18 UNIT APARTMENT SITE WITH APPROVED BUILDING PLANS
4336 53RD STREET - SAN DIEGO, CA

- Seller To Deliver With All Approvals & Construction Drawings
- 12 - 2 Bedroom | 6 - 1 Bedroom Units
- 19,501 SF Lot
- Near San Diego State University

SALE PRICE: $700,000 $650,000
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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.
18 UNIT APARTMENT SITE WITH APPROVED BUILDING PLANS
4336 53RD STREET - SAN DIEGO, CA

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18 UNIT APARTMENT SITE WITH APPROVED BUILDING PLANS

4336 53rd STREET - SAN DIEGO, CA

SUBJECT PROPERTY

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4336 53RD STREET - SAN DIEGO, CA

LOCATION MAP

1 8 UNIT APARTMENT SITE WITH APPROVED BUILDING PLANS
LOCATION: The subject property is located at 4336 53rd Street in the City of San Diego, County of San Diego. Within walking distance to shopping, restaurants, and San Diego State University, this site is a rare infill location in the college area.

Jurisdiction: City of San Diego

APN: 472-040-37-00

Lot Size: .4471 Acres

Topography: Flat

Zoning: Central Urbanized Planned District (CT-2-4)
        Residential Multiple Unit (RM-2-5)

Max Density: 1 Dwelling Unit per 3,000 SF

Impact Fees: Approximately $23,627 per unit

School District: San Diego Unified School District
    • Fay Elementary School | API 782
    • Mann Middle School | API 746
    • Crawford High School | API 648

Services: Water/Sewer | City of San Diego
          Gas/Electricity | San Diego Gas & Electric
          Fire | San Diego Fire Dept.
          Police | San Diego Police Dept.

Project Status: The property has an approved site plan for 18 apartments. Building plans and final engineering are approved. A buyer will need to pay impact fees, post bonds and pull grading & building permits. The project received a 35% density bonus for providing two very low income affordable units.

Proposed Units: 10 - 2 Bed | 2 Bath
                 2 - 2 Bed | 1 Bath
                 6 - 1 Bed | 1 Bath

PRICE: $650,000

CLICK TO VIEW DOCUMENT LINKS

CT-2-4 ZONING
RM-2-5 ZONING
SITE & CONCEPTUAL PLANS
MARKET REPORT
GEOTECHNICAL REPORT
LINE ITEM COST
FINANCIAL ANALYSIS
## Mid-City Area - San Diego

Estimated Development Fees
Per Approximate 856 SF Unit

<table>
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<th>Item</th>
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<tr>
<td>School Fees ($3.20/SF)</td>
<td>$ 2,739</td>
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<tr>
<td>Development Impact Fees (DIF - includes Park, Road, Library &amp; Fire)</td>
<td>$ 12,219</td>
</tr>
<tr>
<td>Regional Transportation Congestion Improvement Program (RTCIP)</td>
<td>$ 2,153</td>
</tr>
<tr>
<td>SDCWA Water Capacity Charge per unit based on one 2&quot; Meter</td>
<td>$ 1,352</td>
</tr>
<tr>
<td>Water Capacity Charge (Assumes .72 EDU per unit for common meter)</td>
<td>$ 2,194</td>
</tr>
<tr>
<td>Sewer Capacity Charge (Assumes .72 EDU per unit for common usage)</td>
<td>$ 2,969</td>
</tr>
<tr>
<td><strong>TOTAL PER UNIT</strong></td>
<td><strong>$ 23,627</strong></td>
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18 UNIT APARTMENT SITE WITH APPROVED BUILDING PLANS

4336 53rd Street - San Diego, CA

FOR ADDITIONAL INFORMATION:

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1. FN7 The Northerly 70.35 Feet of the Front (East) Property Boundary Line Has 100-Foot Radius. See Sheet A.2.2.

2. FN8 The Project is Requesting a Deviation of Site Development Standards for Rear Yard Setback Per S.D.M.C. §143.0910.

3. License Reactivations In Progress

4. See Location Map (Right)

5. CLICK HERE TO VIEW BUILDING PLANS

6. FOR VIEW PERSPECTIVE, SEE LOCATION MAP (FAR RIGHT)

7. SEE PHOTO KEY ON LOCATION MAP

8. SO CAL YOUTH ALLIANCE

OPENING DOORS OF OPPORTUNITY

9. The Project is Requesting a Deviation of Site Development Standards for Rear Yard Setback Per S.D.M.C. §143.0910.

10. FN8 The Project is Requesting a Deviation of Site Development Standards for Rear Yard Setback Per S.D.M.C. §143.0910.

11. END OF PROJECT SUMMARY

12. FOR ADDITIONAL INFORMATION:

13. FOR ADDITIONAL INFORMATION:
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ELEVATIONS

- NORTH ELEVATION
- SOUTH ELEVATION
- EAST ELEVATION
- WEST ELEVATION

**Elevation General Notes**
- Adjoining Property Impacts
- Illustration of Site Grades
- Exterior Building Material Call-outs

**Key to Symbols & Abbreviations**
- FG: Finished Grade
- FP: Finished Pavement (Site Surface)
- TOC: Top of Curb
- TOW: Top of Wall
- BOW: Bottom of Wall

**Elevation Details**
- Stormwater Management Plan (SWMP)
- Illustration of Building Plans for Construction; Not Provided in These Precise Plans of Design Drawings.

**Exterior Building Material Call-outs**
- Super Sautillo 9”-Square Terracotta Clay Accent Tiles
- Pair 36” One-Light French Swing Doors
- Custom Wrought-Iron Grill Work (Faux Balcony) Height 42” Above Finished Floor
- 3’ x 3’ Wall / Ceiling Mount Locking Storage Cabinet Continuous (Entire Carport)
- Breezeway From Carports To Dwelling Units; Maximum Slope 5%
- Security Fence
- 87.80 A/C
- Front 96.10 (Slope 5%)
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For More Information, Please Contact:

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