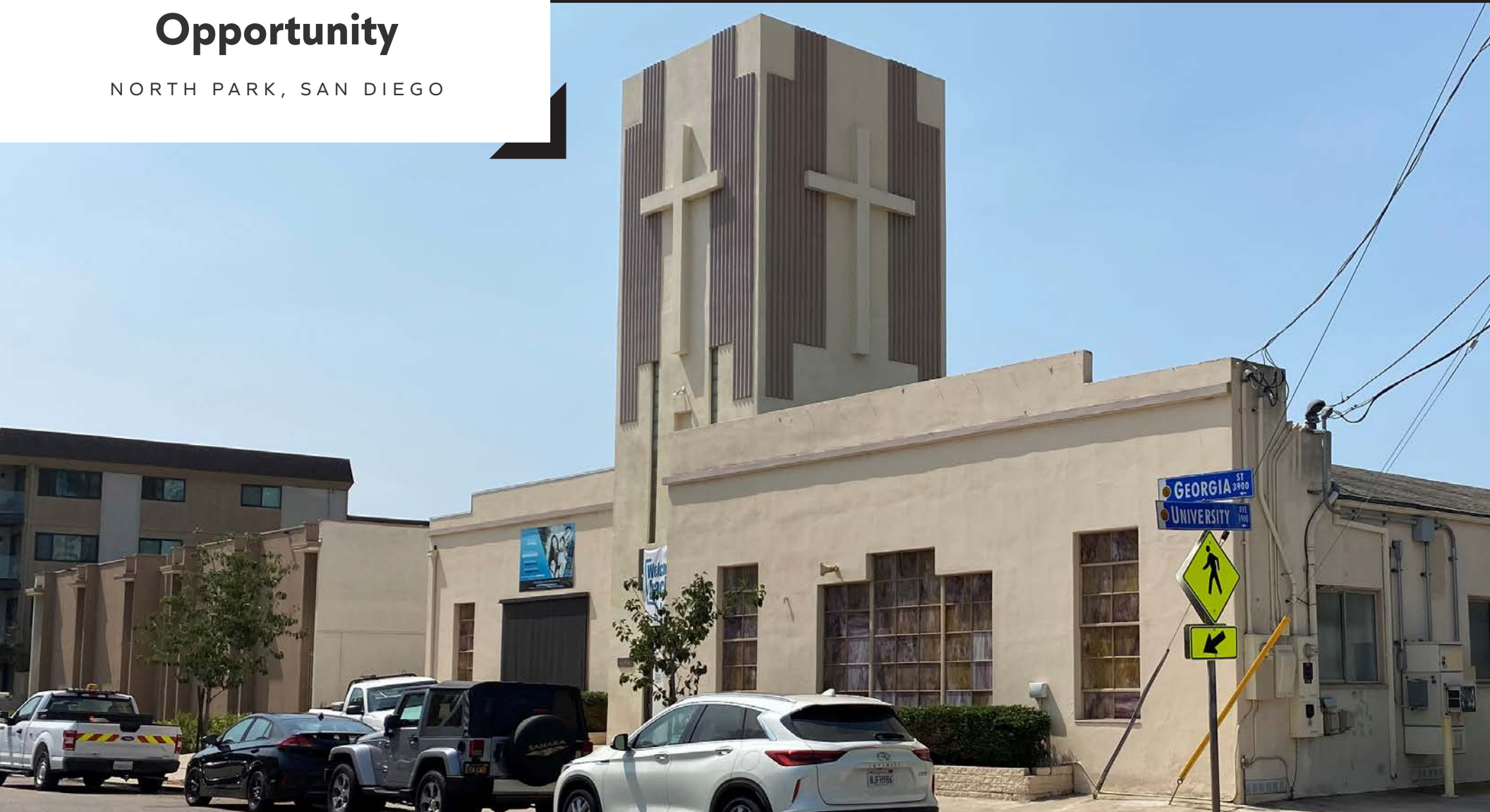


Existing Church Residential Development Opportunity

NORTH PARK, SAN DIEGO

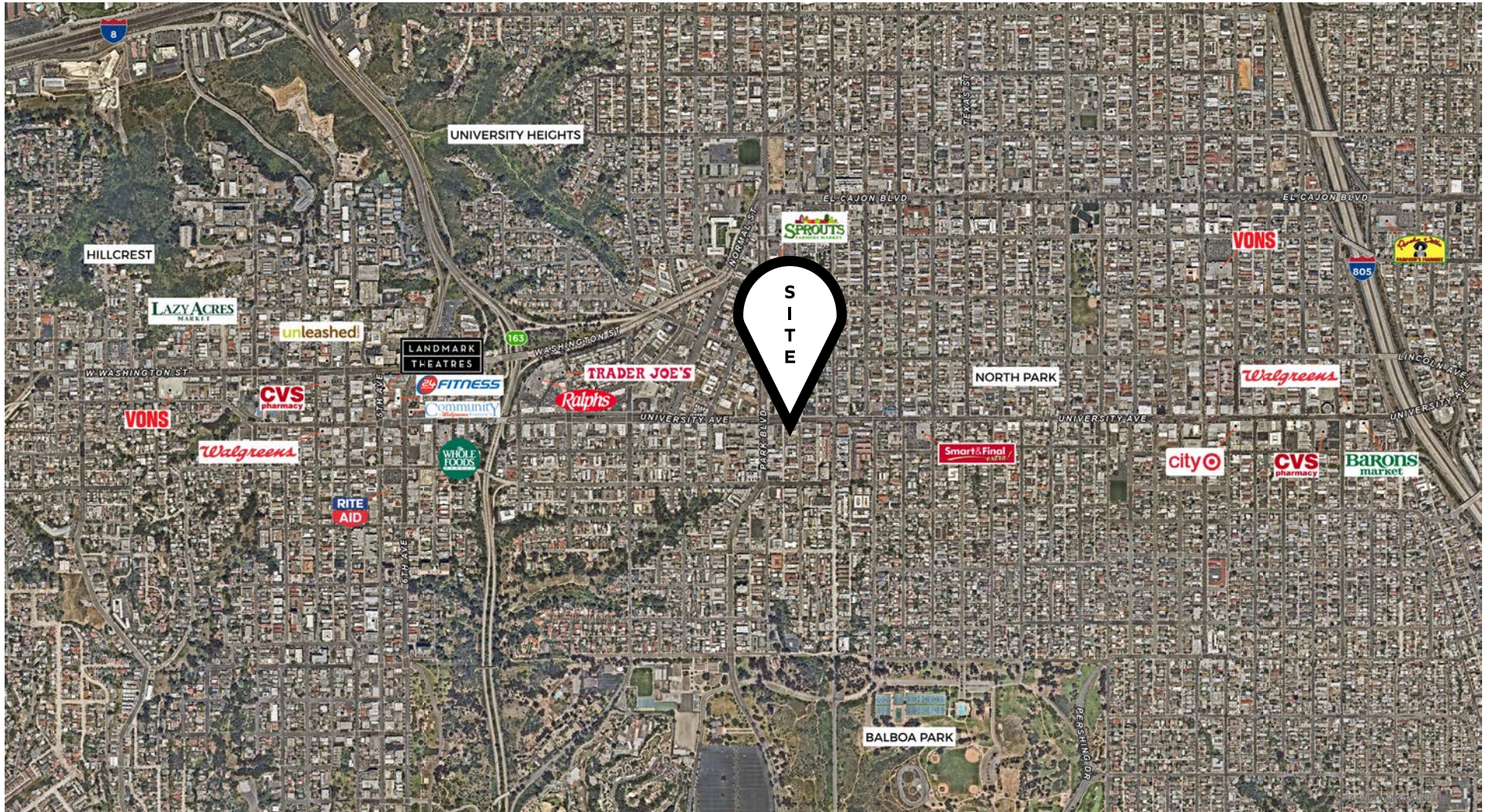
PROPERTY FOR SALE



Mike Moser | 858.523.2089 | mikemoser@retailinsite.net



Trade Area Aerial



Property Overview

- One of San Diego's densest trade areas with heavy demand for new residential
- Site is perched at a higher elevation allowing for amazing view potential
- Opportunity zone designation for Tax incentives
- Multiple parcels ideally sold together but can be considered for separate sales
- Situated directly on the edge of North Park's western border adjacent to Hillcrest
- Close proximity to many retail, grocery and restaurant amenities within walking distance from the site
- Transit stops within a block of the property for easy accessibility



