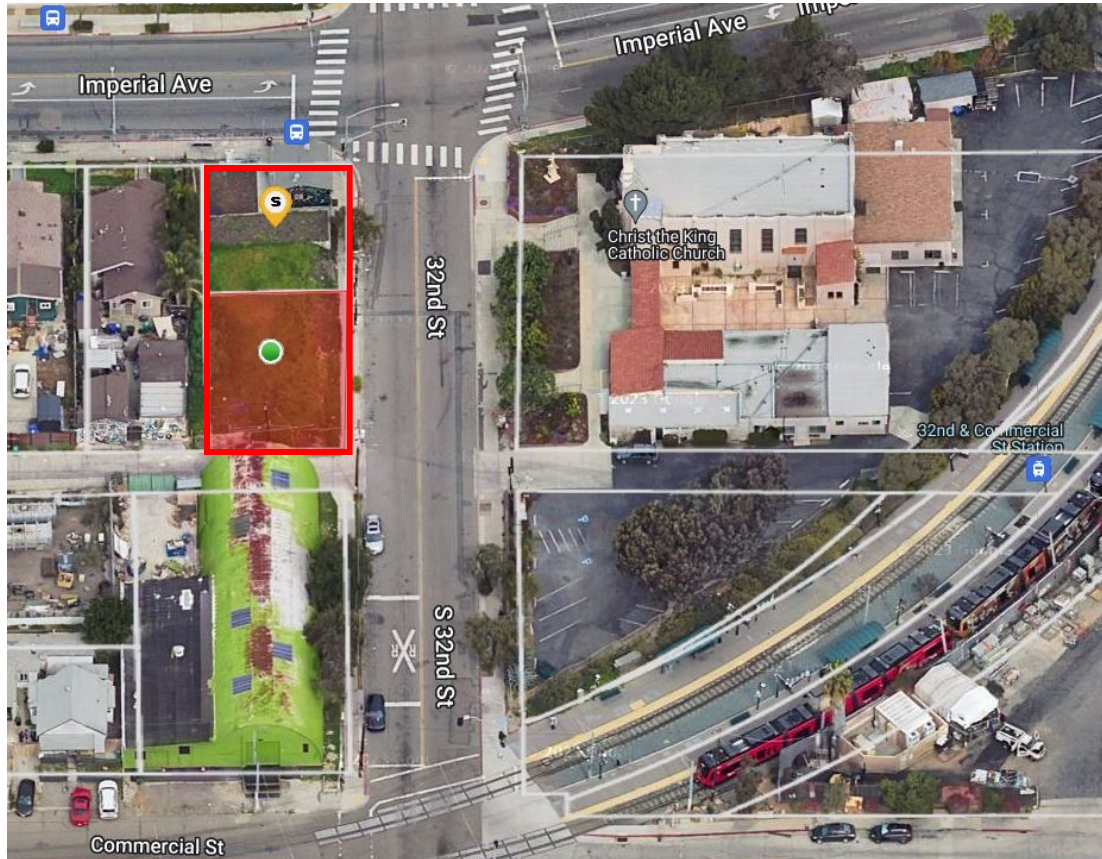


# Corner Property In San Diego, CA 92102

# FOR SALE

## 3193 Imperial Avenue at 32nd Street



Two parcels on the corner of 32nd and Imperial in the "Central Park" tract of 92102. The 32nd and Commercial Street Trolley Station Orange Line is adjacent along with MTS Bus Route 4 stopping at the street frontage. Improvements include a charming converted house currently built out as a barber shop. Alley access.

**Asking Price: \$1,289,000**

**Zoning:** R M-3-7; allows for 1 dwelling unit per 1,000 square feet of lot area. Located in Tier 3 of the San Diego Complete Communities Housing Program with a 6.5 F.A.R. density increase. Potential to build approximately 40 units. The property is in a designated Opportunity Zone and San Diego Promise Zone.

**APNs and Parcel Sizes:** 545-381-13-00 (3,113 square feet), 545-381-14-00 (3,697 square feet). Total Area of Parcels: 6,810 square feet.

