

3 permit ready single family row homes in ocean beach

5101 muir avenue | san diego, ca

- Abbott Lofts Project
- 1 Block from Dog Beach (Ocean Beach)
- Average Unit Size 1,275 Square Feet
- All 2 Bed/2.5 Bath with 2 Car Tandem Garage
- Area of New Home Sales \$1,000,000 to \$1,400,000+ (\$1,000+/SF)

ASKING PRICE: \$1,595,000



**subject
property**

ABBOTT ST

MUIR AVE

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COMMERCIAL REAL ESTATE SERVICES

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SOUTH MISSION BEACH

DOG BEACH

W POINT LOMA BLVD

VOLTAIRE ST

MUIR AVE

ABBOTT ST

subject
property

aerial



OCEAN BEACH PIER

OCEAN BEACH

subject
property

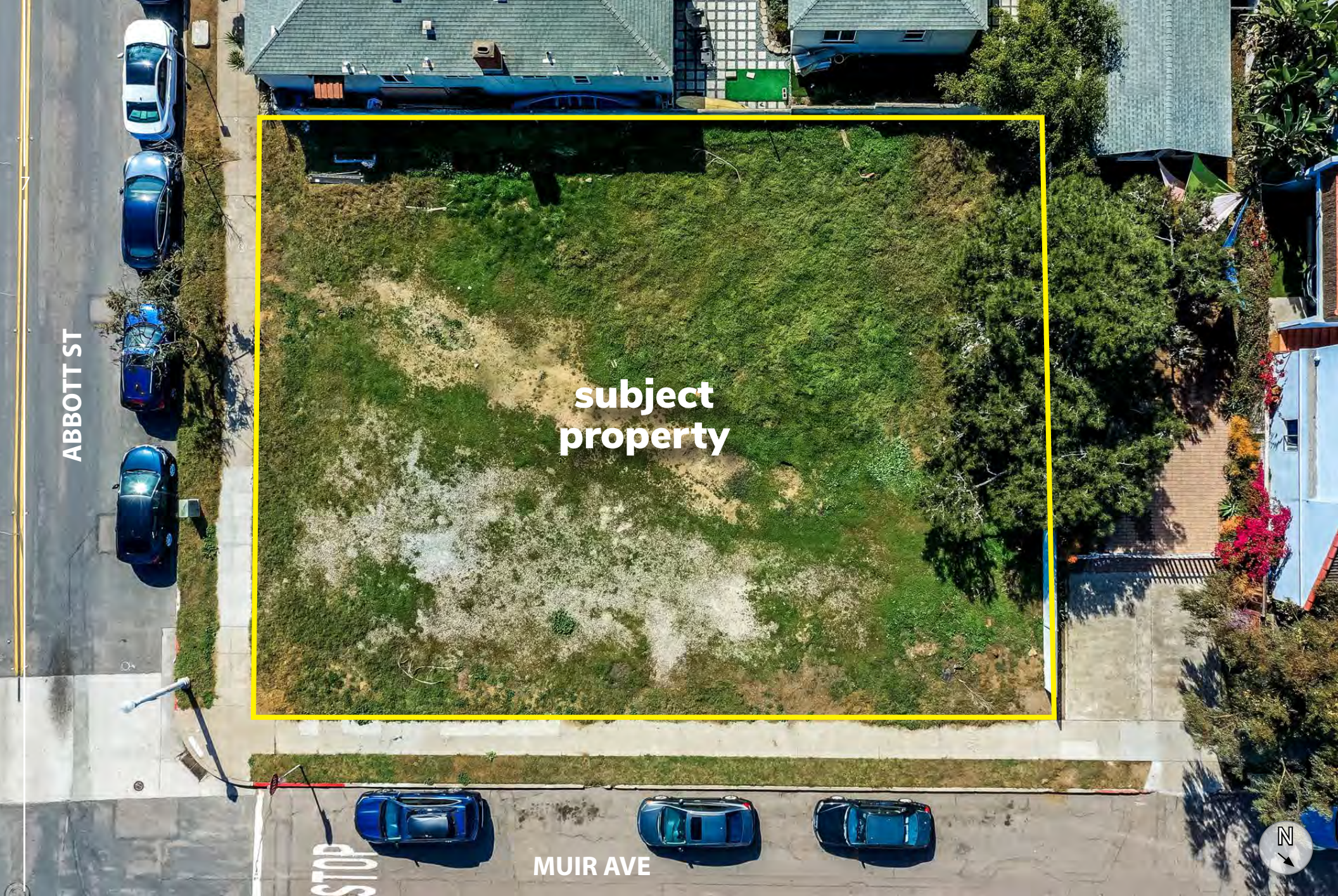
ABBOTT ST

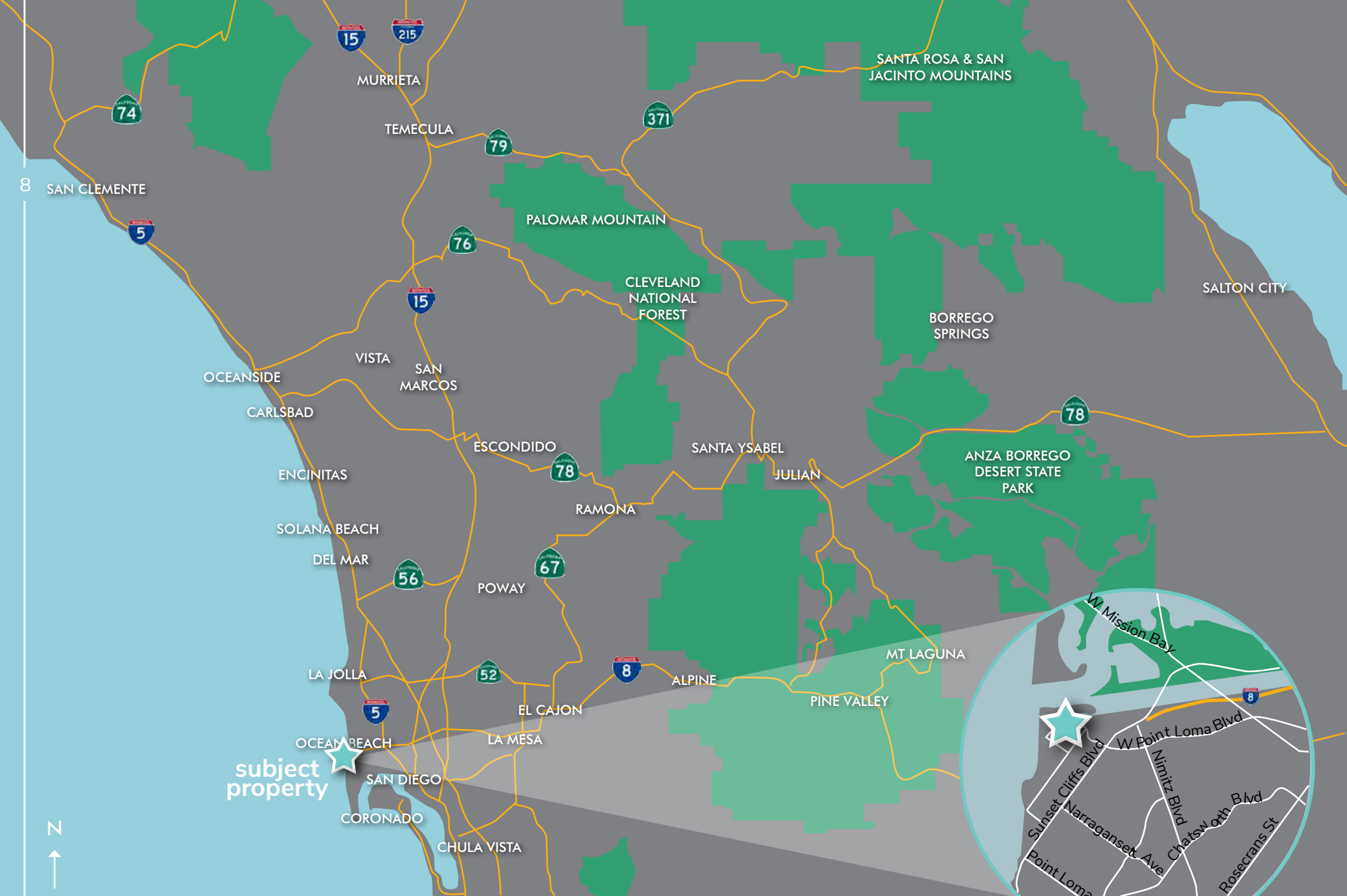
MUIR AVE

STOP



aerial





location map

property information

location:

Located at 5101 Muir Avenue in the desirable Ocean Beach neighborhood, the property is within immediate proximity to high end commercial and retail developments that include: upscale grocery, restaurants, and shopping. Approximately 1 mile west of Interstate 8, this site will provide commuters with quick, convenient access and a short drive to all of San Diego County.

jurisdiction:

City of San Diego

APNs:

448-043-17, 18 & 19-00

acreage:

.172 Acres

topography:

Flat

zoning:

RM-2-4 (Residential Multiple Unit)

unit breakdown:

