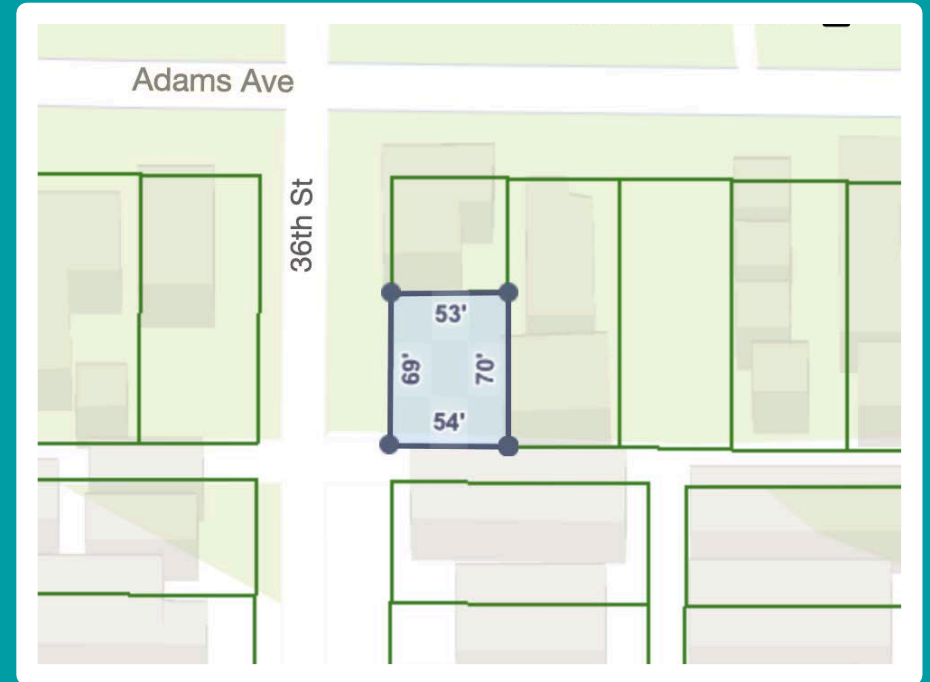
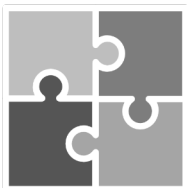


4679-4681 36<sup>th</sup> Street  
San Diego, CA 92116



# Adams Avenue Business District

Owner User - Shop Keeper - Live and Work



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CaIDRE #1074104



## Owner-User

### Create your next business site

We are pleased to present this opportunity to acquire an infill project site located just south of Adams Avenue. The New Complete Community Plan has increased the potential for this site.

The current use is residential/office. One idea for value-add could be adding additional units and keeping current structure. Or a larger value-add Mix-Use infill project might well be the Highest and Best Use for this location.

## What will you create?

### CUPD-CU-3-3

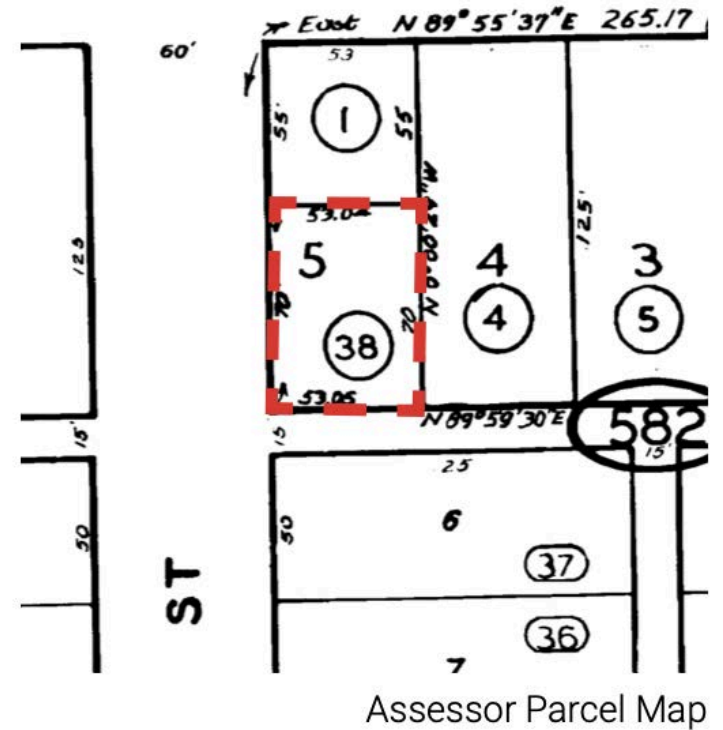
This zoning is intended to accommodate development with a pedestrian orientation and medium-high density residential use.

