

3642

FOURTH AVENUE
HILLCREST | SAN DIEGO

FOR SALE

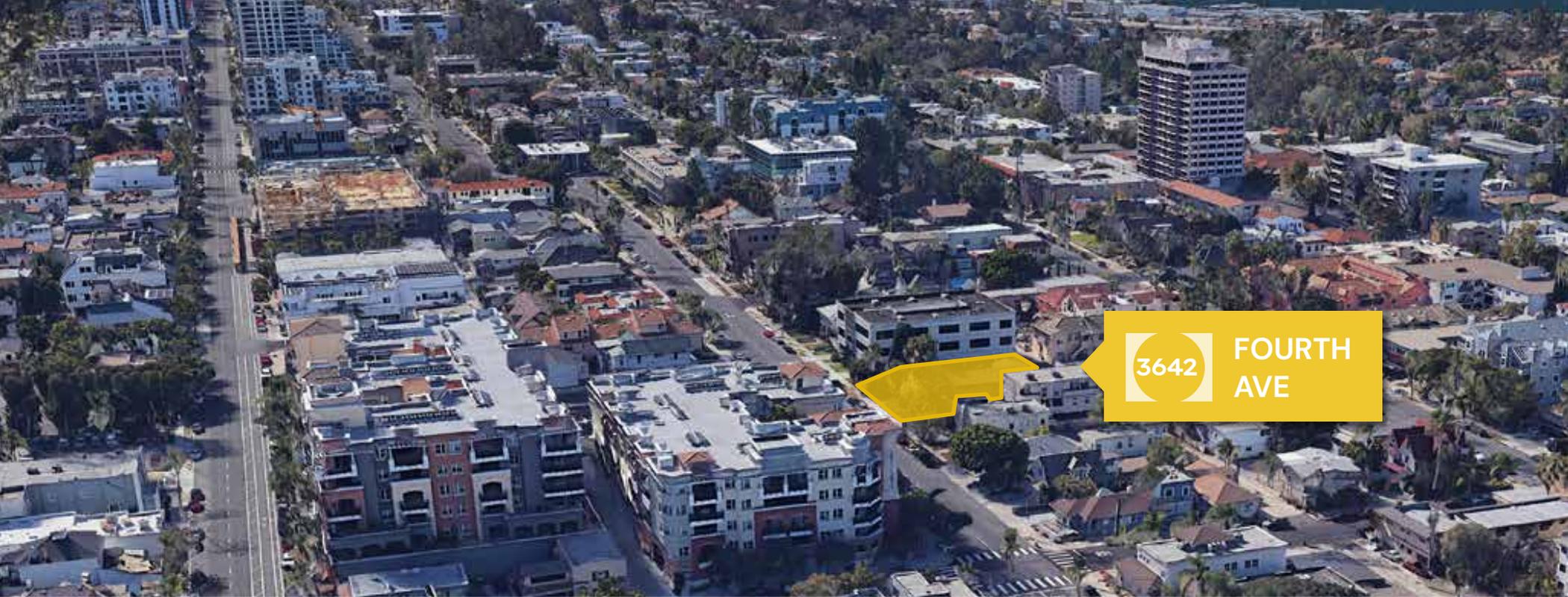
± 6,742 SF

FOR SALE: 6,742 SF

OF LAND WITH AN EXISTING RESIDENTIAL HOUSE

HILLCREST | SAN DIEGO

 **PERISCOPE**
REAL ESTATE



List Price: \$2,500,000

LAND PARCEL #	ADDRESS	LOT SIZE (SF)
452-285-19-00	3642 4th Ave	6,742 SF

Current uses: The property is currently occupied by the owners

Allowable uses include (partial list): Multi-family, Retail, Restaurant, Office, Hotel, Medical

Leases: All existing occupants are owner users

Zoning: CC 3-8. This zone is intended to accommodate development with a high intensity, pedestrian orientation and permits a maximum density of 1 dwelling unit for each 600 square feet of lot area (before bonus densities or complete communities calculations).

