

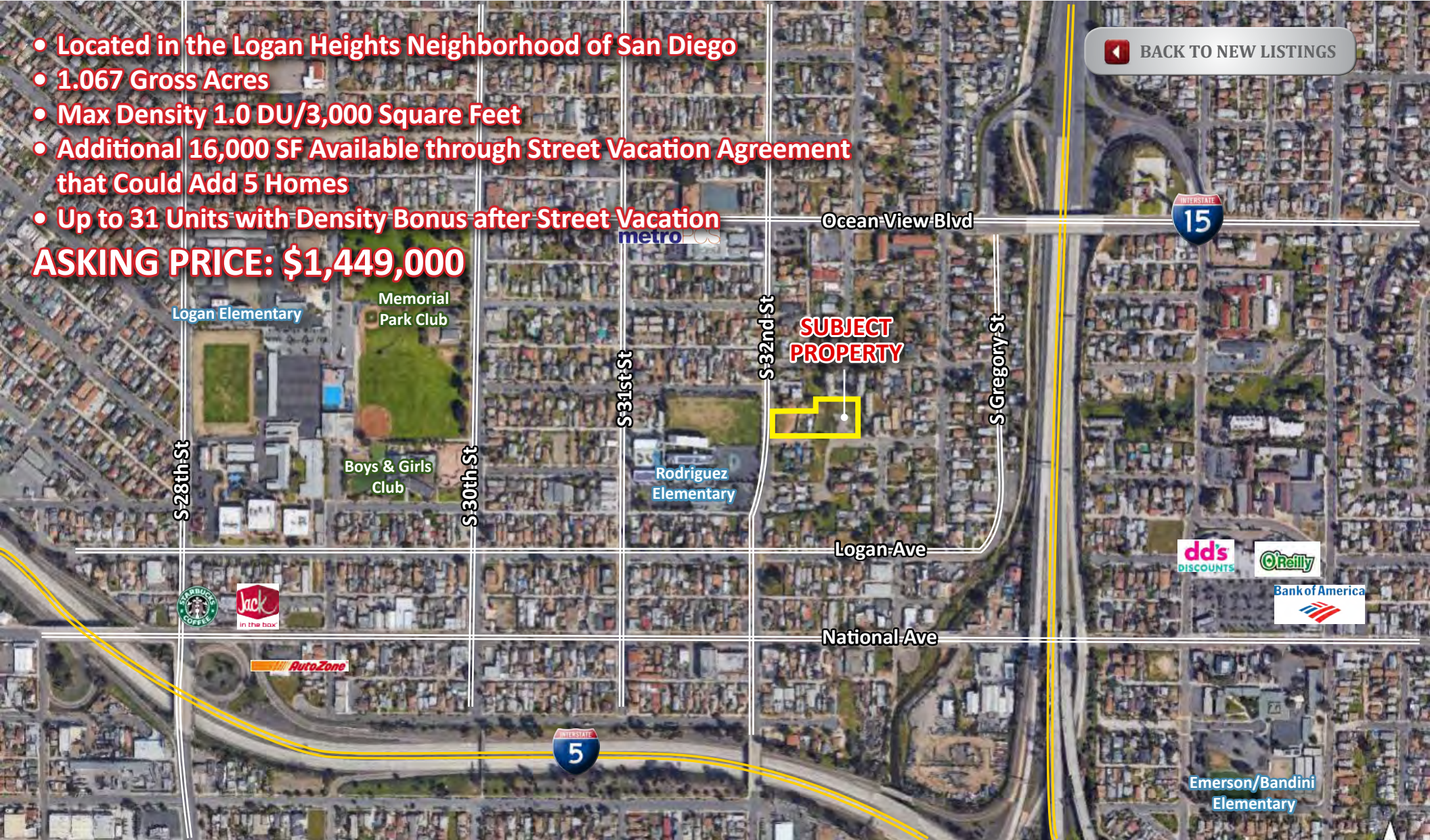
POTENTIAL 15 DETACHED SINGLE FAMILY HOMES

