

3315  
4TH AVE

3330-34  
5TH AVE

428  
THORN ST

SAN DIEGO, CA  
BANKERS HILL

FOR SALE



 LEE &  
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

**+/- 24,709 SF** DEVELOPMENT OPPORTUNITY

3315 4TH AVE, 3330-34 5TH AVE, & 428 THORN ST

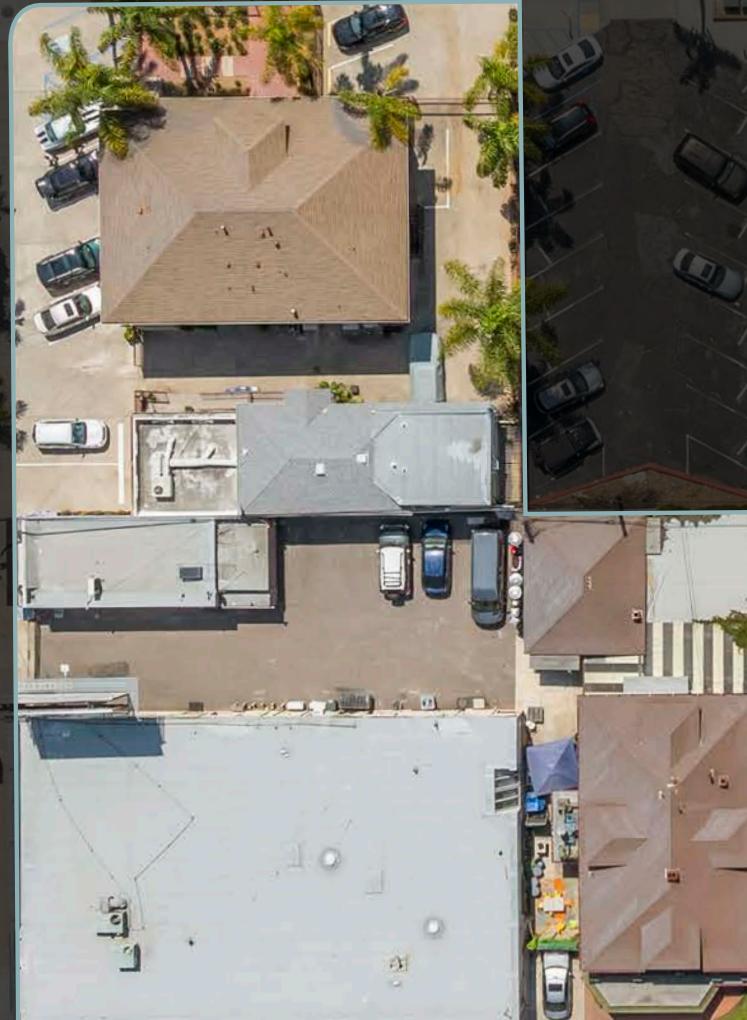
## PROPERTY OVERVIEW

Lee & Associates is pleased to present a rare opportunity to acquire a ±24,709 square foot multifamily redevelopment site in Bankers Hill located just one block from Balboa Park in the heart of San Diego. Comprised of three contiguous parcels, this site offers an exceptional canvas for developers to capitalize on strong multifamily demand in one of San Diego's most desirable and walkable urban neighborhoods.

### Offering Highlights:

- Land Area: ±24,709 SF across 3 contiguous parcels
- Zoning: CC-3-8 + CC-3-9 (Complete Communities 8.0 FAR)
- Location: Just one block from Balboa Park – walkable to museums, cafes, transit, and employment hubs
- Potential: Ideal for market-rate, affordable, or luxury multi family housing
- Accessibility: Easy freeway access and proximity to Downtown, Hillcrest, and North Park

This is a strategic opportunity for developers and investors seeking to deliver housing in a high-barrier, high-demand market with enduring appeal.