2 Bedroom | 2.5 Bathroom | 2 Car Tandem Garage

average unit size:

1,275 Square Feet

average lot size:

2,500 Square Feet

project status:

The project is approved and will be delivered with construction drawings and building permits ready to pull at closing.

impact fees:

Approximately \$32,491 per unit

school district:

San Diego Unified School District

services:

Water	City of San Diego
Electricity	San Diego Gas & Electric
Fire	City of San Diego
Police	City of San Diego

Asking Price:

\$1,595,000



CLICK TO VIEW DOCUMENT LINKS

PROJECT PLANS

RESIDENTIAL ZONING CODE



development impact fees

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Ocean Beach

Estimated Development Fees for an average 1,275 Square Foot Rowhome

<i>Item</i>	<i>Amount</i>
School Fees - Residential (\$4.08/SF)	\$ 5,203.36
Development Impact Fees (Residential DIF - includes Transportation, Park, Library & Fire)*	\$ 7,945.00
Regional Transportation Congestion Improvement Program (RTCIP)	\$ 2,950.00
City of San Diego - Water Capacity Charge (Residential - EDU 1.00)	\$ 3,047.00
S.D.C.W.A. - Water Capacity Charge (Assumes 3/4" Meter)	\$ 5,312.00
S.D.C.W.A. - Water Treatment Fee (Assumes 3/4" Meter)	\$ 148.00
City of San Diego - Sewer Capacity Charge (Residential - EDU 1.00)	\$ 4,124.00
Affordable In Lieu Fee (\$3.25/SF)	\$ 4,143.75
TOTAL FEES PER UNIT >>>	\$ 32,873.11