FAR: 2.0 base | 2.5 with mixed use (retail on ground floor) | 8.0 with complete communities program

Municipal Code: [CLICK HERE](#)

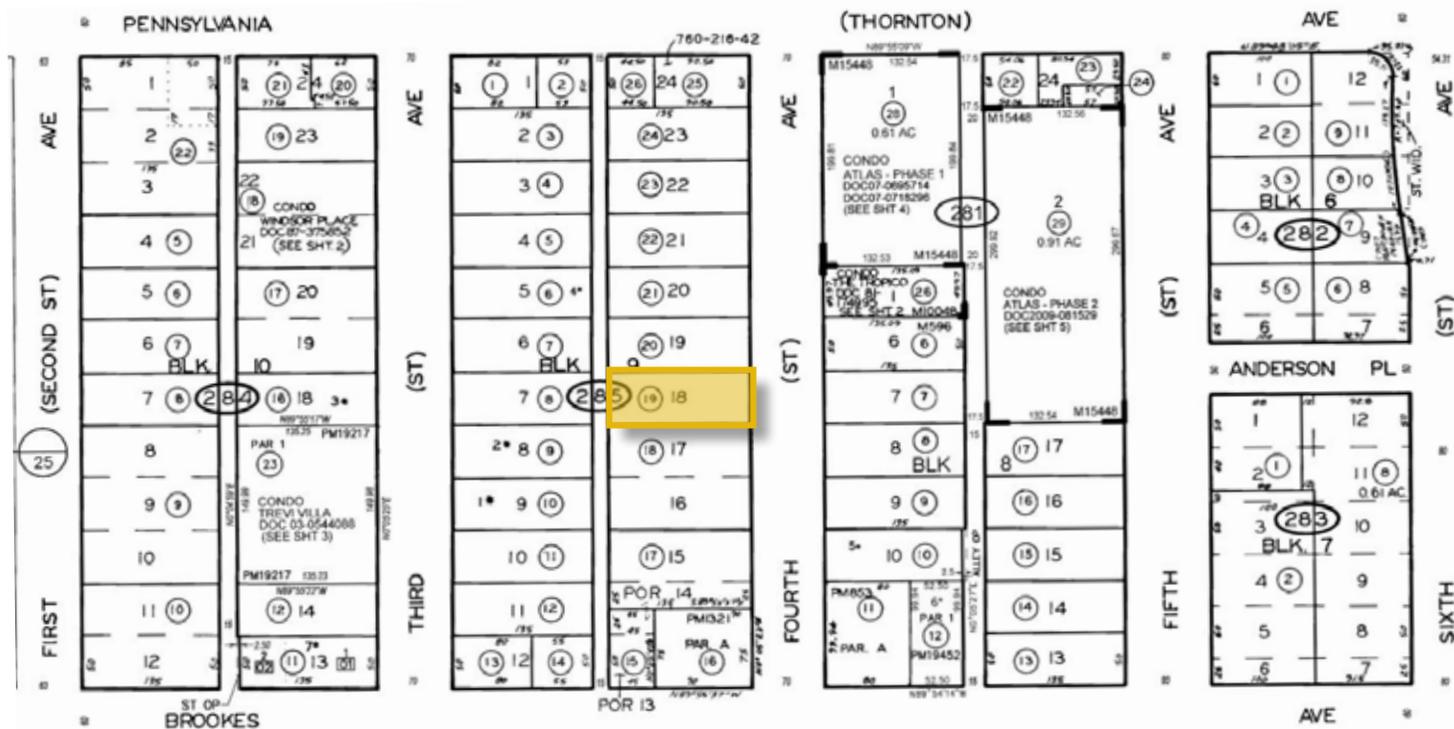
San Diego code referencing bonus densities: [CLICK HERE](#)

