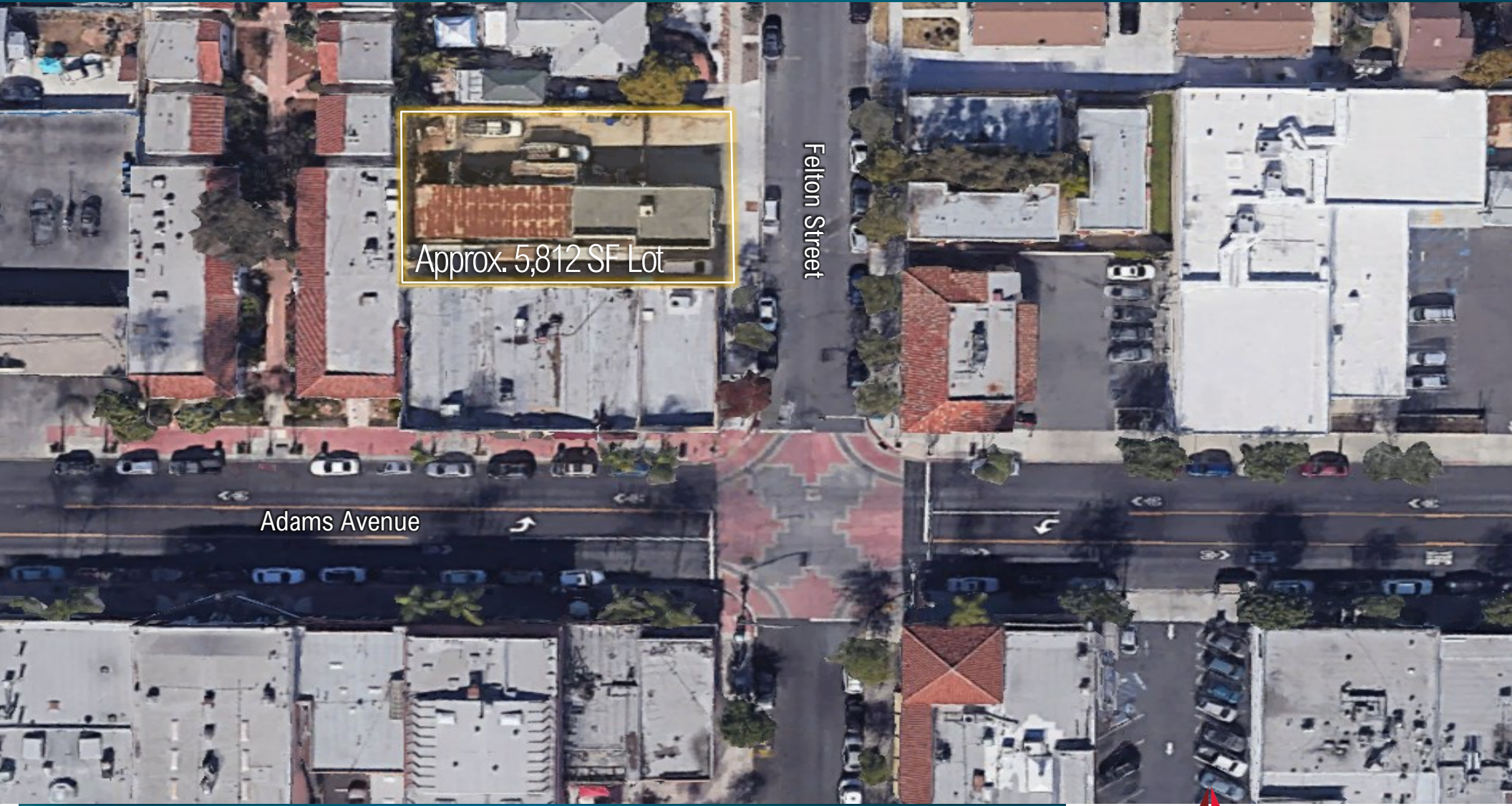


Owner-User or Development Opportunity

4712 Felton Street, San Diego, CA 92116

Mixed-Use or Multi-Family Building



ANTHONY GOROS

Sales & Leasing Associate
(630) 247-5887
Anthony@PacificCoastCommercial.com
Lic. 02098424