729 S. 32ND STREET - SAN DIEGO, CA

- Located in the Logan Heights Neighborhood of San Diego
- 1.067 Gross Acres
- Max Density 1.0 DU/3,000 Square Feet
- Additional 16,000 SF Available through Street Vacation Agreement that Could Add 5 Homes
- Up to 31 Units with Density Bonus after Street Vacation

ASKING PRICE: \$1,449,000

[← BACK TO NEW LISTINGS](#)



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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale, lease and availability are subject to change or withdrawal without notice.

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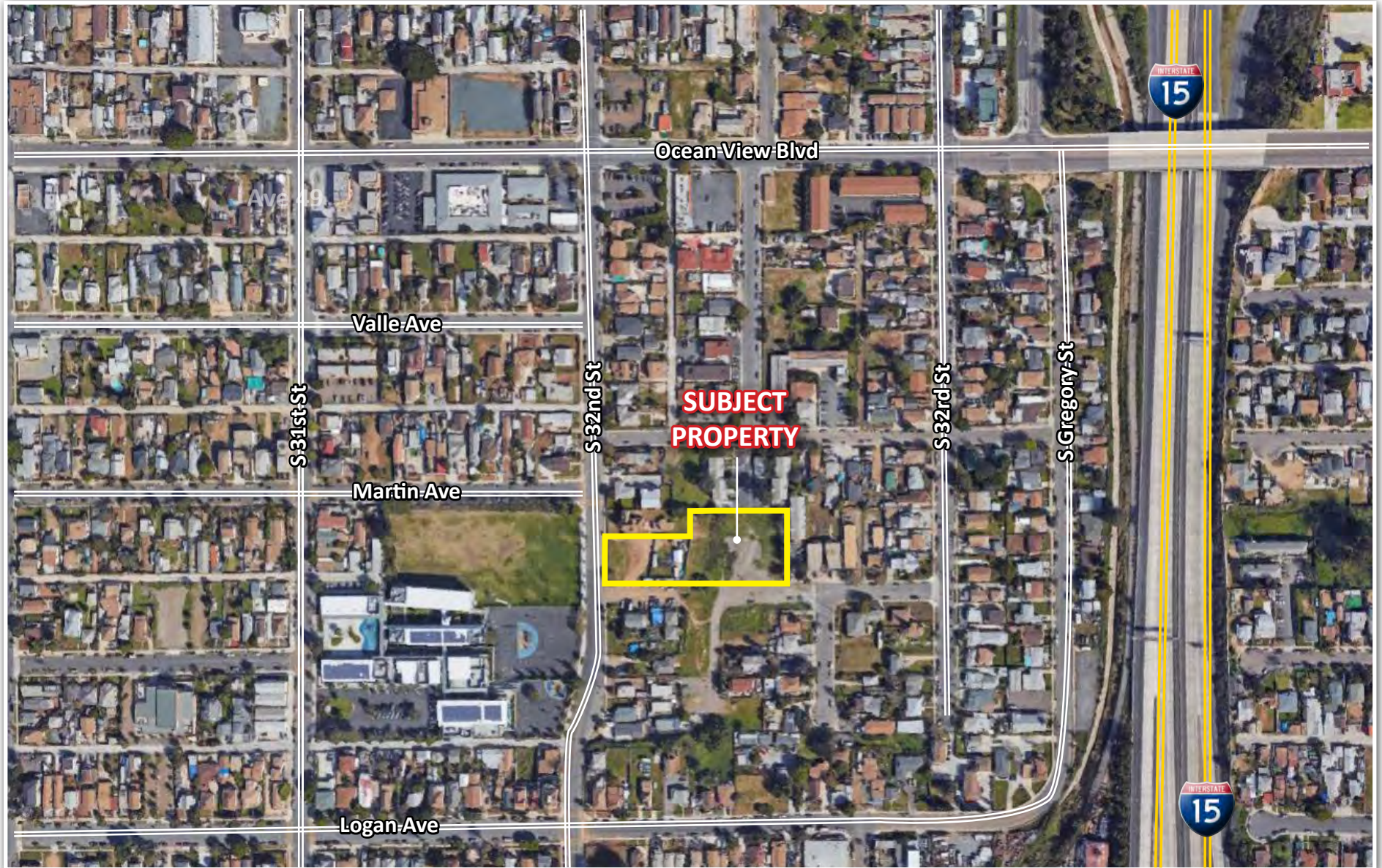
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AERIALS



