

# — FOR SALE

NEC Market St. & 41st St., San Diego, CA 92102

**Price:** \$2,200,000

**Size:** ±23,000 SF

**Dimensions:** ±230' Frontage x ±97' Depth

**APN's:** 546-071-32, 546-071-33

**Zoning:** CN-1-4 [[Click for Info](#)]

CCHS - Complete Communities Tier 3/ 6.5 FAR

- Excellent Commercial / Mixed- Use Opportunity in Underserved Community
- Densely Populated Neighborhood with 133,242 Population in 2-Mile Radius
- Extensive Frontage along Market Street with 17,852 Cars Per day



**Scott Duhs**

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**Rob Bloom**

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[SITE SOURCE](#)



# — CONCEPTUAL DEVELOPMENT

## NEC Market St. & 41st St., San Diego, CA 92102

PROJECT INFORMATION		PROJECT TEAM							
ADDRESS:	4112 MARKET STREET SAN DIEGO, CA 92102	<b>OWNER:</b> DUHS COMMERCIAL CONTACT: ROB BLOOM ROB@DUHSCOMMERCIAL.COM  <b>ARCHITECT:</b> ARCHITECTS LOCAL 740 13TH STREET, SUITE 504 SAN DIEGO, CA 92101 TEL: 916.535.0537 CONTACT: STEVE WALDRON EMAIL: STEVEW@ARCHITECTSLOCAL.COM	<b>SHEET INDEX</b> <table><tr><td>R00</td><td>TITLE SHEET</td></tr><tr><td>R01</td><td>LEVEL 1 PLAN</td></tr><tr><td>R02</td><td>LEVEL 2 PLAN</td></tr></table>	R00	TITLE SHEET	R01	LEVEL 1 PLAN	R02	LEVEL 2 PLAN
R00	TITLE SHEET								
R01	LEVEL 1 PLAN								
R02	LEVEL 2 PLAN								
APN:	546-071-33-00 AND 546-071-32-00								
LOT:	PARCEL MAP NO 21031 PAR 2*								
OCCUPANCY:	R-2, S-2, B, M								
CONSTRUCTION TYPE:	TYPE I-B, III-A								
SPRINKLERED:	YES, NFPA 13								
EXISTING USE:	NONE - VACANT LOT								
PROPOSED USE:	R-2 MULTI-FAMILY RESIDENTIAL								
ZONING:	CN-1-4								
DENSITY:	COMPLETE COMMUNITIES, DEVELOPMENT INTENSITY IS ONLY REGULATED THROUGH FAR								
MAX. BLDG HEIGHT (SDMC): PROPOSED HEIGHT:	UNLIMITED - LIMITED THROUGH FAR 73'-0"								
FRONT SETBACK:	10'-0" MAXIMUM								
MIN. STREET SIDE SETBACK: MAXIMUM SIDE SETBACK:	0'-0" 10'-0"								
MIN. REAR SETBACK: OPTIONAL REAR SETBACK:	10'-0" 0'-0"								
NUMBER OF STORIES:	7								
LOT SIZE:	APPROXIMATELY 22,520 SF								
ALLOWABLE SDMC FAR:	6.5 - COMPLETE COMMUNITIES TIER 3 (6.5) * (22,520) = 146,380 SF ALLOWABLE								
PROPOSED SDMC FAR:	5.7 (128,163 SF)								
TOTAL CBC BUILDING AREA:	137,985 SF								
SCOPE OF WORK									
NEW CONSTRUCTION OF A MULTI-USE DEVELOPMENT WITH 179 RESIDENTIAL UNITS OVER 7 FLOORS. THE STRUCTURE INCLUDES SUB GRADE PARKING. PROJECT UTILIZES COMPLETE COMMUNITIES FOR PURPOSE OF ZONING/PLANNING AND THEREFORE INCREASES THE MAXIMUM PERMITTED DENSITY OF THE EXISTING PLANNED DISTRICT, AND REMOVES STRUCTURE HEIGHT LIMITATIONS.									
INCENTIVES & WAIVERS									
NONE									

### SDMC GFA - INCLUDED

LEVEL	AREA
LEVEL 1	18,707 SF
LEVEL 2	18,243 SF
LEVEL 3	18,243 SF
LEVEL 4	18,243 SF
LEVEL 5	18,243 SF
LEVEL 6	18,243 SF
LEVEL 7	18,243 SF
TOTAL SDMC FAR 128,163 SF	