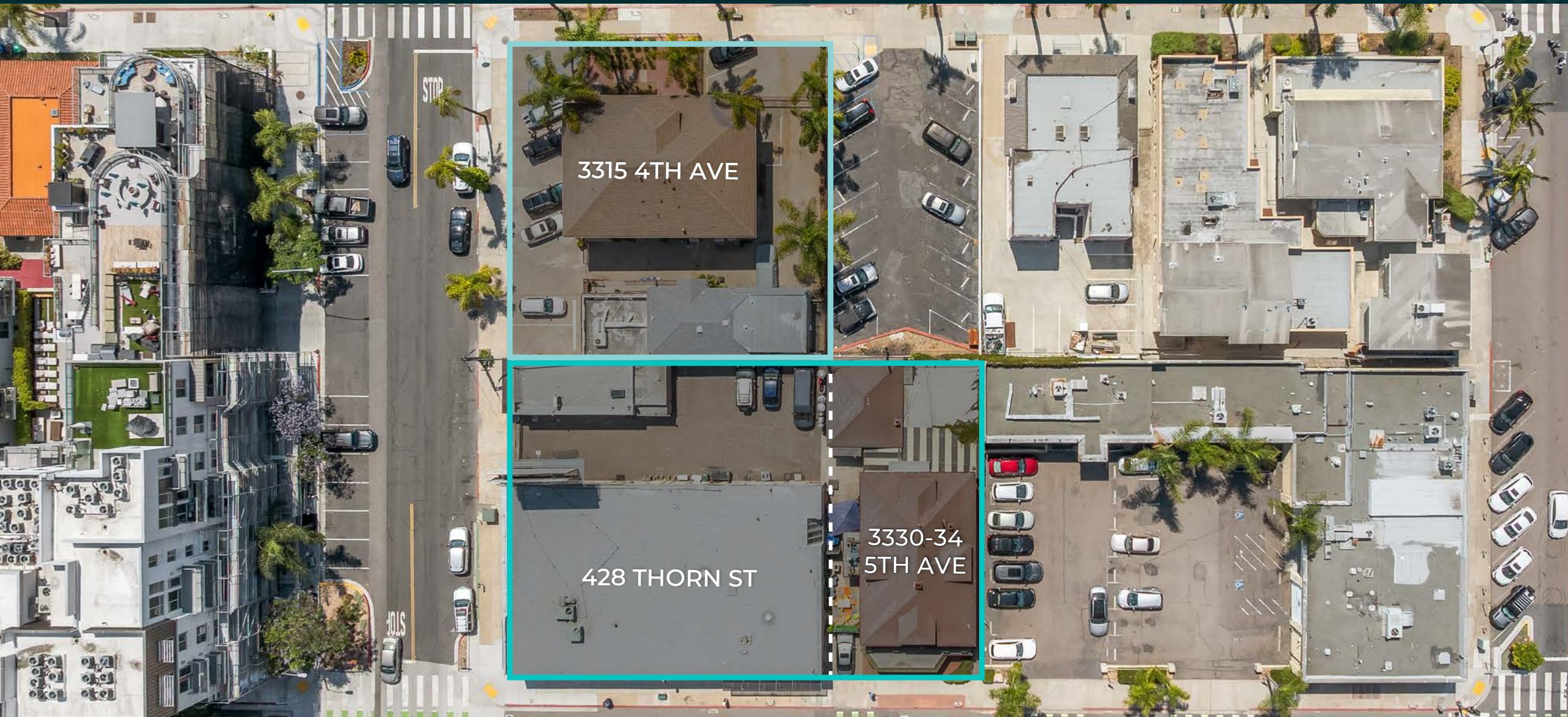


**+/‐ 24,709 SF  
DEVELOPMENT  
OPPORTUNITY**



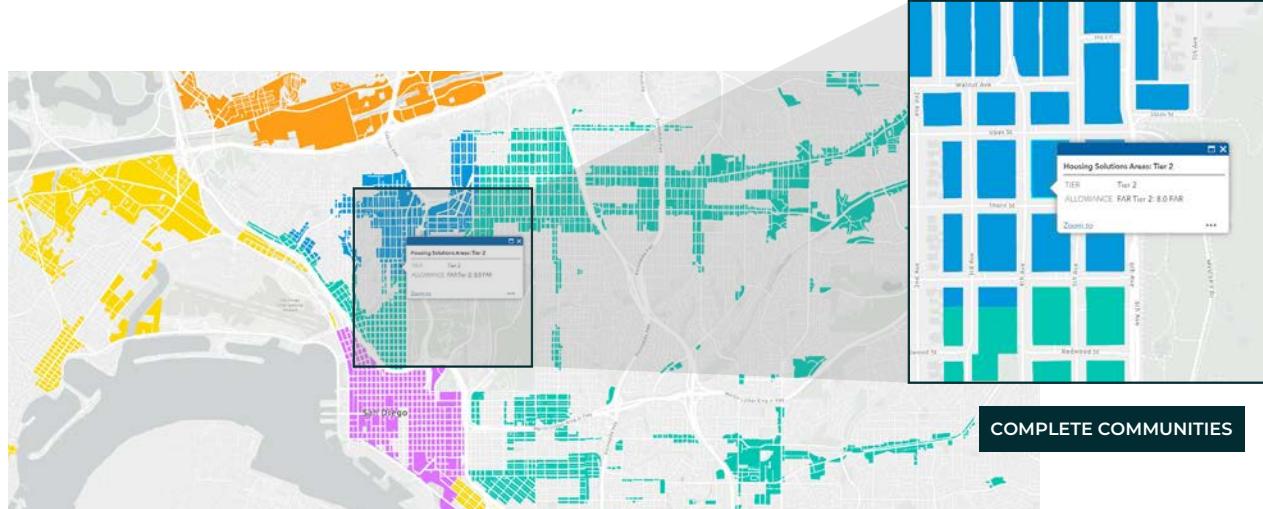
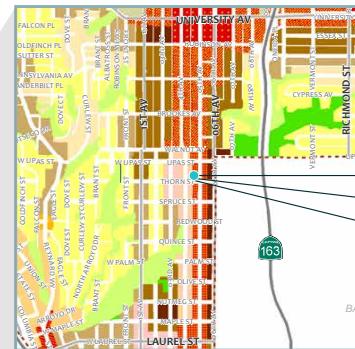
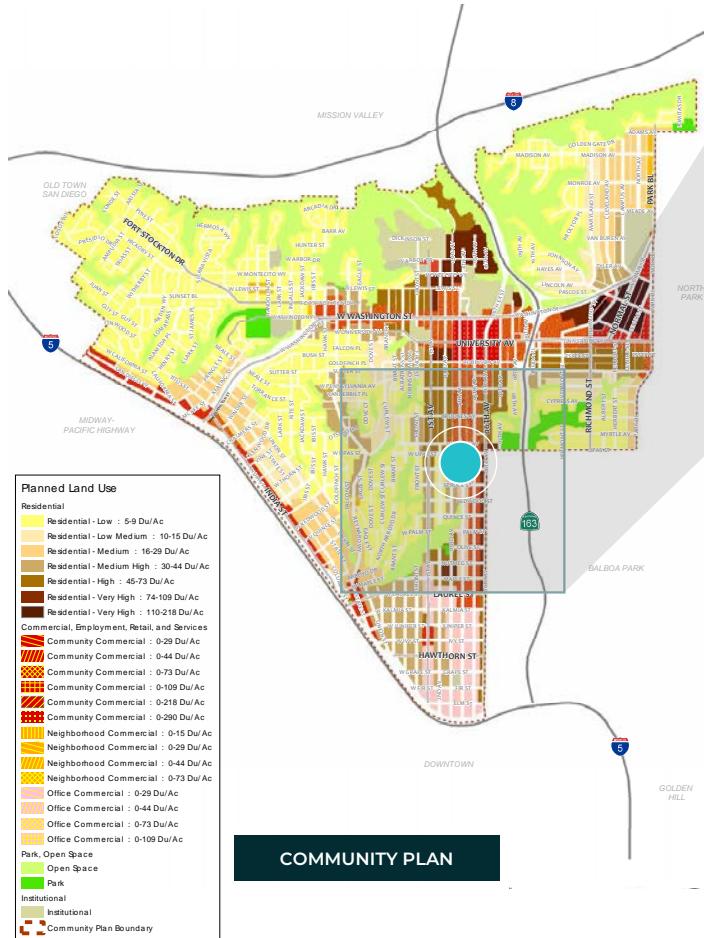
3315 4TH AVE, 3330-34 5TH AVE, 428 THORN ST | SAN DIEGO, CA 92103

# ZONING & PARCEL INFORMATION



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# DEVELOPMENT POTENTIAL



 San Diego  
Municipal Code

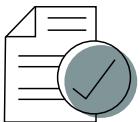
## Complete Communities Map

 2024 Community Plan Update

APN	Street Address	Parcel Size
452-555-13-00	3315 4TH AVE	+9,601 SF
452-555-14-00	428 THORN ST	+10,215 SF
452-555-15-00	3330-34 5TH AVE	+4,893 SF
Total SF: +24,709		

# SALES PROCESS

## 01 Offering Structure



Property is offered on an unpriced basis; sellers will review all offers based on terms, timing, and certainty of execution.

## 02 Due Diligence Materials



Preliminary due diligence documents will be made available upon execution of a Confidentiality Agreement (CA).

## 03 Offer Submission Deadlines



Sellers reserve the right to accept offers at any time.

## 04 Offer Requirements



All offers should include price and deal terms, proof of funds or lender relationship, closing timeline, and a summary of the buyer's experience.

## 05 Seller Review



Sellers will evaluate proposals based on pricing, terms, and buyer qualifications.

## 06 Best and Final



Shortlisted parties may be invited to submit a Best & Final offer.

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For more information or tours,  
please contact:

**SPENCER DOK**  
Vice President

**858.805.5547**  
[sdok@lee-associates.com](mailto:sdok@lee-associates.com)  
CA RE Lic. #02106855

**STEVE MALLEY**  
President

**949.295.4792**  
[smalley@lee-associates.com](mailto:smalley@lee-associates.com)  
CA RE Lic. #01335036

**JASON GRINDLE**  
Associate

**619.330.0444**  
[jgrindle@lee-associates.com](mailto:jgrindle@lee-associates.com)  
CA RE Lic. #02234272

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