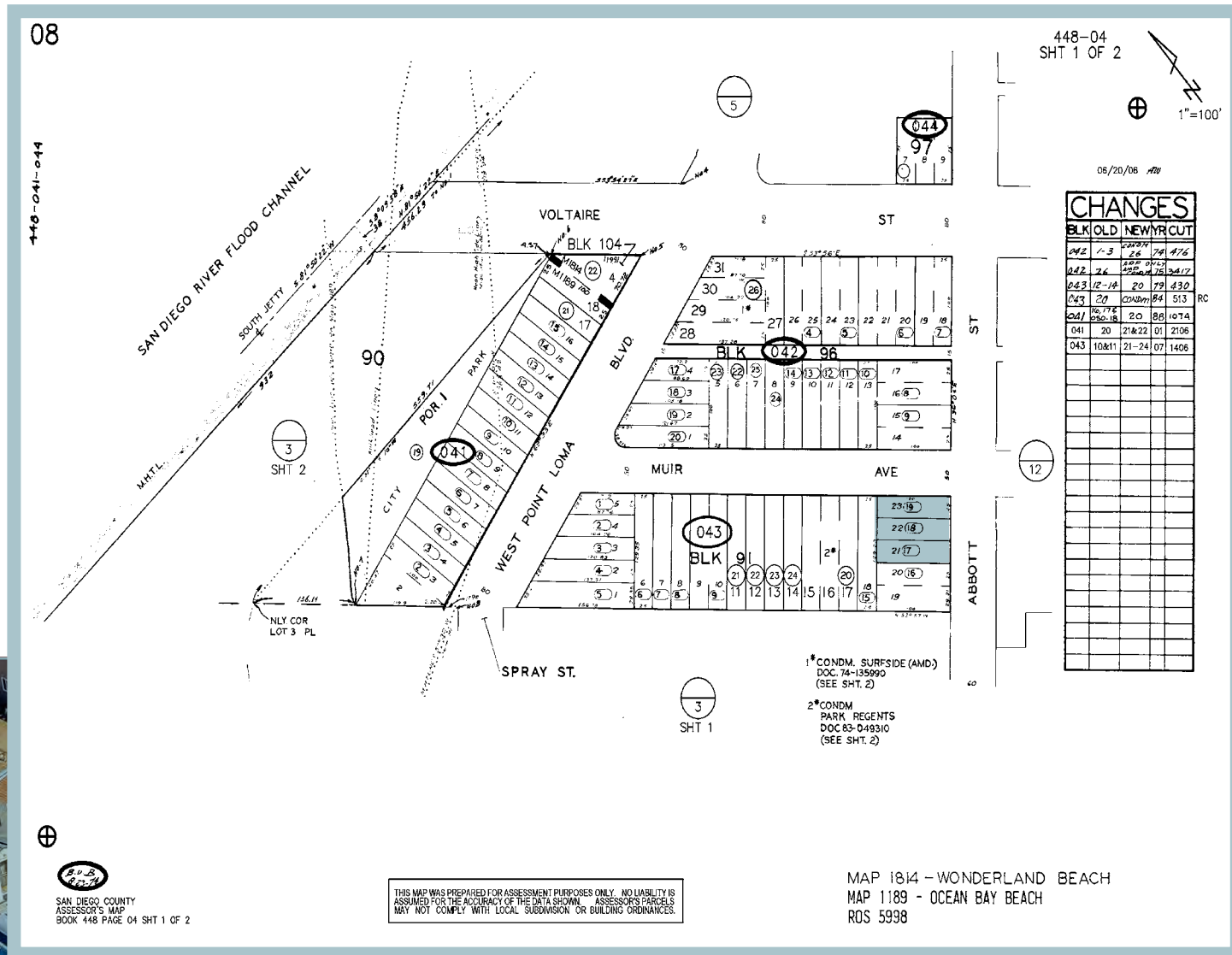
NOTE:

* DIF fees increase every July 1st based on the California Construction index.