MARTIN F. ALFARO

Associate Vice President
(858) 598-2890
Martin@PacificCoastCommercial.com
Lic. 01230078

OFFICE (619) 469-3600

10721 Treena Street
San Diego, CA 92131
www.PacificCoastCommercial.com
Lic. 01209930





Offering Summary

This site is ideal for a developer to capitalize on one of San Diego's most vibrant and booming neighborhoods. Normal Heights has an evolving mix of restaurants and retailers, attracting more people to the amenity rich, urban playground, presenting an incredible opportunity for redevelopment of a mixed-use property or multi-family building.

Asking Price	<ul style="list-style-type: none">• \$1,060,000
Property Tour	<ul style="list-style-type: none">• Site Visit By Appointment Only (Contact Agent)
Address	<ul style="list-style-type: none">• 4712 Felton Street, San Diego, CA 92116
Land Area	<ul style="list-style-type: none">• Approximately 5,812 Sq. Ft.
APN	<ul style="list-style-type: none">• 439-392-22-00
Zoning	<ul style="list-style-type: none">• CUPD-CT-3-3 (Central Urbanized Planned District - Transition) (View Link)• CUPD-CU-3-3 (Central Urbanized Planned District - Commercial) (View Link)
Highest & Best Uses	<ul style="list-style-type: none">• Mixed-Use or Multi-Family Redevelopment Potential for:<ul style="list-style-type: none">• 6 Market Rate Units• 9 to 12 Units with Density Bonus• All Options to Include a Commercial Component
Location Highlights	<ul style="list-style-type: none">• Located in the Normal Heights Neighborhood with Walking Distance to Many Retail Amenities• Easy Access to I-805, I-15 and I-8 Freeways

Development Summary

Address	<ul style="list-style-type: none"> 4712 Felton Street, San Diego, CA 92114
Zoning	<ul style="list-style-type: none"> CUPD-CT-3-3 (Central Urbanized Planned District – Transition) (View Link) CUPD-CU-3-3 (Central Urbanized Planned District – Commercial) (View Link)
Community Plan	<ul style="list-style-type: none"> Mid-City: Normal Heights
Overlays	<ul style="list-style-type: none"> San Diego Unified School District Transit Priority Area Transit Area Overlay Zone Geological Hazard Category 52 ECB Central Business Improvement District Historic Districts Council District 3 (Stephen Whitburn) SDIA – Airport Influence Area Airports: FAA Height Notification
Lot Size	<ul style="list-style-type: none"> 5,800 SF (~0.13 Acres)
Max Permitted Residential Density	<ul style="list-style-type: none"> 1,000 SF / DU Residential Density 5,800 SF / 1,000 SF = 5.8 Dwelling Units rounds up to 6 Dwelling Units
Residential Development	<ul style="list-style-type: none"> Where residential development is permitted, the development regulations of RM zones apply as appropriate according to max permitted residential density except that lot area, lot dimensions, setback, FAR and height limits of applicable commercial zone apply. Due to CU-3-3 and CT-3-3 max permitted residential density of 1000 SF / DU, RM-3-7 development regulations apply
Use Development Regulations of CT Zones	<ul style="list-style-type: none"> Development in the CT-3-3 zone is subject to the CP-1-1 zone use and development regulations if the development is also within the CU-3-3 zone
Lot Area	<ul style="list-style-type: none"> Min 2,500 SF Max none
Lot Dimensions	<ul style="list-style-type: none"> Width 25' Frontage 25' Depth none
Max Structure Height	<ul style="list-style-type: none"> 50'-0"