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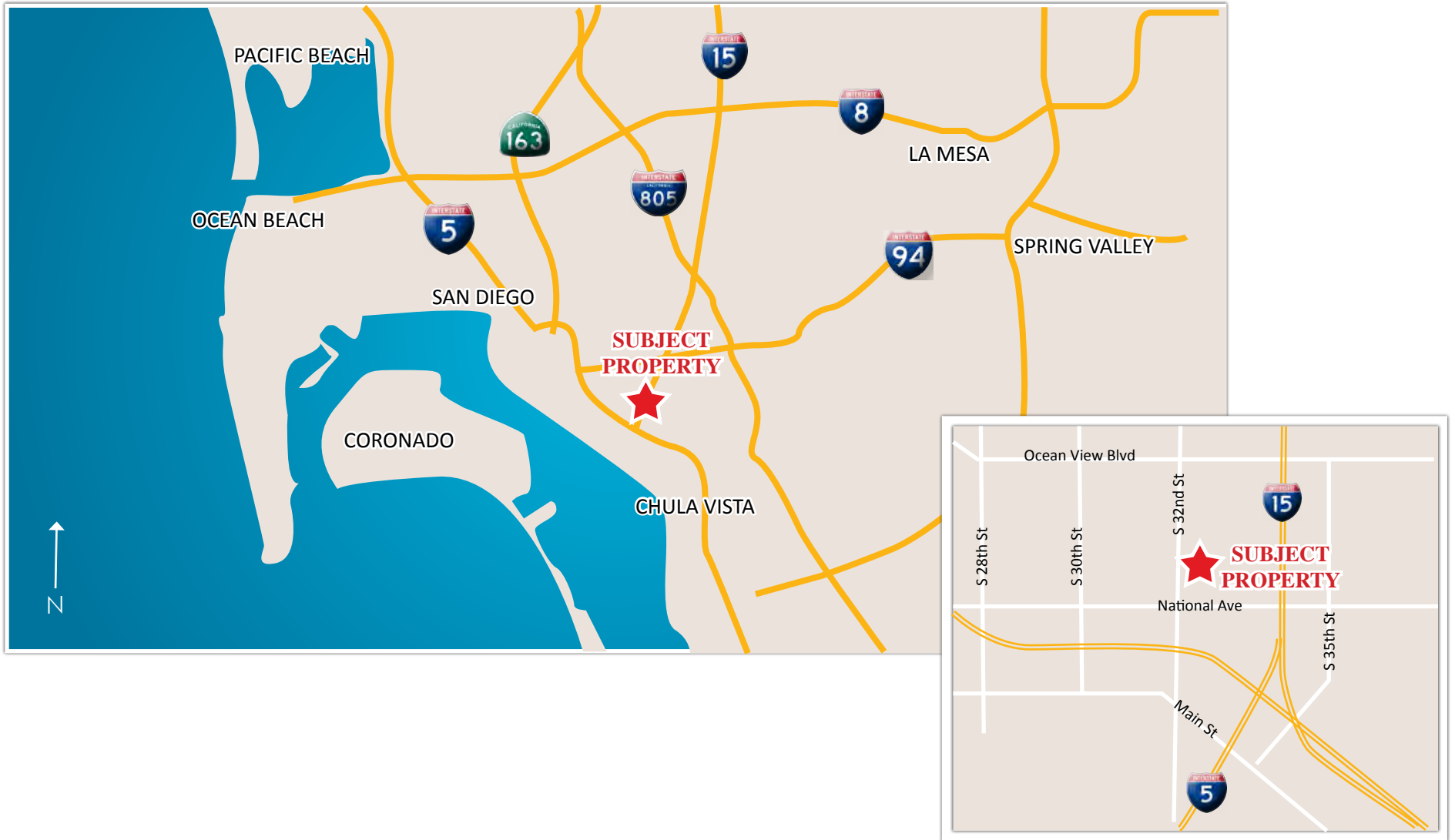
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LOCATION MAP