**Mike Habib, CCIM**

mikehabib@coldwellbanker.com, Tel. 619-463-6600  
Cal RE#00694258

**Alice Kulikowski, CCIM**

alice.kulikowski@cbcrrt.com, Tel. 619-463-6600  
Cal RE#01786944

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# 3193 Imperial Avenue, San Diego CA 92102



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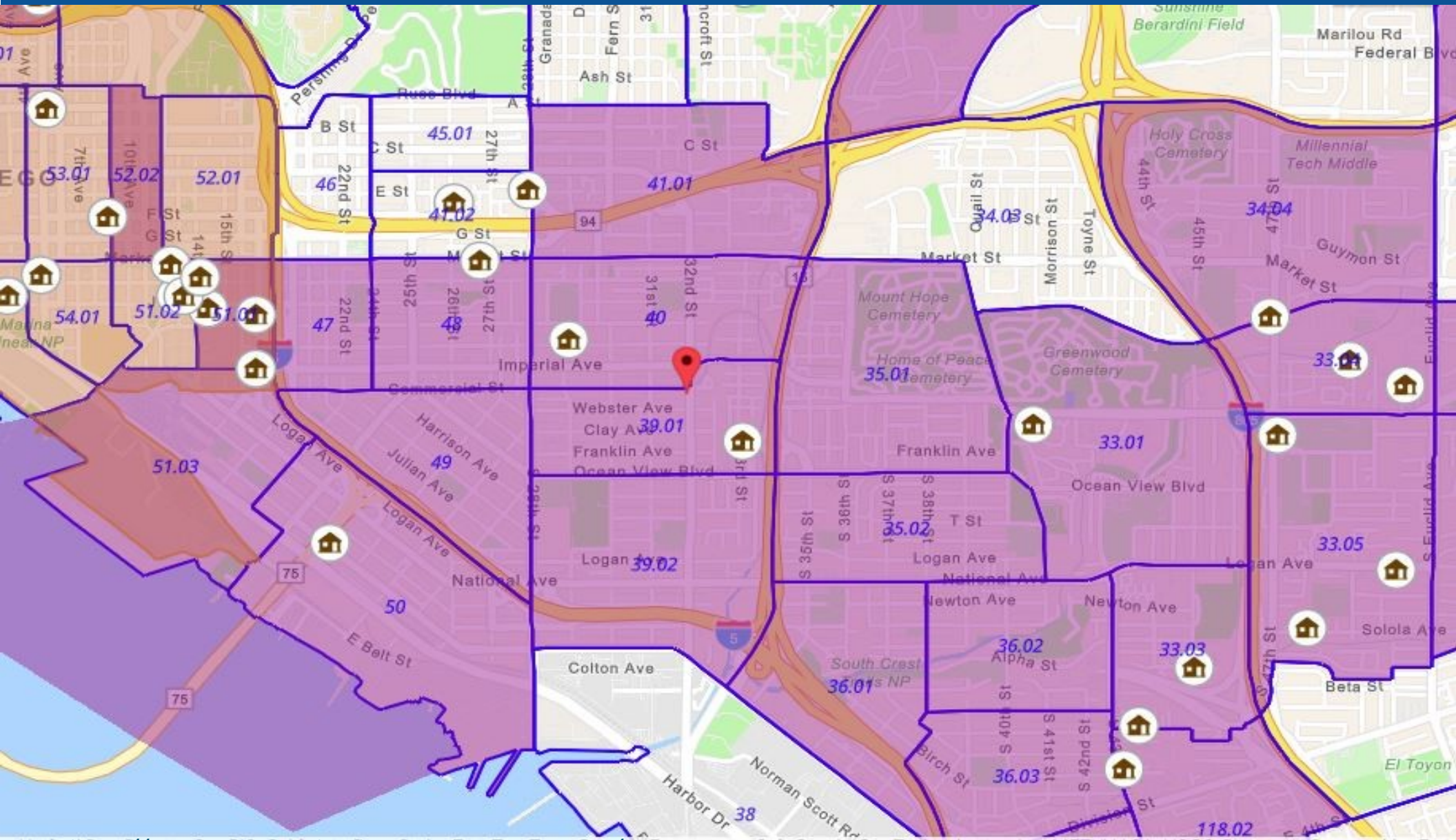
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3193 Imperial Avenue, San Diego CA 92102