Development Summary

Affordable Housing	<ul style="list-style-type: none"> • Option 1: 6 Units – Provide 1 Affordable Unit = $1/6 = .167$ (16.7%) $\geq 15\%$ Very Low Income Affordable = 50% Density Bonus and 5 Incentives $6 \times 1.5 = 9$ Units: 8 Market Rate, 1 Very Low Affordable • Option 2: 6 Units – Provide 1 Very Low Income and 1 Moderate Income Unit $\geq 15\%$ Very Low Income Affordable = 50% Density Bonus and 5 Incentives $\geq 10\%$ Moderate Income Affordable = 25% Density Bonus $6 \times 1.75 = 10.5$ rounds up to 11 Units: 9 Market Rate, 1 Very Low Affordable, 1 Moderate Affordable • Option 3: $\geq 15\%$ Very Low Income Affordable = 100% Density Bonus and 5 Incentives $6 \times 2.0 = 12$ Units: 11 Market Rate, 1 Very Low Affordable *100% density bonus requires avg. unit size of 600 SF max. and no unit may be larger than 800 SF • Option 4: $\geq 16\%$ Low Income Affordable = 100% Density Bonus and 1 Incentives $6 \times 2.0 = 12$ Units: 9 Market rate, 1 Low Affordable *100% density bonus requires avg. unit size of 600 SF & max. unit size of 800 SF
Min Lot Coverage	<ul style="list-style-type: none"> • None
Setbacks	<ul style="list-style-type: none"> • Min Front 0' • Max Front 10' • Min St Side 0' • Max St Side 10' • Min Side 10' • Optional Side 0' *Must be either 0' or 10', no in between Min Rear 10' • Optional Rear 0' *Must be either 0' or 10', no in between
Max FAR	<ul style="list-style-type: none"> • 1.0 • 5,800 SF \times 1.0 = 5,800 sf max buildable area • 1.5 (with mixed-use bonus – min 50% residential) • 5,800 SF \times 1.5 = 8,700 sf max buildable area (min 4,350 sf residential)
Required Commercial	<ul style="list-style-type: none"> • Multiple Dwelling Unit residential development is only permitted with a commercial component that occupies the front 30 feet of the lot
Transparency	<ul style="list-style-type: none"> • Minimum of 50% of street wall area between 3 and 10 feet above the sidewalk shall be transparent, with clear glass visible into a commercial or residential use
Storage Requirements	<ul style="list-style-type: none"> • Each DU shall have a full enclosed, personal storage area outside the unit that is at least 240 cubic feet with a minimum 7' horizontal dimension along one plane

Development Summary

- Private Ext Open Space
 - At least 75% of the dwelling units shall be provided with at least 60 SF of usable, private, exterior open space abutting the unit with a min dimension of 6'
- Common Open Space
 - Shall be at least 300 SF or 25 SF per DU, whichever is greater. Min dimension of 12' x 15'
- Supplemental Req's
 - When ground floor used for parking and parking is adjacent to a required yard, parking area must be screened by min. 6' high fence or landscaping. Pedestrian entry to building from each street must be provided
 - *Parking Standards Transit Priority Area*
- Parking Required

	Car	Motorcycle	Bicycle
Studio up to 400 SF	0	.05	.3
1 Bed or Studio over 400 SF	0	.1	.4
2 Bed	0	.1	.5
3-4 Beds	0	.1	.6
5+ Beds`	0	.2	1.0

 - Retail, Commercial, Mixed-Use & Eating and Drinking Establishments
 - 2.1 Stalls per 1,000 SF
 - 0.1 Bicycles per 1,000 SF Area

