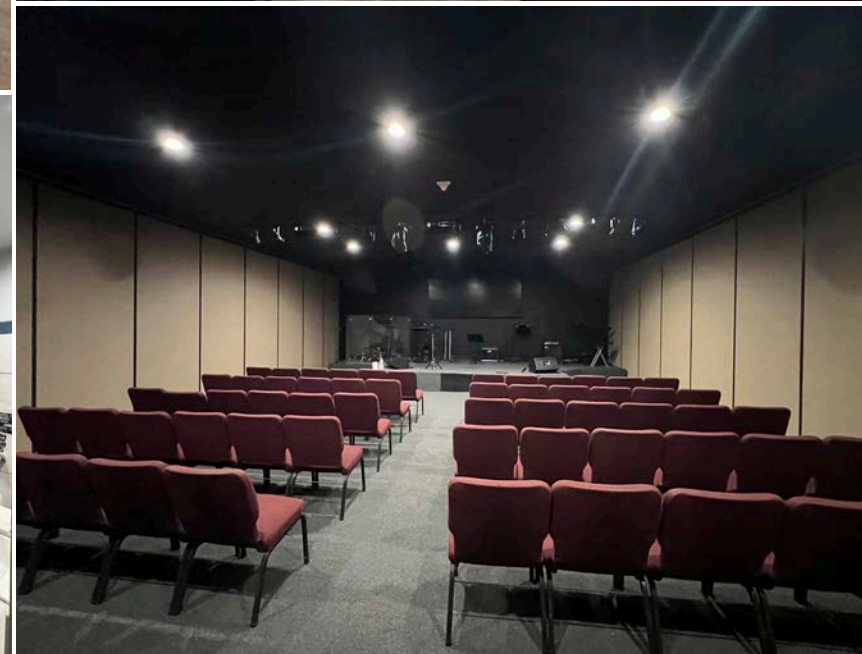
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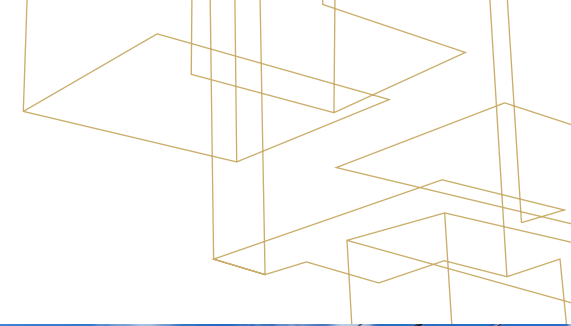
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## For more information, please contact

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