TAX CREDIT QUALIFIED CENSUS TRACT



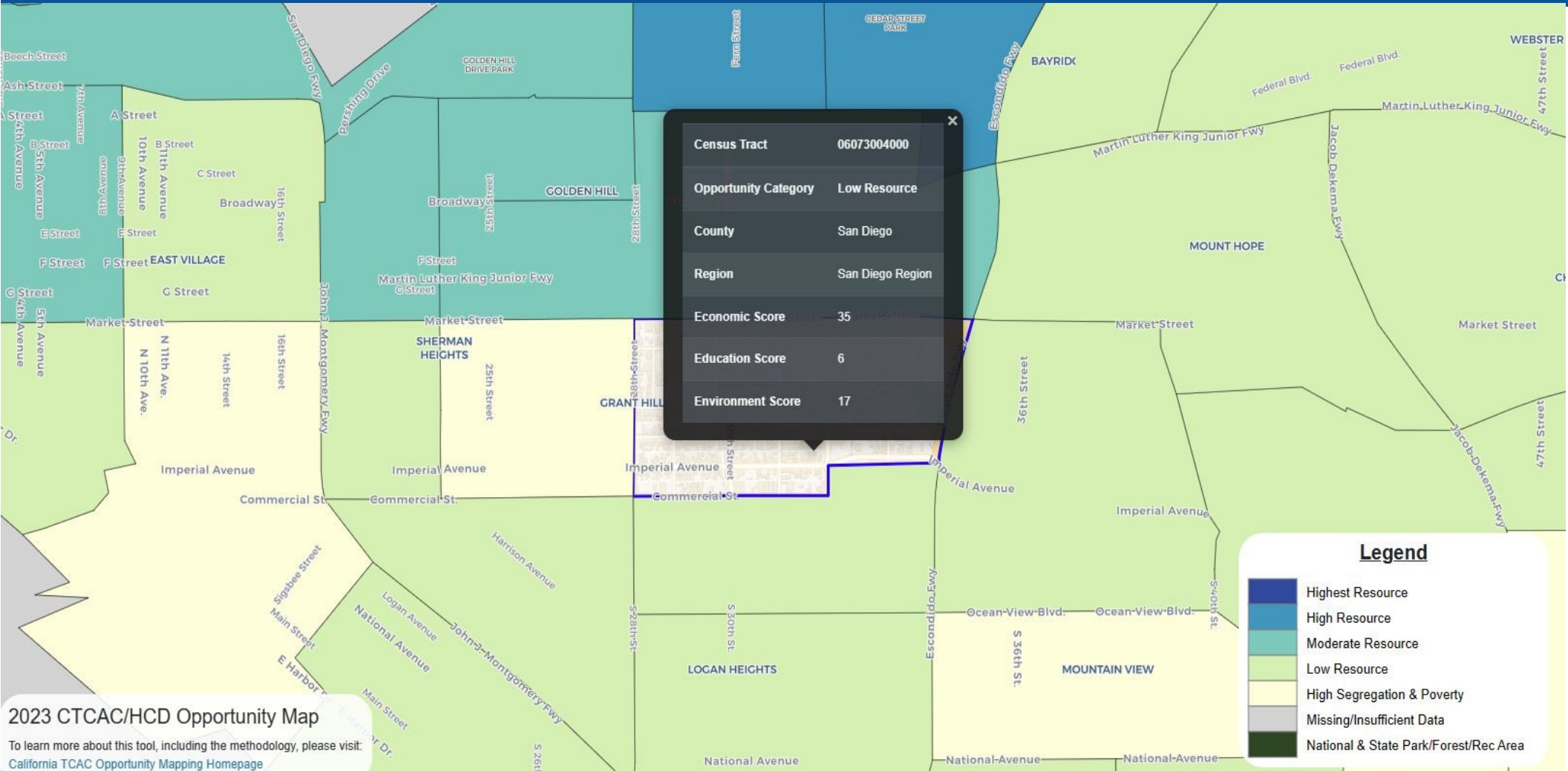
<https://www.economicdevelopment.business.ca.gov/>