*Development information compliments of Matt Stowe with ArchitectsLocal



Location

Mission Valley

6 Minutes

Balboa Park

8 Minutes

Downtown

12 Minutes

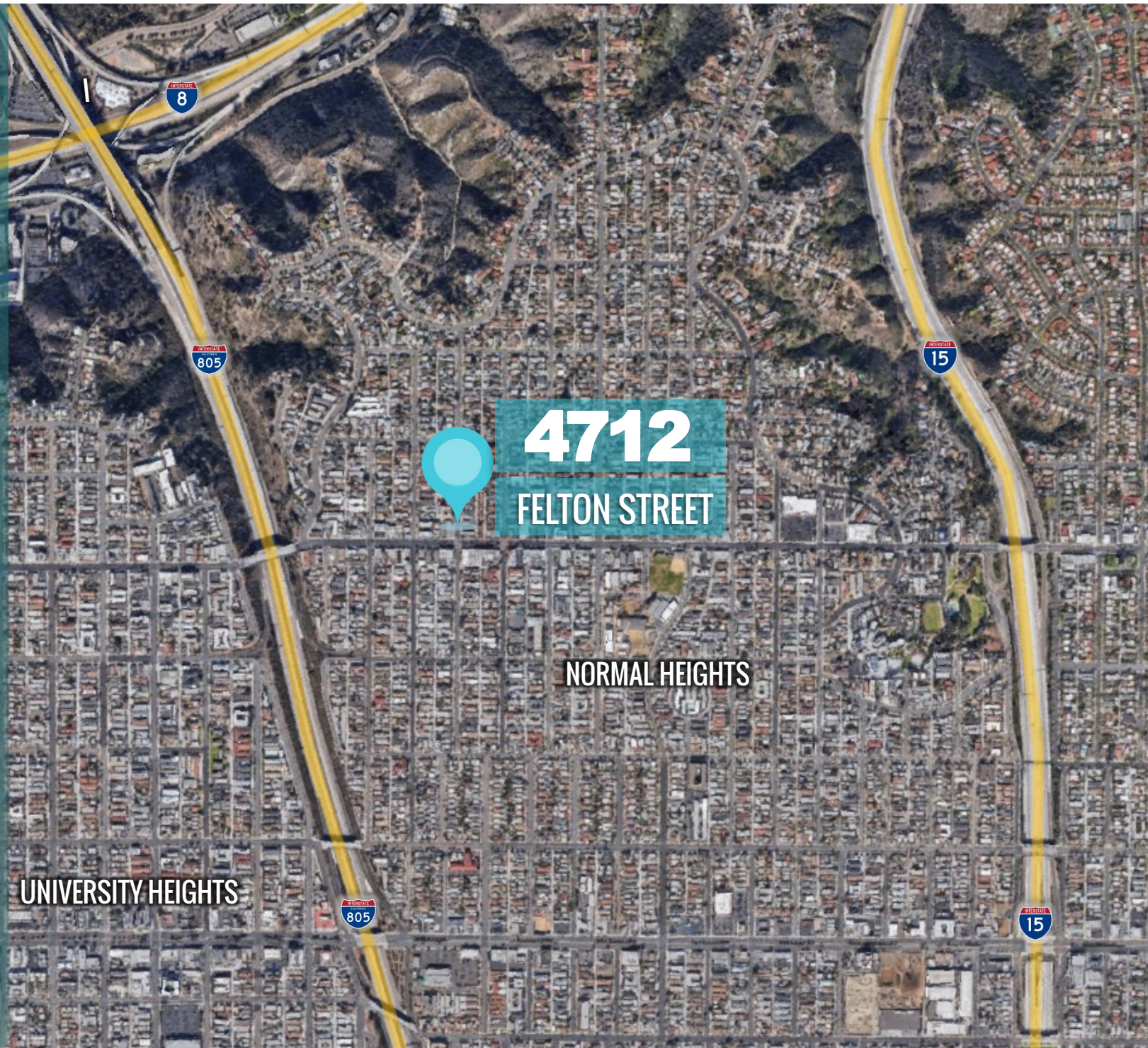
La Jolla

18 Minutes

4712
FELTON STREET

NORMAL HEIGHTS

UNIVERSITY HEIGHTS



Area Demographics

	1 mile	3 mile	5 mile
POPULATION			
Total Population (2020)	38,323	262,347	602,083
Total Population (2025)	38,930	268,597	617,076
Population Growth (2020 - 2025)	1.58%	2.38%	2.49%
Average Age	36.50	36.20	36.50
HOUSEHOLDS			
Average Household Size	2.10	2.30	2.40
Total Households	17,642	110,021	236,528
HH Growth (2020 - 2025)	1.30%	2.28%	2.51%
INCOME			
Average Household Income	\$77,769	\$87,863	\$89,117
Median Household Income	\$58,552	\$65,241	\$65,738
POPULATION BY RACE/ETHNICITY			
White	28,166	185,470	432,511
African American	4,786	25,371	60,667
Asian	2,570	34,090	68,983
Other	2,117	13,709	31,541
REAL ESTATE MARKET SNAPSHOT			
Renter Occupied Housing	13,371	75,206	149,115
Owner Occupied Housing	4,271	34,815	87,413
Median Home Value	\$671,115	\$620,935	\$607,779
Median Year Built	1964	1968	1970
Total Businesses	2,368	15,980	39,546
Total Employees	20,017	141,709	398,119

Source: Costar Demographic Reports

San Diego Market Overview



Tourism

More than 35 million people visit San Diego each year who spend nearly \$11.6 billion. With consistently desirable weather all year-round, 70 miles of coastline, ample amounts of family attractions, hiking, biking trails, as well as 90 golf courses and a large convention center, it is no surprise San Diego is ranked in the top 10 business and leisure destinations around the Country. Tourism employs more than 184,000 people or 13% of jobs in the county, in a variety of positions, as it ranks number three in San Diego's traded economies.

50% of San Diego's regional economy amounts from their local economy, this includes retailers, restaurants, professional and business service providers, and state-of-the-art healthcare. San Diego is consistently recognized as the Craft Beer Capital of America with more than 150 breweries, and ranked #2 best beer cities in America.