3848 GEORGIA STREET
11,230 sf parcel size
5910 sf improvements built out as church
APN: 452-201-21
Zoning: RM 3-9

3844 GEORGIA STREET
7,981 sf parcel size
Vacant parking lot
APN: 453-011-01
Zoning: RM 3-9

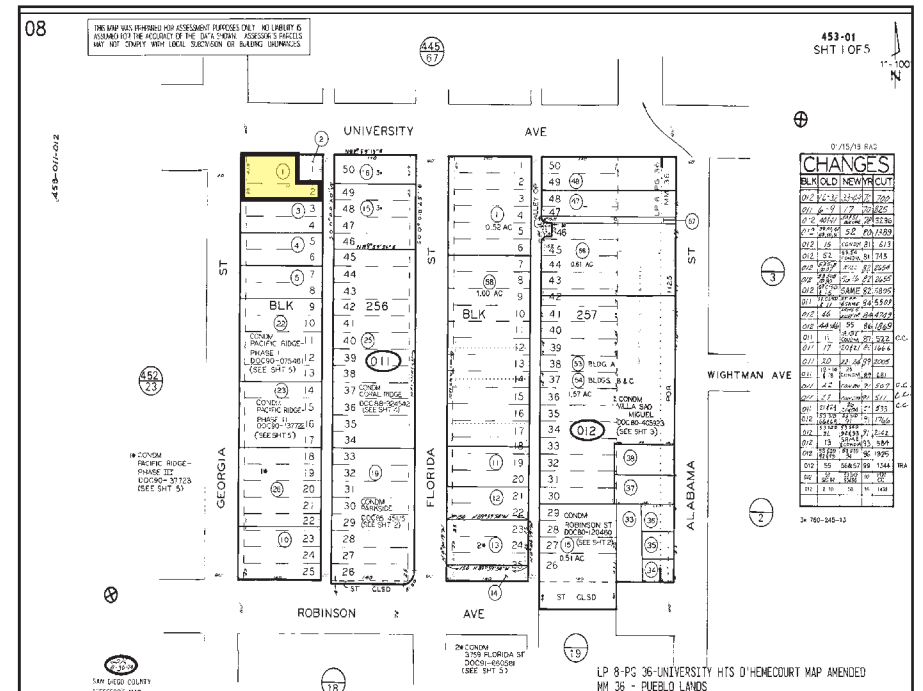
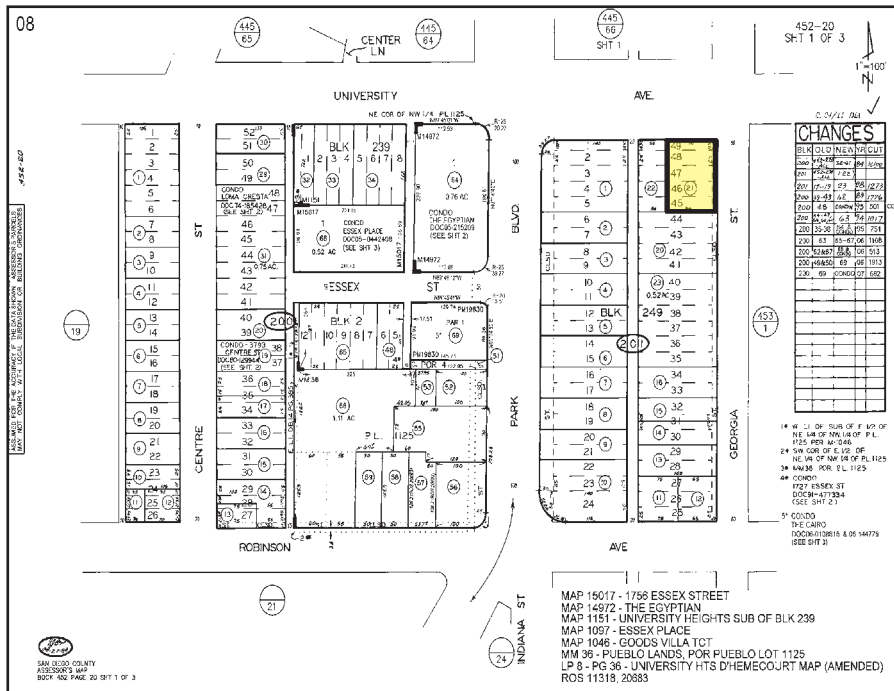
Georgia St
Historical
Bridge

University Ave

Park Blvd

Florida St

Tax Parcel Map



Address	3848 Georgia St
APN	452-201-21
Lot size	11,230 SF
Complete Communities	Tier 3 FAR 6.5
Opportunity Zone	Yes
Historical Review	In Process
Zoning	RM 3-9
Base Density	600 SF/DU
Existing improvements	5,910 SF of Improvements

Address	3844 Georgia St
APN	453-011-01
Lot size	7,981 SF
Complete Communities	
Opportunity Zone	Yes
Historical Review	In Process
Zoning	RM 3-9
Base Density	600 SF/DU
Existing improvements	Vacant Parking Lot

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

Existing Church Residential Development Opportunity

NORTH PARK, SAN DIEGO



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