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2023 CTCAC/HCD Opportunity Map  
 To learn more about this tool, including the methodology, please visit:  
[California CTCAC Opportunity Mapping Homepage](https://www.ctcac.org/Mapping-Home)

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE/HOUSING COMMUNITY DEVELOPMENT (CTCAC/HCD)

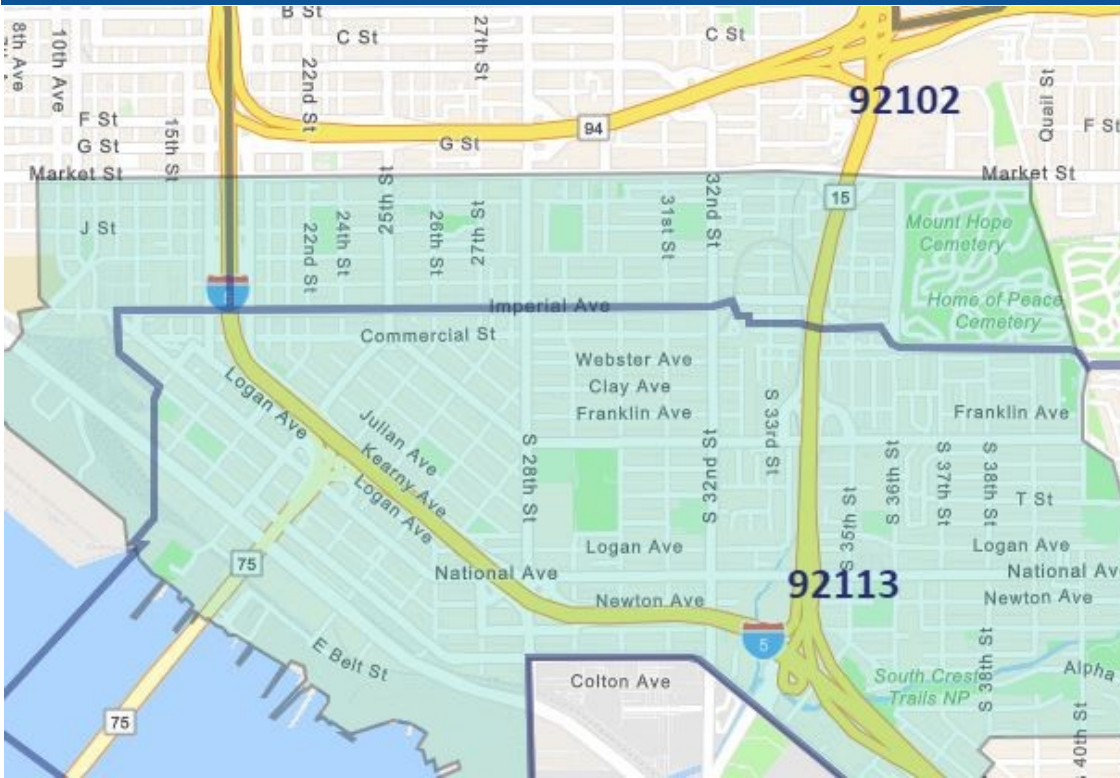
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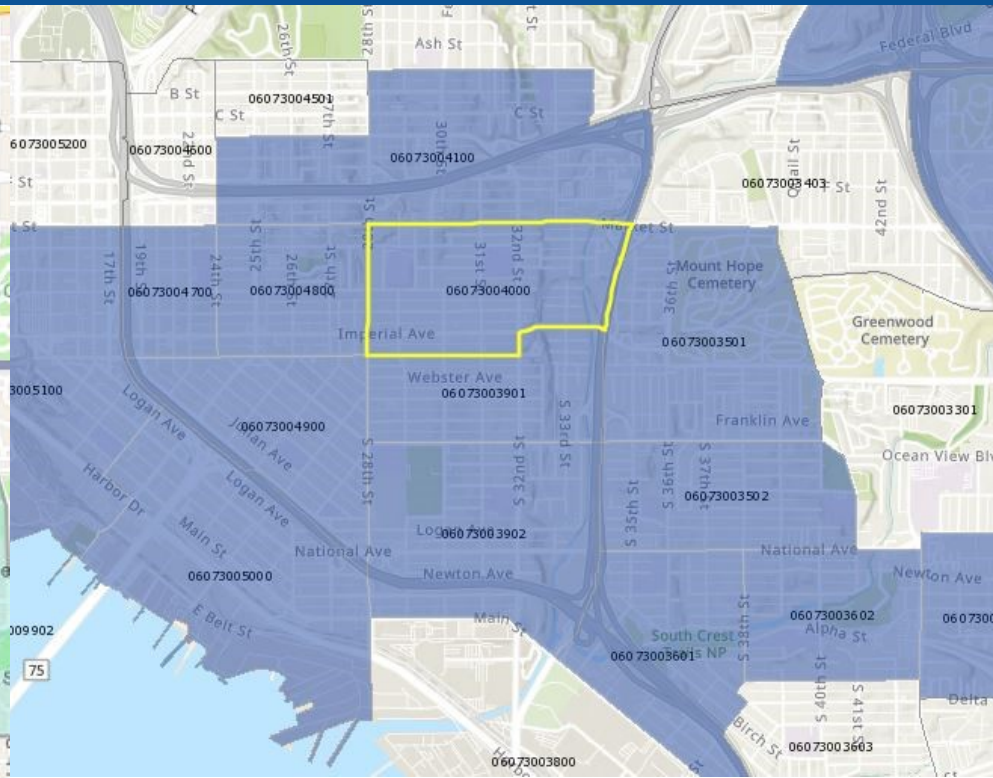