Complete Community Play Tier 3 (CCHS))

- Mobility Zone 2 (CCMC)
- Transit Priority Overlay Zone (TAOZ)
- Transit Priority Area ( PA)

# Facts

Address	4679-81 36 <sup>th</sup> Street, San Diego CA 92116
Existing Improvements	Residential/Office and small warehouse SqFt 1875
Property Highlights	Prime location, redevelopment opportunity for infill project
Parcel Numbers	APN 440-582-38-00
Lot Size	3735
Max F.A.R.	6.5
Zoning	CUPD-CU-3-3
Price	\$1,300,000
Offer	Contact agent prior to writing offer
Topography	Flat lot adjacent to alley
Community Plan	Mid-City Normal Heights



## Current Building Facts:

Free standing single tenant building. Two story Residential/Offices, storage areas, large open parking lot, fenced, access off 36<sup>th</sup> Street and alley. The site could potentially be income producing if leased while building plans are developed.

School District: San Diego Unified

Adams Avenue Business Improvement District



# The Property



# Potential Property Development Idea

## Development Summary

Development Potential Area	<b>24,135 SF</b>
Total Unit Yield	<b>10 units</b>
Studio Size	590 SF
Lofted Shopkeeper Unit Size	1,040 SF
Total Residential Rentable Area	6,800 SF

## Site/Property Data

Address	4679 36th St
APN	440-582-38-00
Site Area	3,713 SF
Lot length	70'
Lot width	50'

## Zoning Information

Zoning	CUPD-CU-3-3
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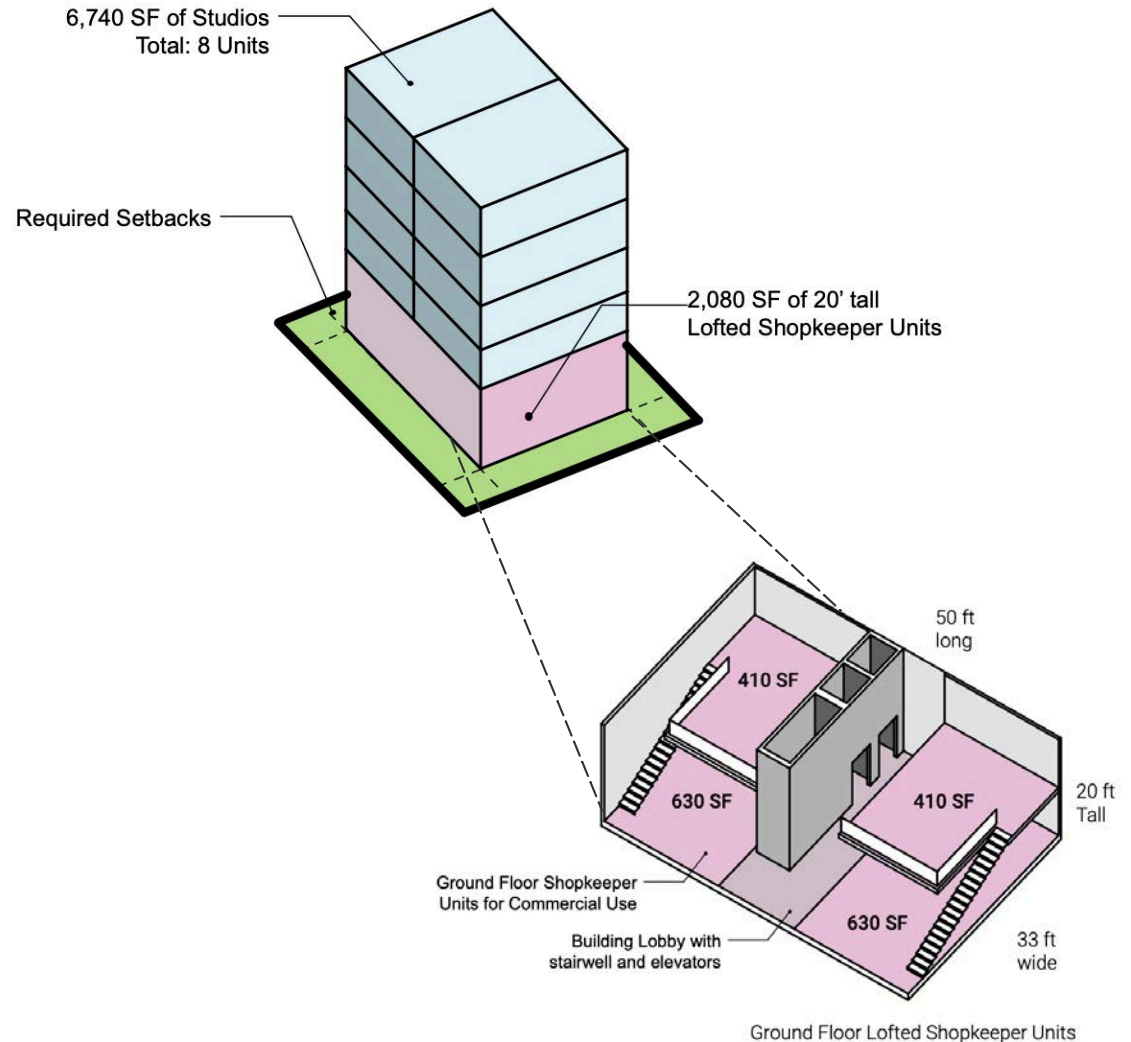
## Development Regulations

