

# WELL-LOCATED DOWNTOWN SAN DIEGO INFILL LOT



39-45 17th Street, San Diego, CA 92101

OFFERING MEMORANDUM

All information contained herein has been obtained from sources that we deem reliable, however, no representation or warranty is made to the accuracy thereof.

# PROPERTY DETAILS

- QUALIFIED OPPORTUNITY ZONE
- East Village location - APN: 535-630-02
- CCPD-MC Zone with FAR of 6.0
- Existing three units on-site gross \$40,000+ annually
- Assemble on-market neighboring lot for a total of 11,575 SF
- Sale Price: \$995,000



This is a rare opportunity to purchase one of the few remaining developable lots near Downtown San Diego. The site is located just blocks from Petco Park, the Historic Gaslamp District and the booming East Village community. The 3,735 sqft lot is zoned CCPD-MC, mixed use commercial.

The site has the potential for significant density with a minimum FAR of 2.0, up to 6.0 with bonuses and an allowable height upwards of 80 feet. The existing triplex will provide income while working through the entitlements. With its close proximity to Downtown San Diego, this property is ripe for development.

# LOCATION & CONTACT INFO



**SEAN BASCOM**

Senior Broker Associate  
South Coast Commercial  
619-916-9179  
DRE 01862044  
bascom@scc1031.com