# 3193 Imperial Avenue, San Diego, CA 92102



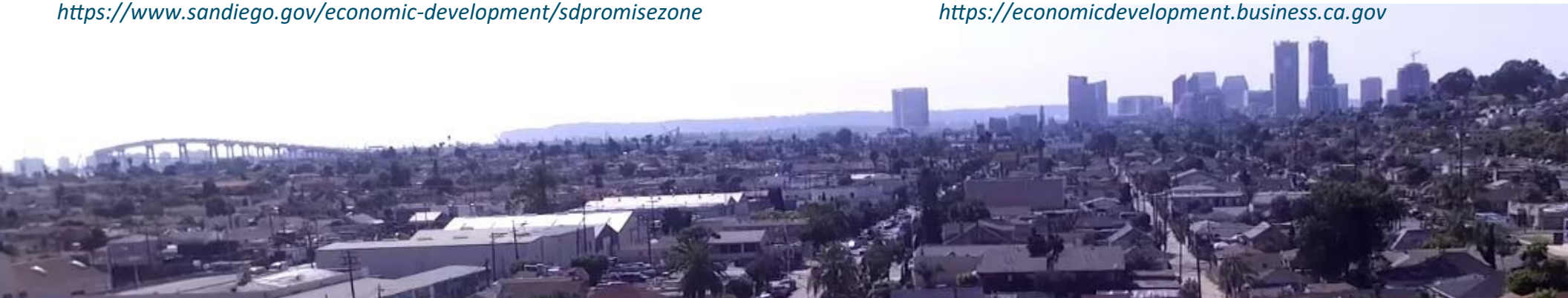
## San Diego Promise Zone

<https://www.sandiego.gov/economic-development/sdpromisezone>



## Opportunity Zone

<https://economicdevelopment.business.ca.gov>



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