Front Setback	10'
Rear Setback	10'
Side Setback	10'
Min Lot Coverage	N/A
Height Limit	N/A
Development length	50'
Development width	30'
Floorplate Area	1,686 SF

## Building Development Data

1st Floor Commercial	2,080 SF
Residential	6,740 SF
<b>Total Development Area</b>	<b>8,820 SF</b>

OWNER USER - Plus you can hold the property for further development project  
Potentially 8 studios and 2 ground-level lofted shopkeeper units (totaling approximately 8,820 SF of development) could be build. This would results in a 2.37 FAR project.

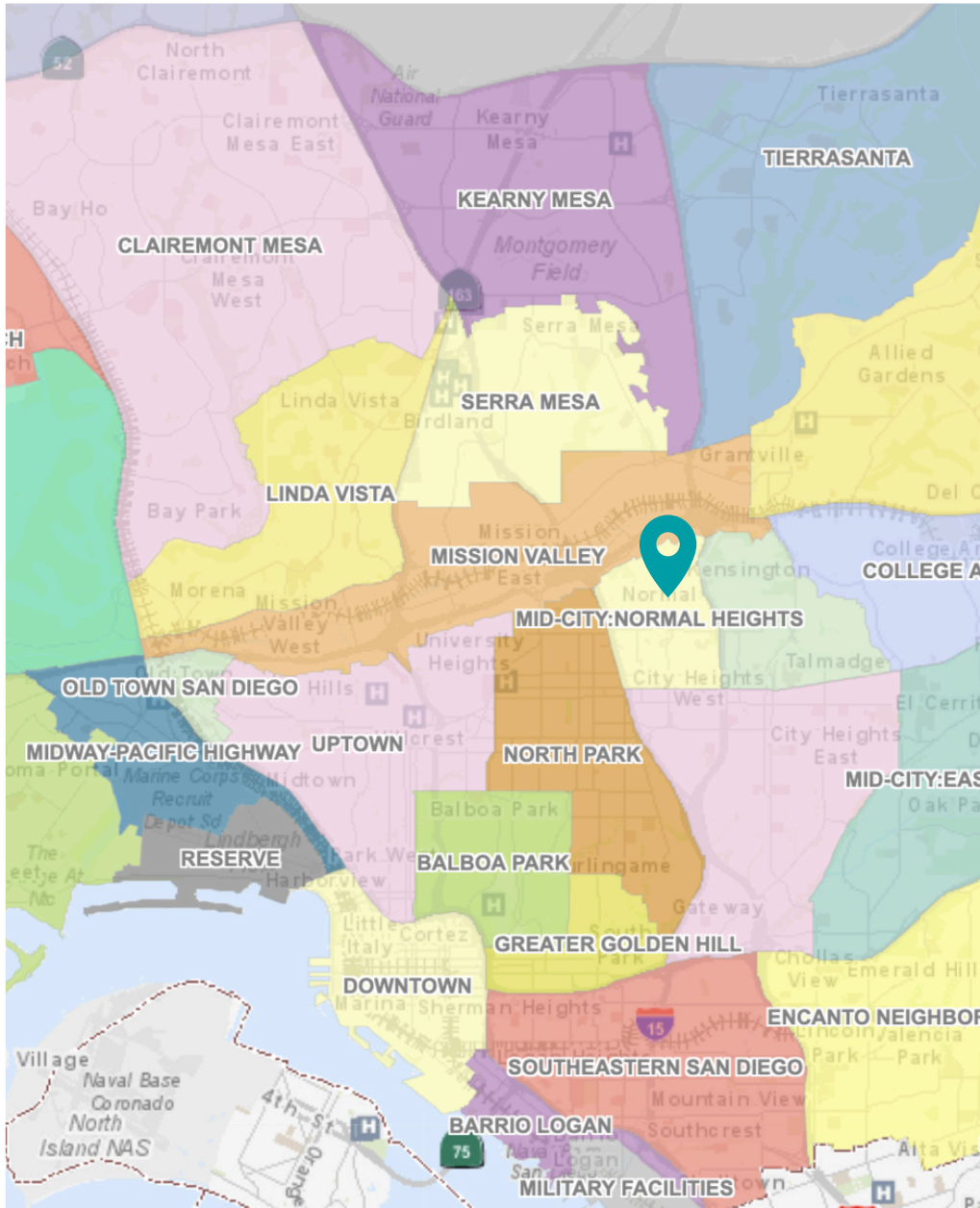






Stretching three miles from east to west, Adams Avenue spans four neighborhoods and crosses two major freeways in a central part of San Diego. Lined with historic Craftsman houses and populated by young families and the artsy millennial crowd, it offers an impressive lineup of hip eateries, boutiques, and bars. Start in the middle or work your way from one end to the other – you can't really go wrong in this hipster-friendly 'hood.