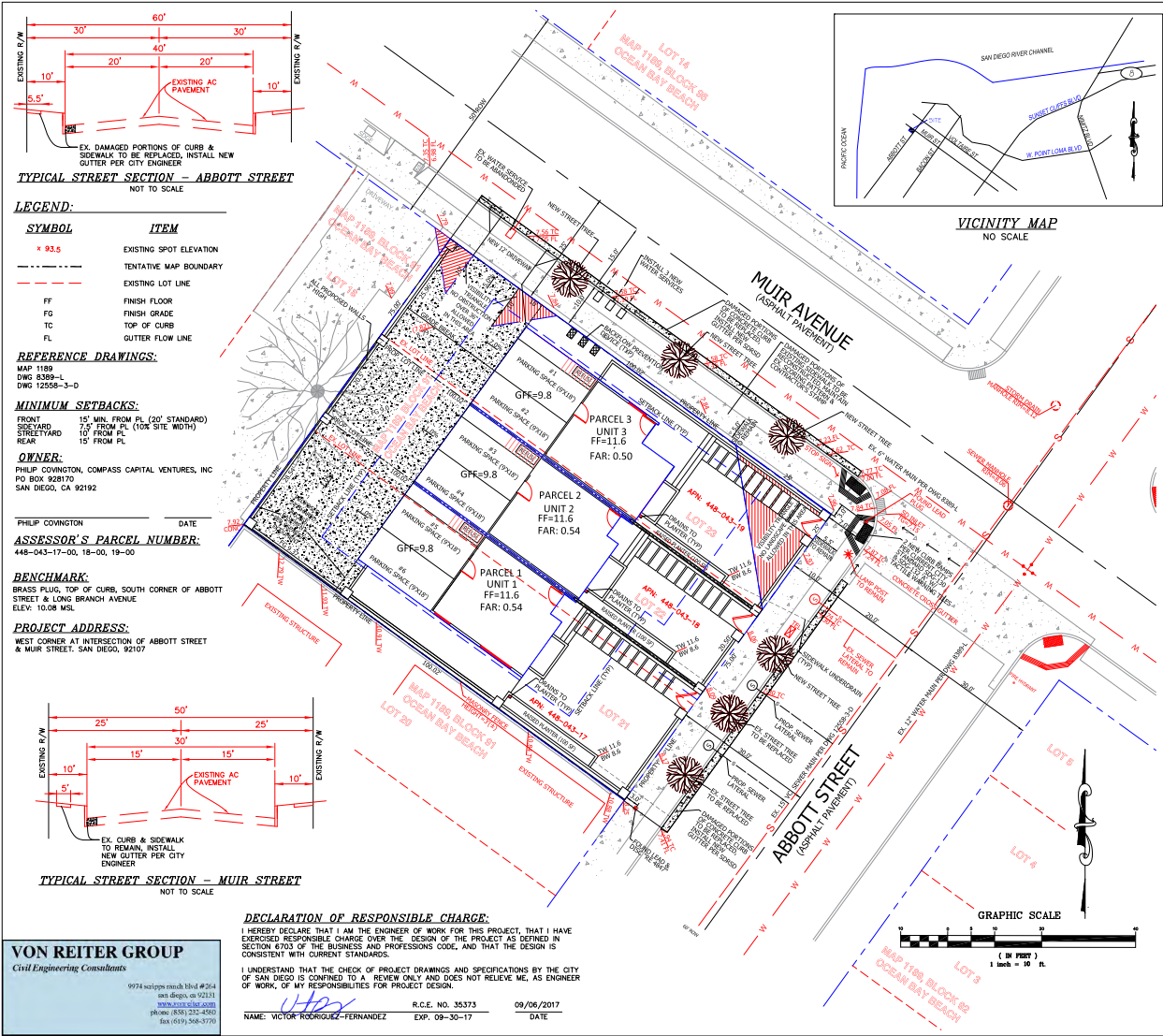


plat map

12



SMALL LOT SUBDIVISION - TENTATIVE MAP NO. 1392150



GENERAL NOTES:

- EXISTING ZONING: RM-2-4, BEACH PARKING IMPACT OVERLAY ZONE, AIRPORT APPROACH OVERLAY ZONE, RESIDENTIAL TANDEN PARKING OVERLAY ZONE, COASTAL OVERLAY ZONE (NON-APPEALABLE AREA 2), COASTAL HEIGHT UNIT OVERLAY ZONE.
- COMMUNITY PLAN: OCEAN BEACH
- PROPOSED ZONING: SAME AS EXISTING
- EXISTING LOTS: 3, PROPOSED PARCELS: 3
- SEWER SERVICE: CITY OF SAN DIEGO
- FIRE PROTECTION: CITY OF SAN DIEGO
- GAS AND ELECTRIC: SDG&E
- TELEPHONE SERVICE: PACIFIC BELL
- TOTAL SITE AREA: 7,500 SF (0.172 AC)
- SQUARE FEET PER DWELLING UNIT:
UNIT 1: 1,350 SF - 2 BEDROOMS
UNIT 2: 1,350 SF - 2 BEDROOMS
UNIT 3: 1,247 SF - 2 BEDROOMS
- NAD 27 (LAMBERT) COORDINATE INDEX: 214-1691
- NAD 83 COORDINATE INDEX: 1854-6251
- ON-SITE EASEMENTS:
NONE EXISTING PER TITLE REPORT.
- FILL PLACED IN THE SPA FOR THE PURPOSE OF CREATING A BUILDING PAD MUST BE COMPACTED TO 95% OF THE MAXIMUM DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST FILL METHOD. ISSUED BY THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM STANDARD D-698). GRANULAR FILL SLOPES MUST HAVE ADEQUATE PROTECTION FOR A MINIMUM FLOOD WATER VELOCITY OF FIVE FEET PER SECOND.
- THE PROPERTY OWNER SHALL ENTER INTO AN AGREEMENT TO INDEMNIFY, PROTECT OR HOLD HARMLESS THE CITY, ITS OFFICIALS AND EMPLOYEES FROM ANY AND ALL CLAIMS, DEMANDS, CAUSES OR ACTION, LIABILITY OR LOSS BECAUSE OF, OR ARISING OUT OF, FLOOD WATERS.
- THE PROJECT PROPOSES GROUND DISTURBANCE WITHIN THE SPECIAL FLOOD HAZARD AREA AND THEREFORE PER SAN DIEGO MUNICIPAL CODE SECTION 129.0602(C) A GRADING PERMIT WILL BE REQUIRED.
- THE DEVELOPER SHALL DENOTE ON THE FINAL MAP AND THE IMPROVEMENT PLANS "SUBJECT TO INUNDATION" ALL AREAS LOWER THAN THE BASE FLOOD ELEVATION PLUS TWO FEET.
- THE DEVELOPER SHALL ENTER INTO AN AGREEMENT WITH THE CITY WAIVING THE RIGHT TO OBJECT A SPECIAL ASSESSMENT INITIATED FOR THE CONSTRUCTION OF FLOOD CONTROL FACILITIES AND THEIR PERPETUAL MAINTENANCE.
- NO ACCESS GATE SHALL SWING OPEN INTO THE PUBLIC RIGHT-OF-WAY.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPOP). THE WPOP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE WATER QUALITY TECHNICAL REPORT WILL BE SUBJECT TO FINAL REVIEW BY THE CITY ENGINEER.
- NOT USED.
- EXISTING TOPOGRAPHY: SITE SURVEY COMPLETED BY METROPOLITAN MAPPING, 06/05/2014
- ALL ROOF AND BALCONY RUNOFF SHALL BE ROUTED TO LANDSCAPING AREAS VIA DOWNSPOUT.
- MAPPING NOTE: A THREE PARCEL PARCEL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE PARCEL MAP AND ALL PROPERTY CORNERS WILL BE SET ON THE MAP.
- THERE IS NO BUS STOP ADJACENT TO THE SITE.
- TRASH CONTAINERS ARE LOCATED WITHIN EACH PARKING GARAGE.
- A COASTAL DEVELOPMENT PERMIT 1341322 AND SITE DEVELOPMENT PERMIT WILL REGULATE THE SITE IN ACCORDANCE WITH SDMC TABLE 143-07A. ANY SUBDIVISION OF A PREMISES WITHIN A FLOODPLAIN REQUIRES A TOP PROCESS FOUR. A REQUEST WILL BE MADE TO CHANGE THE PROCESS FROM THREE TO FOUR, PLANNING COMMISSION DECISION.
- SITE IS WITHIN A SPECIAL FLOOD AREA. BASE FLOOD ELEVATION IS 9.8'; PROPOSED FF = 11.6'.