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PROPERTY INFO

Location: Located just over a half block west of I-15 and a block north of I-5 in the Logan Heights district of San Diego. The property is currently unentitled and ready for a new residential development or land bank opportunity.

Jurisdiction: City of San Diego

APN #:

545-671-04-00	.0883 Acres
545-671-05-00	.1067 Acres
545-671-06-00	.1067 Acres
545-671-12-00	.1607 Acres
545-671-13-00	.1607 Acres
545-671-14-00	.1722 Acres
545-671-36-00	.1837 Acres
545-671-37-00	<u>.0883 Acres</u>
	1.067 Total Acres

Total Acreage: 1.067 Acres

Topography: Flat

Zoning: Residential (RM-1-1) [Click here to view zoning](#)

Density: 1 Dwelling Unit Per 3,000 SF

Allowable Uses: Single Family Detached or Attached Dwellings, Multiple Dwelling Units, Residential Care Facilities (6 or fewer persons)

Allowed with CUP: Senior Care, Bed & Breakfast (6 or more)

Minimum Lot Sizes: 6,000 SF

Maximum Height: 30 FT

Max F.A.R.: .75



Street Vacation: Owner has agreement in place with neighborhood to acquire additional 16,000 square feet (80' x 200') through street vacation.

Impact Fees: \$29,107 per unit

Density Bonus: Could increase density by approximately 1.5 times

School District: San Diego Unified School District

- Rodriguez Elementary
- Memorial Prep Middle School
- San Diego Complex High School

Services:

Water/Sewer:	San Diego Water District
Electricity/Gas:	SDG&E
Fire:	San Diego Fire Dept.
Police:	San Diego Police Dept.

Asking Price: **\$1,449,000**

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IMPACT FEES

Southeastern San Diego Area

Estimated Development Fees

Per Average 1,500 SF Single Family Home

<i>Item</i>	<i>Amount / Unit</i>
School Fees - San Diego Unified School District (\$3.20/SF)	\$ 4,800
Development Impact Fees (DIF - includes Park, Road, Library & Fire)	\$ 9,234
Regional Transportation Congestion Improvement Program (RTCIP)	\$ 2,745
S.D.C.W.A. Capacity Charge 3/4" Meter	\$ 5,157
City of San Diego - Water Capacity Charge 1 EDU	\$ 3,047
City of San Diego - Sewer Capacity Charge 1 EDU	\$ 4,124
TOTAL PER UNIT WITH SCHOOL FEES	\$ 29,107