\$2,500,000

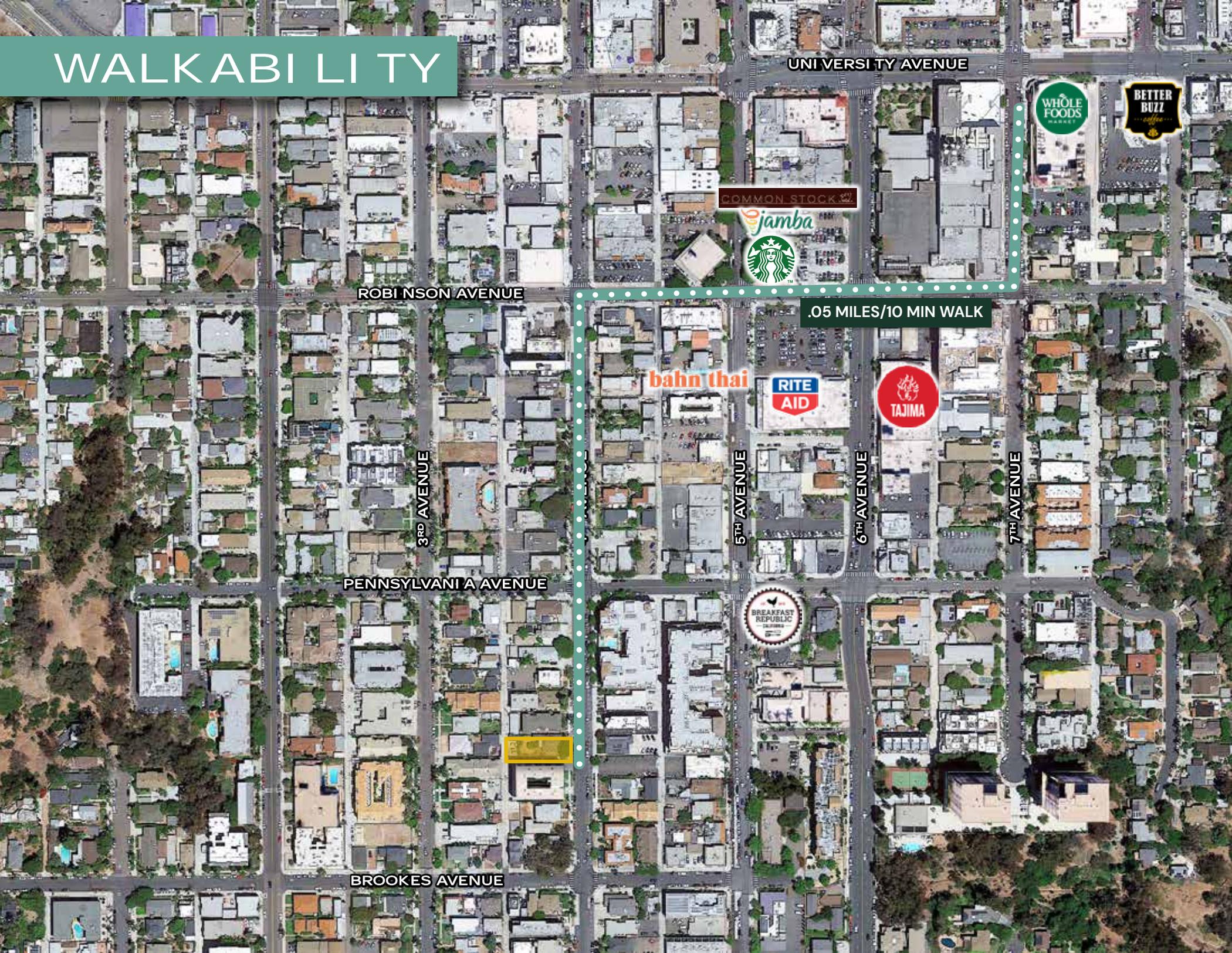
LIST PRICE

HIGHLIGHTS

- Investment opportunity in one of San Diego's fastest growing neighborhoods
- Opportunity for a rehab of the existing building or new ground up new development
- The property is not historic and has received historical clearance from the city
- Future retail gem surrounded by four new apartment developments
- Walkable neighborhood gives vibrancy to this location



WALKABILITY



UNIVERSITY AVENUE



COMMON STOCK



ROBISON AVENUE

.05 MILES/10 MIN WALK

bahn thai



3RD AVENUE

5TH AVENUE

6TH AVENUE

7TH AVENUE

PENNSYLVANIA AVENUE



BROOKES AVENUE

3642

FOURTH AVENUE
HILLCREST | SAN DIEGO

SEE WHAT WE SEE

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