GRADING DATA

- TOTAL AMOUNT OF SITE TO BE GRADED: 0 S.F.
- PERCENT OF TOTAL SITE DISTURBED: 100%
- AMOUNT OF SITE WITH 20% SLOPES OR GREATER: 0 S.F.
- PERCENT OF TOTAL SITE WITH 25% SLOPES OR GREATER: 0%
- AMOUNT OF SITE WITHIN HILLSIDE REVIEW: 0 S.F.
- PERCENT OF SITE WITHIN HILLSIDE REVIEW: 0%
- AMOUNT OF CUT: 0 CUBIC YARDS
- AMOUNT OF FILL: 25 CUBIC YARDS
- MAXIMUM DEPTH OF FILL: 2.0 FEET
- MAXIMUM DEPTH OF CUT: 0 FEET
- AMOUNT OF IMPORT SOIL: 25 CUBIC YARDS
- ROOF DRAINS SHALL OUTLET TO LANDSCAPING AREAS

TRANSPORTATION:
PER TABLE 142-05C OF THE SAN DIEGO MUNICIPAL CODE, THE RECOMMENDED PARKING REQUIREMENT FOR THIS PROJECT IS 2.0 PARKING SPACES PER 2-BEDROOM UNIT, OR 6 REQUIRED PARKING SPACES. THE PROJECT PROPOSES 6 COVERED GARAGE PARKING SPACES.

LEGAL DESCRIPTION:
LOTS 21, 22 & 23 OF BLOCK 91, OF OCEAN BAY BEACH MAP NO. 1189

ON-SITE UTILITY TABLE

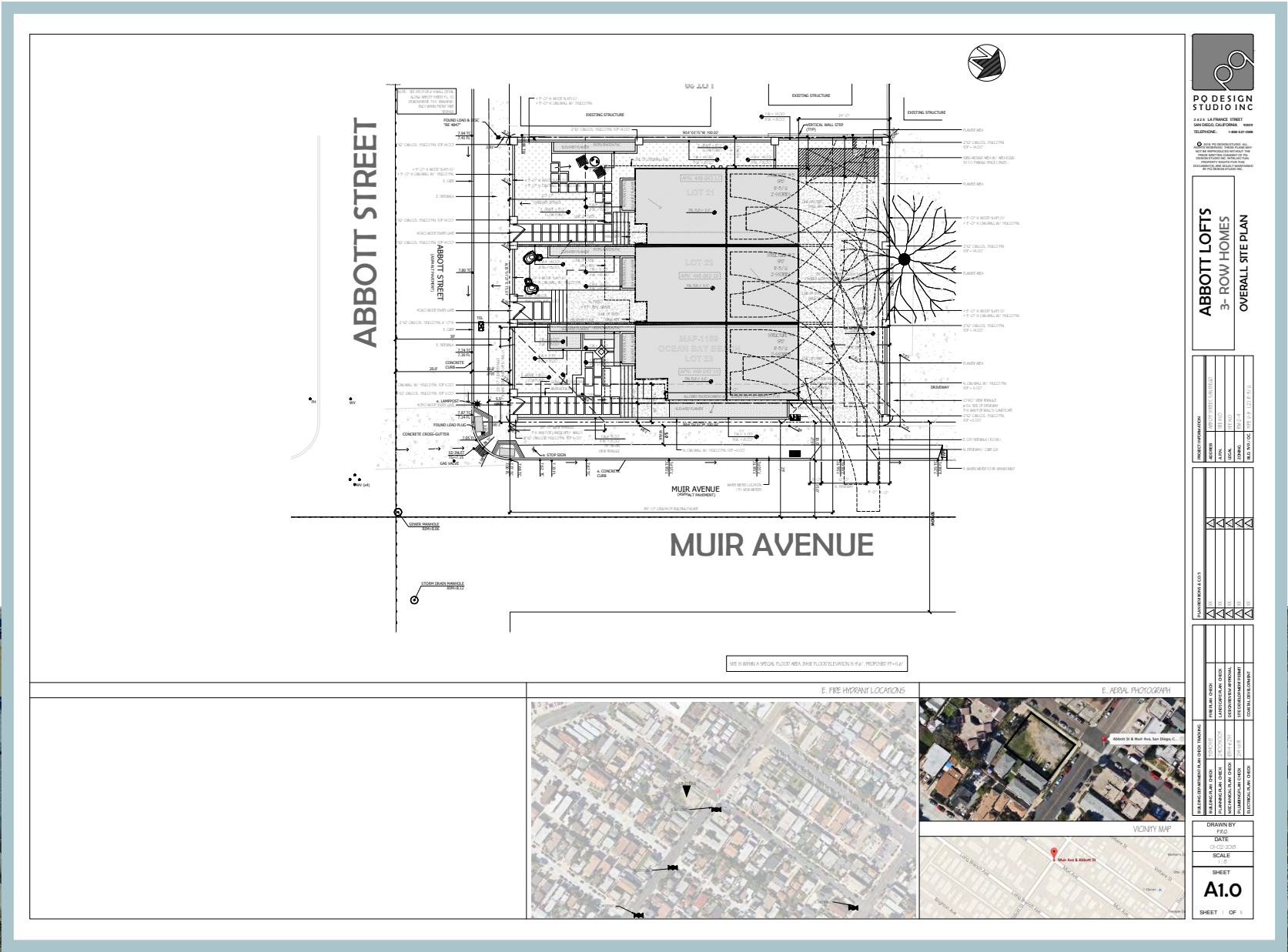
UTILITY	LOCATION
ELECTRICAL	UNDERGROUND
GAS	UNDERGROUND
WATER/SEWER	UNDERGROUND
TELEPHONE	UNDERGROUND
CABLE	UNDERGROUND