### SDMC GFA - EXCLUDED

LEVEL	AREA
LEVEL 1	1,883 SF
LEVEL 2	2,701 SF
LEVEL 3	2,701 SF
LEVEL 4	2,701 SF
LEVEL 5	2,701 SF
LEVEL 6	2,701 SF
LEVEL 7	2,701 SF
18,090 SF	

### CBC AREA SUMMARY

LEVEL	AREA
LEVEL 1	19,588 SF
LEVEL 2	19,733 SF
LEVEL 3	19,733 SF
LEVEL 4	19,733 SF
LEVEL 5	19,733 SF
LEVEL 6	19,733 SF
LEVEL 7	19,733 SF
TOTAL CBC AREA	
137,985 SF	

### UNIT MATRIX

UNIT TYPE	BED COUNT	UNIT COUNT	Average Area
1 BR	1	60	569 SF
2 BR	2	12	817 SF
STUDIO	0	108	422 SF
TOTAL UNITS		180	1,808 SF



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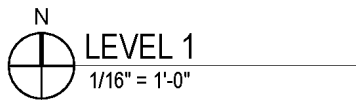
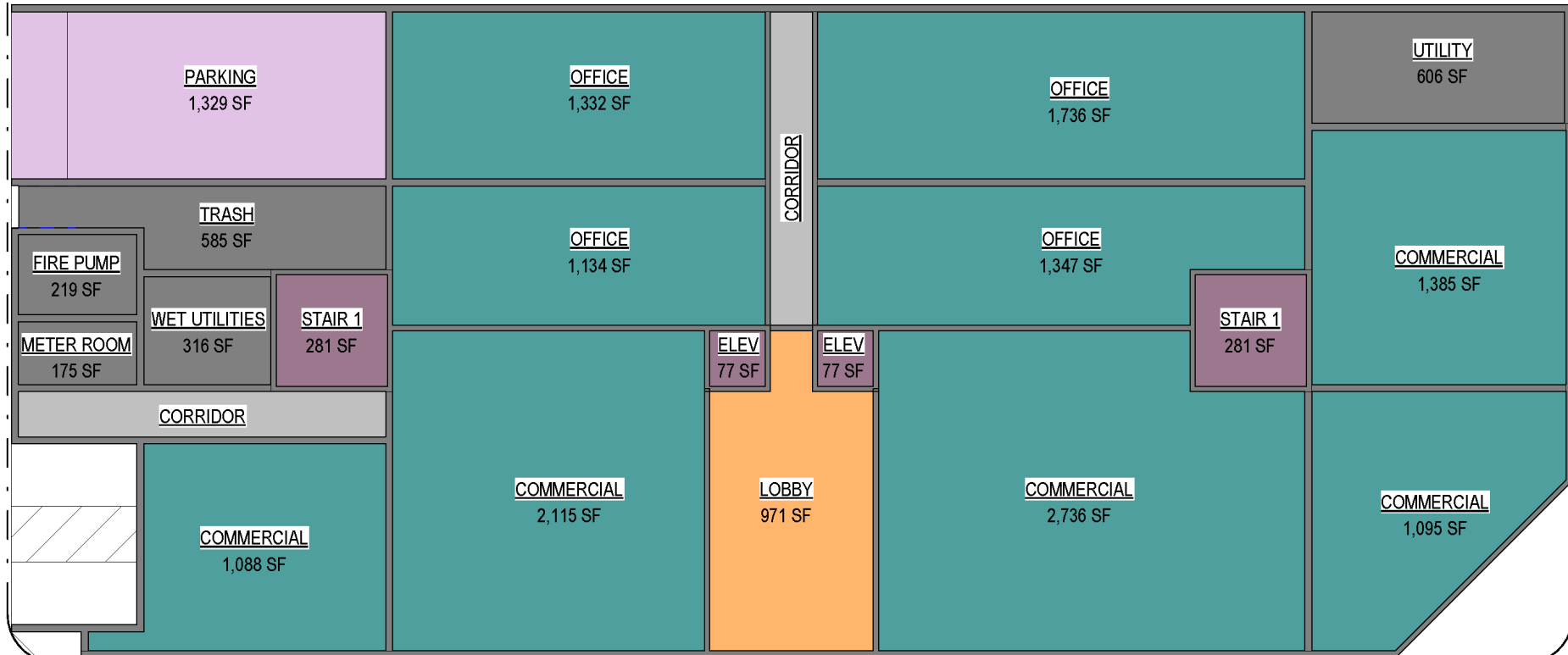
710 13TH ST., SUITE 504  
SAN DIEGO, CA 92101  
WWW.ARCHITECTSLOCAL.COM  
619.535.0537