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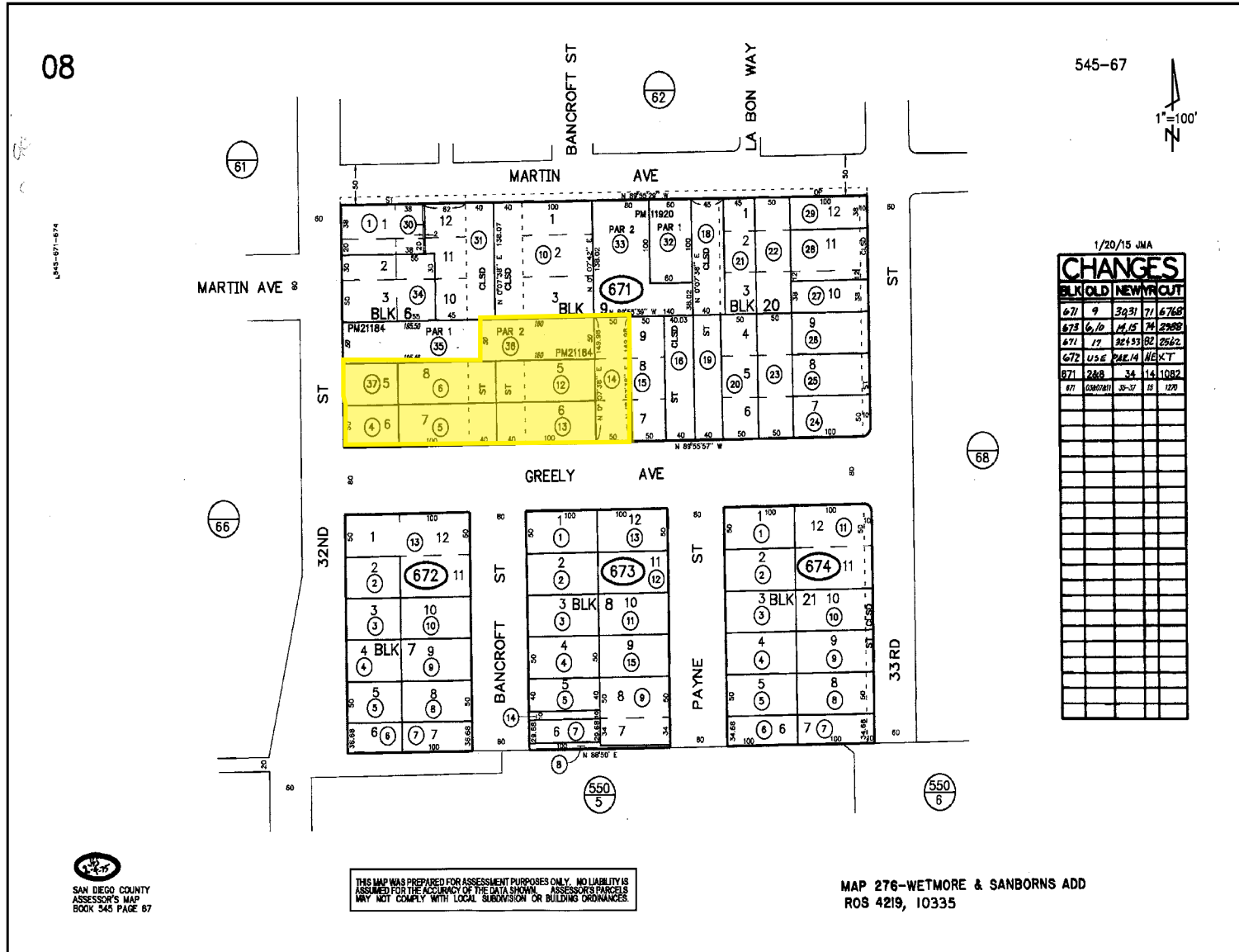
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PARCEL MAP



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SALES COMPARABLES

RESALE COMPARABLES

RESIDENTIAL Summary Statistics

High	Low	Average	Median
LP:\$459,000	\$420,000	\$448,800	\$457,000
SP:\$455,000	\$430,000	\$441,200	\$440,000