## History

The "Normal" part of "Normal Heights" refers to the State Normal School (teachers college), the predecessor to San Diego State University. The community was officially founded in 1906, when a syndicate filed a subdivision map with the county. At that time, it was an independent community, not part of the city of San Diego. It became one of San Diego's first "streetcar suburbs" with the development of an electric trolley route along Adams Avenue, part of the San Diego Electric Railway system.

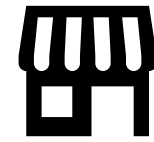
A commercial business district developed in the 1920s, centered on Adams Avenue between 37th Street (now Felton Street) and 38th Street (now 34th Street). Nowadays, the area is considered a potential historic district, referred to as the Carteri Center after local resident Benjamin J. Carteri, who spurred business and residential development in the 1920s.

## Today

Normal Heights is a lively residential area with many hip cafes, gastropubs, craft beer bars and diverse restaurants, especially along Adams Avenue. The neighborhood is also known for concerts in grassy Trolley Barn Park as well as outdoor movie screenings at Ward Canyon Park, which has play areas and walking paths.

## The Property

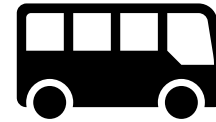
This is a retail and multifamily development opportunity, located in a lively neighborhood. With flexible zoning and development regulations, this presents a perfect development opportunity for much needed San Diego housing.



**Stores**  
1 Block



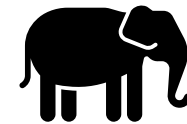
**Coffeehouse**  
1 Block



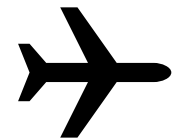
**Public Transport**  
1 Block



**Petco Park**  
15 Minutes Drive



**Balboa Park**  
15 Minutes Cycling



**Airport**  
15 Minutes Drive





## Links and Resources

[Adams Avenue Business Association](#)

[San Diego Tourism Authority](#)

[San Diego City Development Services](#)

[www.sandiegoreader.com](http://www.sandiegoreader.com)

[www.Nextdoor San Diego Normal Heights](#)

[www.SDUptownNews](#)

[www.SanDiegoUnionTribune.com](http://www.SanDiegoUnionTribune.com)

Hipsters, young professionals and students hang out in trendy North Park, where coffee shops, craft-beer bars and indie boutiques line University Avenue. The restaurant scene is heavy on brunch spots, upscale pubs, taquerias and sushi lounges, and nightlife often revolves around the Observatory North Park, a 1929 theater that hosts rap, rock and electronica. The North Park Thursday Market also features live music.

## Disclaimer and Confidentiality

This Marketing Memorandum has been created to help weigh any potential investment in the property 4679-81 36<sup>th</sup> Street, San Diego, CA 92116 and was prepared by JP Equity Real Estate, Judy Preston, CCIM based on information available about the property and the current real estate market. It does NOT contain all the information necessary to fully evaluate this Project.

The information provided herein has been obtained largely from third-party sources. While the information is believed to be reliable, the Seller and JP Equity Real Estate have not and shall not verify and/or investigate said information. Particularly, any financial projections are for general reference only, as they are based on assumptions about the real estate market and the regional economy, and understandably actual results may vary considerably from these projections. Therefore, the Seller and JP Equity Real Estate make no warranty, expressed or implied to the accuracy or completeness of the content of this Marketing Memorandum, and this document is by no means an exhaustive analysis of third-party information taken into account. All information provided herein is a general summary of unverified information to prospective purchasers and is NOT a substitute for a thorough due diligence investigation. Consistent with the foregoing, the Seller and JP Equity Real Estate shall not perform any investigation into this information and make no warranty or representation, with respect to the income or expenses of the property, the future projected financial performance of the property, the size and the square footage of the property and improvements, the presence of contaminating substances, the physical condition of the property, and/or any applicable zoning or City and State ordinances relating to the property. Prospective purchasers to undertake any and all necessary due diligence to their satisfaction based upon their own independent and complete inquiry into the same.

Seller and its representatives reserve the right, at its sole discretion, to reject any offer to invest in the Project, and to terminate any negotiations with any party at any time with or without written notice. Unless and until a written sale agreement has been fully executed, delivered and approved Seller has no legal commitment or obligations to any prospective Buyer.



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