Innovation

San Diego is recognized as one of the leading high-tech hubs in the U.S, with the most diverse high-tech sector in the nation and voted best place in America to launch a startup by Forbes magazine. With valuable innovations and technology, the city is anchored by established life science, communications, cleantech and software industries.

San Diego has 50 colleges and universities, and more than 80 research institutes receive around \$1.9 billion in annual federal and philanthropic funding to conduct ground-breaking technological and medical research.

University of California San Diego is the second largest employer in San Diego. At San Diego State University, 60% of graduates stay in San Diego to pursue a career.



Military

San Diego has the largest concentration of military in the world. The defense cluster plays a critical role in the region's innovation, economy, and National security. The defense industry represents one out of every five jobs in the region.

San Diego contains the highest number of active duty military, and numerous jobs are supported across all occupational types, representing one out of every five jobs in the region.

The network of Sailors, Marines, members of the Reserves, civilian employees, aerospace firms, shipbuilders, electronics companies, software developers, researchers, and the various supply chains in San Diego represent a vital military ecosystem unparalleled anywhere else in the world.

Owner-User or Development Opportunity



4712 Felton Street

SAN DIEGO, CA 92116

CONTACT INFORMATION

ANTHONY GOROS

Sales & Leasing Associate

(630) 247-5887

Anthony@PacificCoastCommercial.com

Lic. 02098424

MARTIN F. ALFARO

Associate Vice President

(858) 598-2890

Martin@PacificCoastCommercial.com

Lic. 01230078

OFFICE (619) 469-3600

10721 Trenea Street, Suite 200

San Diego, CA 92131

www.PacificCoastCommercial.com

Lic. 01209930

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning, financials, leases, square footage, permits and use should be verified during due diligence and prior to completing a purchase.