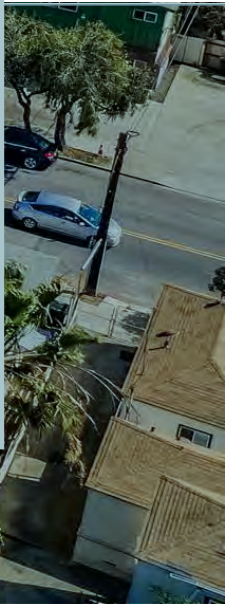
TOPOGRAPHIC SOURCE:
METROPOLITAN MAPPING
DATED: 06/05/2014

Revision 7: 05/22/2017
Revision 6: 12/20/2016
Revision 5: 06/27/2016
Revision 4: 10/28/2015
Revision 3: 08/25/2015
Revision 2: 01/14/2015
Revision 1: 12/08/2014

GRAPHIC SCALE
1 inch = 10 ft.

SMALL LOT SUBDIVISION
TENTATIVE MAP, SITE DEVELOPMENT PERMIT
COASTAL DEVELOPMENT PERMIT
SHEET 10 OF 10
CREATED 09/10/2014







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ABBOTT LOFTS
3- ROW HOMES
2ND ELEVATION

PROJECT INFORMATION	
ADDRESS	ANNOT STREET, SAN DIEGO
AP #A	SEE ALSO
LEGAL	SEE ALSO
JOHNS	TM-2-A

[illegible]

BUILDING DEPARTMENT PLANBOOK TRACKING		
BUILDING PLAN CHECK	991068	FIRE PLAN CHECK
PLUMBING PLAN CHECK	240091025	LAMES GATE PLAIN O-HECK
Mechanical Plan Check	894-6751	DETACH HENOW APPROVAL
PLUMBING PLAN CHECK	211168	WTD DEVELOPMENT PERMIT