RESIDENTIAL - Sold

Number of Properties: 5

Num	MLS #	Status	Style	FIAdd	ZipArea	Beds	TotB	COEDate	LotSFAppx	EstSF	DOM	LP	PrcSqft	SP	PrcSqft
1	160050810	SOLD	DET	414 Morrison Street	SAN DIEGO (92102)	3	3	2/13/2017	2,950	1,650	2	\$420,000	\$254.55	\$430,000	\$260.61
2	160013414	SOLD	DET	4044 C St	SAN DIEGO (92102)	4	3	6/2/2016	4,100	1,580	21	\$439,000 - \$459,000	\$290.51	\$455,000	\$287.97
3	160035109	SOLD	DET	738 41st Street	SAN DIEGO (92102)	4	3	11/15/2016	6,300	1,500	84	\$429,000 - \$459,000	\$306.00	\$435,000	\$290.00
4	160060650	SOLD	DET	4316 Keeler Ave	LOGAN HEIGHTS (92113)	3	3	12/30/2016		1,651	22	\$449,000	\$271.96	\$446,000	\$270.14
5	170000354	SOLD	DET	4156 Epsilon St	LOGAN HEIGHTS (92113)	3	3	3/21/2017	3,117	1,968	37	\$437,000 - \$457,000	\$232.22	\$440,000	\$223.58
Avg						3	3		4116	1669	33	\$448,800	\$271.05	\$441,200	\$266.46
Min						3	3		2950	1500	2	\$420,000	\$232.22	\$430,000	\$223.58
Max						4	3		6300	1968	84	\$459,000	\$306.00	\$455,000	\$290.00
Med						3	3		3608	1650	22	\$457,000	\$271.96	\$440,000	\$270.14