DRAWN BY	FEQ.
DATE	

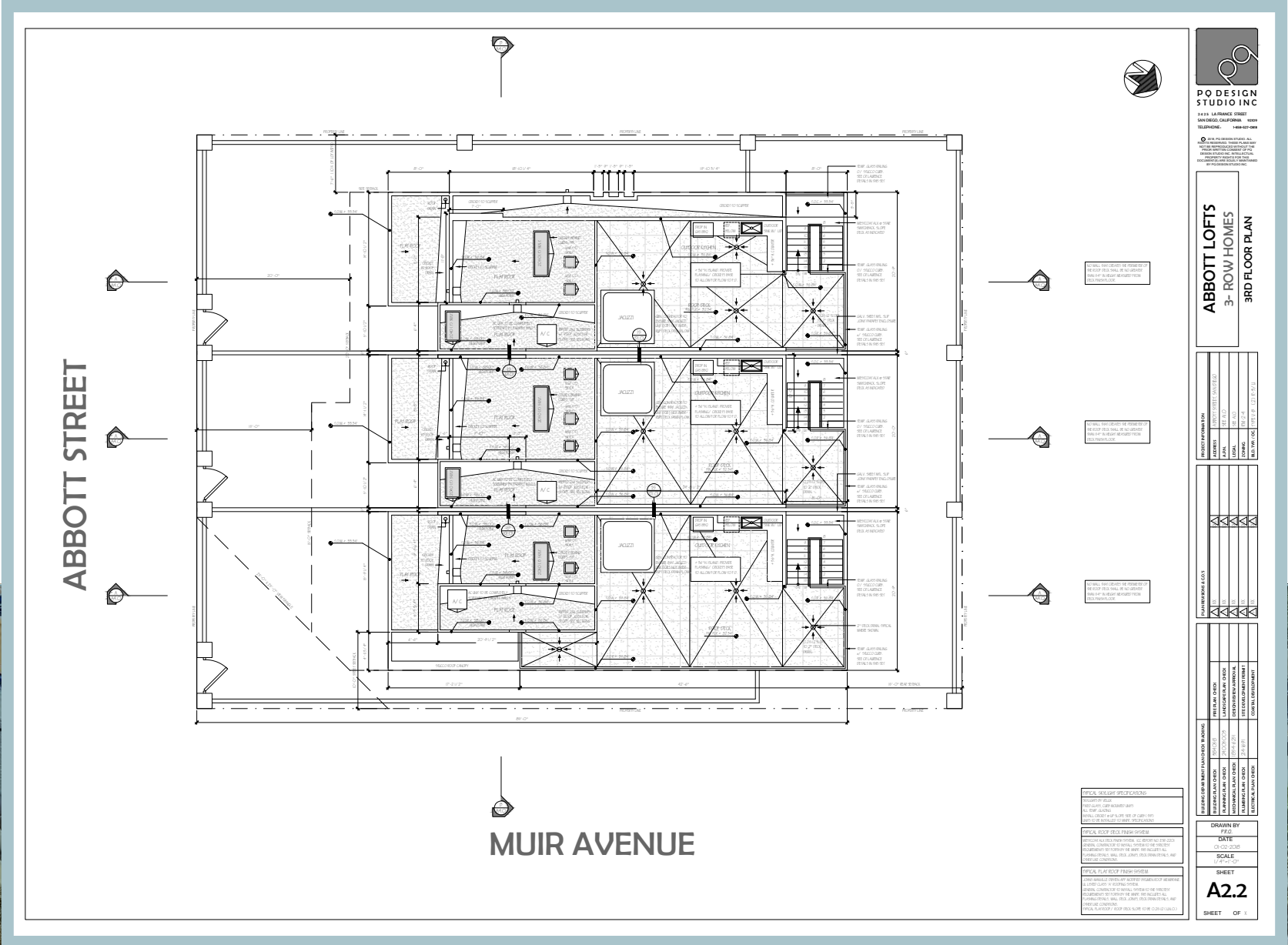
01-02-2018
SCALE 1/4"=1'-0"
SHEET

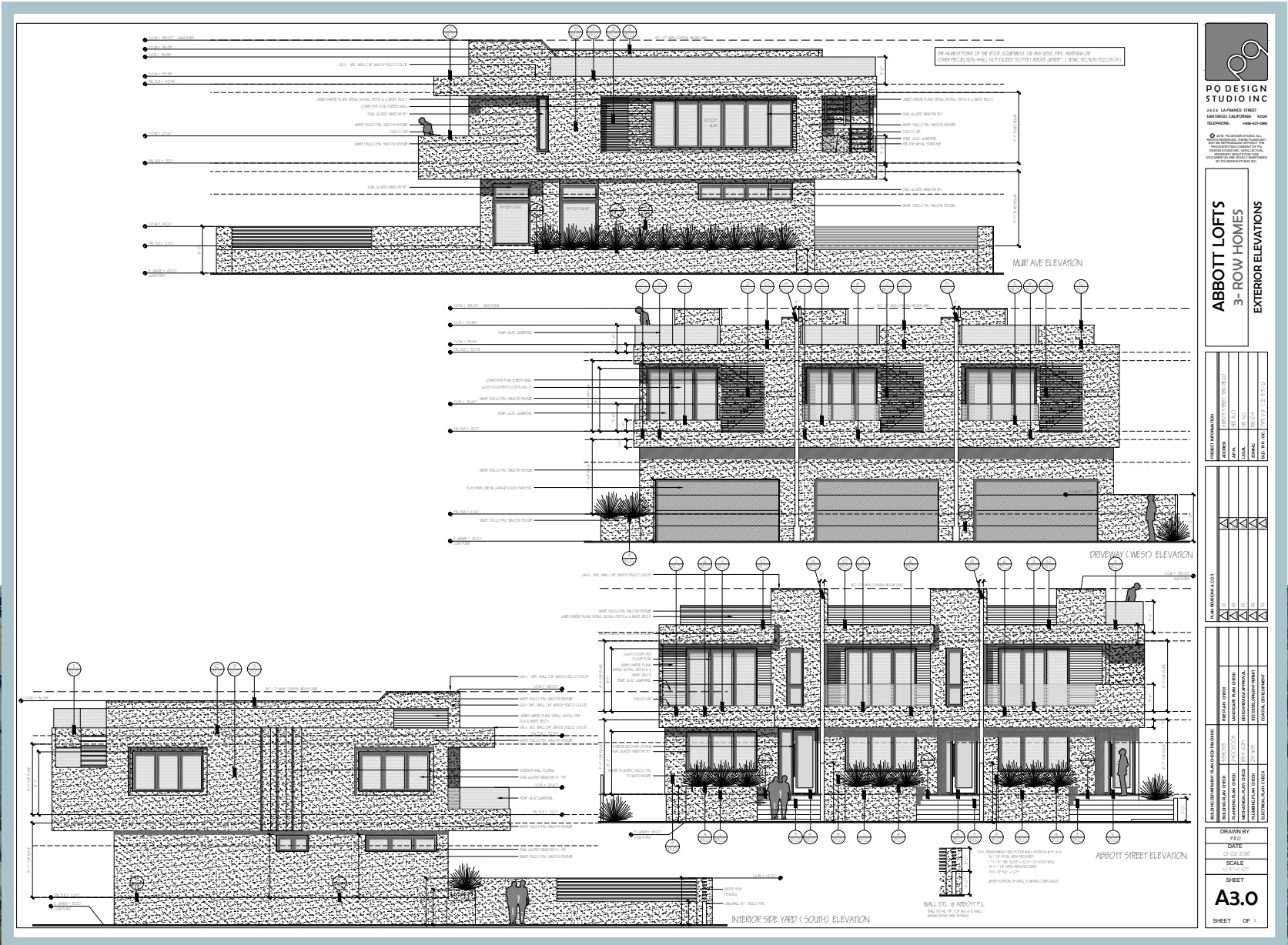
A2.1

TYPICAL SCAB DESIGN (10' ROOF DECK)	
HEAD STIFF	10" x 8"
HEAD WEB	5" x 1" CLAS
# OF STIFFS	16 TOTAL

TYPICAL STORAGE BIN/ TRUCK FINISH SYSTEM

FLASHING DETAILS, WALL, DECK JOINTS, DECK DRAIN DEPENDENT W/OUT CONNECTIONS.





rendering

19



comparable home sales

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RESIDENTIAL Summary Statistics