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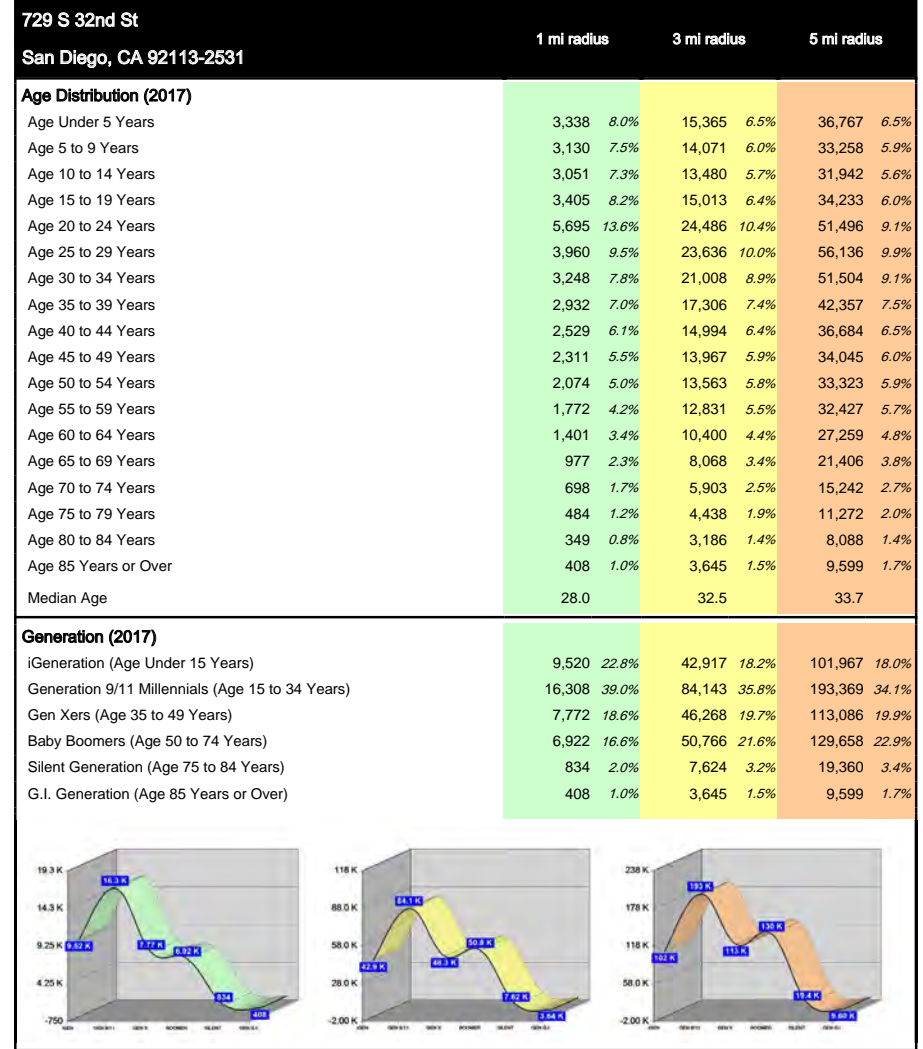
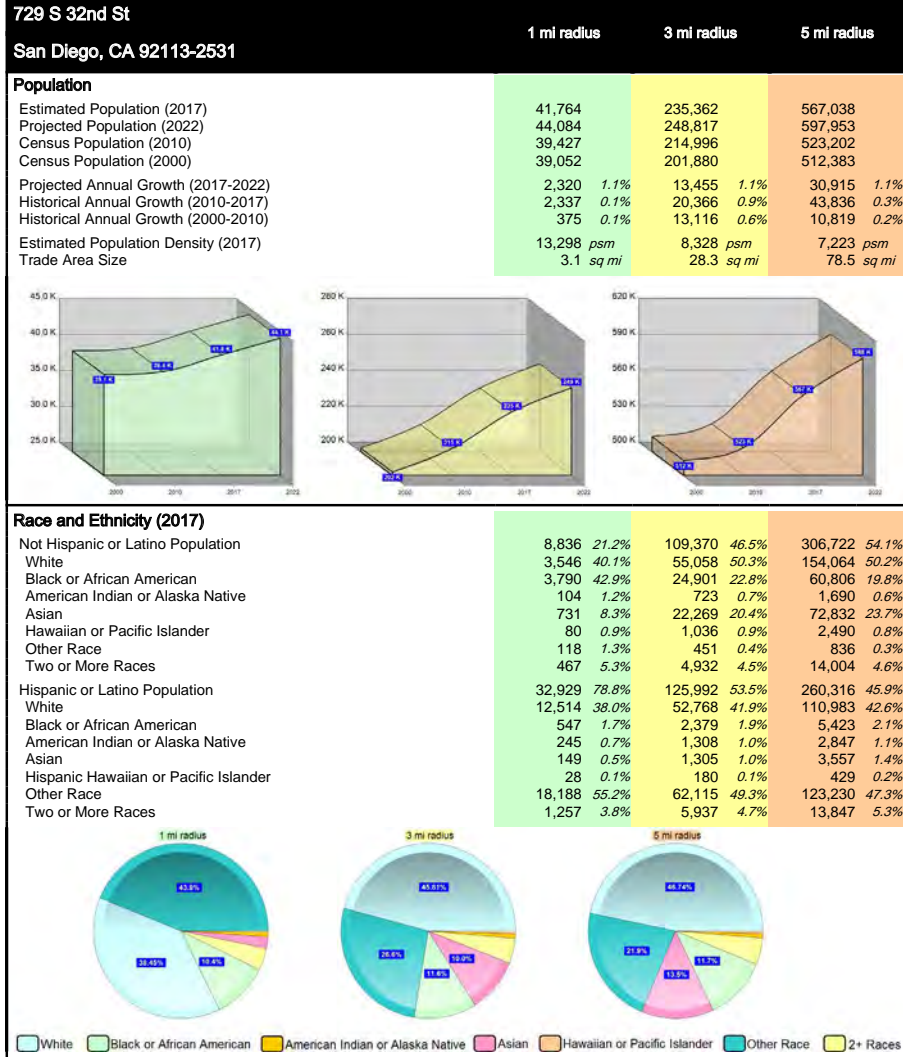
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For More Information, Please Contact:

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