High	Low	Average	Median
LP:\$1,880,000	\$939,900	\$1,302,980	\$1,100,000
SP:\$1,825,000	\$920,000	\$1,268,000	\$1,050,000

RESIDENTIAL - Sold

Number of Properties: 5

Num	MLS #	Stat us	PropSu bT	Address	MLSAreaMjr	TotalBdr ms	TotalBat hs	CloseDa te	LotSz sqft	LivingArea	DOM	LP	LP/LivingArea	SP	SP/LivingArea
1	200042156	S	SFR	1764 Bacon St	OCEAN BEACH (92107)	2	3	11/13/2020		1221	25	\$1,100,000	\$900.90	\$1,050,000	\$859.95
2	200042327	S	SFR	1766 Bacon St	OCEAN BEACH (92107)	2	3	12/10/2020		1221	60	\$1,100,000	\$900.90	\$1,050,000	\$859.95
3	200002866	S	SFR	4941 Del Mar Avenue B	OCEAN BEACH (92107)	4	2	8/21/2020	6,797.00	1671	207	\$1,495,000	\$894.67	\$1,495,000	\$894.67
4	190053431	S	SFR	4941 Del Mar Avenue	OCEAN BEACH (92107)	4	4	1/7/2020	6,797.00	1860	66	\$1,880,000	\$1,010.75	\$1,825,000	\$981.18
5	LG18273145	S	SFR	4950 Saratoga Avenue	OCB - Ocean Beach	1	2	2/12/2019	1,750.00	917	90	\$939,900	\$1,024.97	\$920,000	\$1,003.27
Avg						2	2		5114.67	1378	89	\$1,302,980	\$946.44	\$1,268,000	\$919.80
Min						1	2		1750.00	917	25	\$939,900	\$894.67	\$920,000	\$859.95
Max						4	4		6797.00	1860	207	\$1,880,000	\$1,024.97	\$1,825,000	\$1,003.27
Med						2	3		6797.00	1221	66	\$1,100,000	\$900.90	\$1,050,000	\$894.67

san diego unified school district

San Diego Unified serves more than 121,000 students in pre-school through grade 12 and is the second largest district in California. The student population is extremely diverse, representing more than 15 ethnic groups and more than 60 languages and dialects.

Since its founding on July 1, 1854, the district has grown from a small, rented school building with one teacher to its current size—more than 226 educational facilities with 13,559 employees. Nearly 6,000 teachers are in classrooms at the district's various educational facilities, which include 117 traditional elementary schools, 9 K-8 schools, 24 traditional middle schools, 22 high schools, 49 charter schools, 13 atypical/alternative schools and 5 additional program sites.

The San Diego Unified School District is proud to call itself one of the top large urban school districts in the United States. Measures include its top scores on state and national tests, its leadership in areas such as technology, curriculum, neighborhood and specialty schools, career-technical education and food services. Its graduates include Hall of Fame sports stars, along with some of the nation's top scientists, writers and leaders.

1 Ocean Beach Elementary School

4741 Santa Monica Ave
San Diego, CA 92107

916 API

2 Correia Middle School

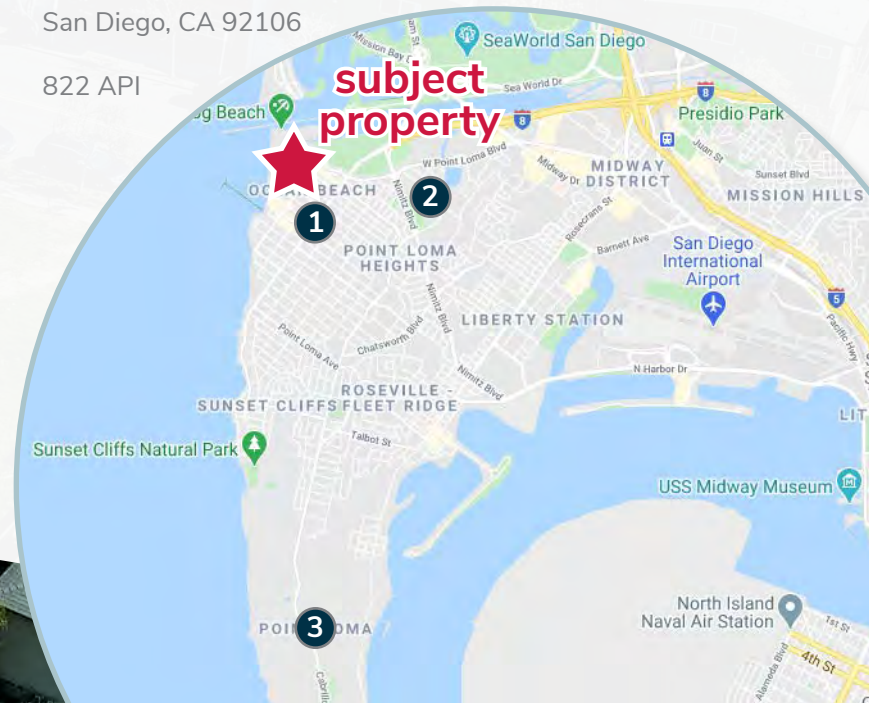
4302 Valeta St
San Diego, CA 92107

884 API

3 Point Loma High School

2335 Chatsworth Blvd
San Diego, CA 92106

822 API



2020 demographics

1 mile



population
18,547



estimated households
9,908



average household income
\$98,558



median household income
\$83,739



total employees
3,933

3 miles



population
75,907



estimated households
35,734



average household income
\$120,248



median household income
\$94,196



total employees
43,283

5 miles



population
183,943



estimated households
84,625



average household income
\$126,487



median household income
\$97,529



total employees
99,796



for more information, please contact

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