DEVELOPERS  
DESIGNERS  
ARCHITECTS  
BUILDERS  
INVESTORS

4112 MARKET STREET YIELD STUDY  
02/28/2025

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R01

4112 MARKET STREET YIELD STUDY

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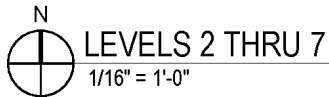
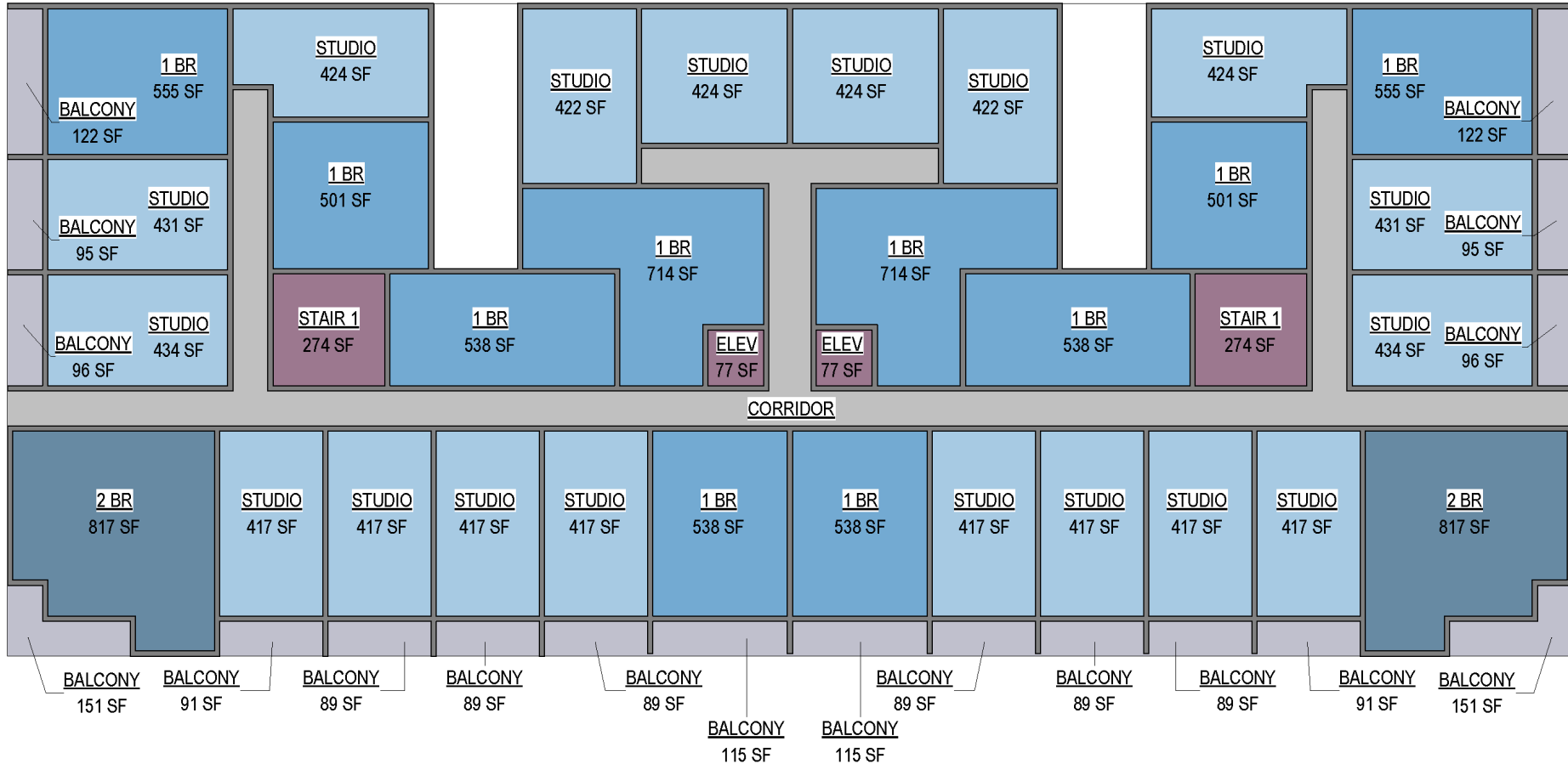
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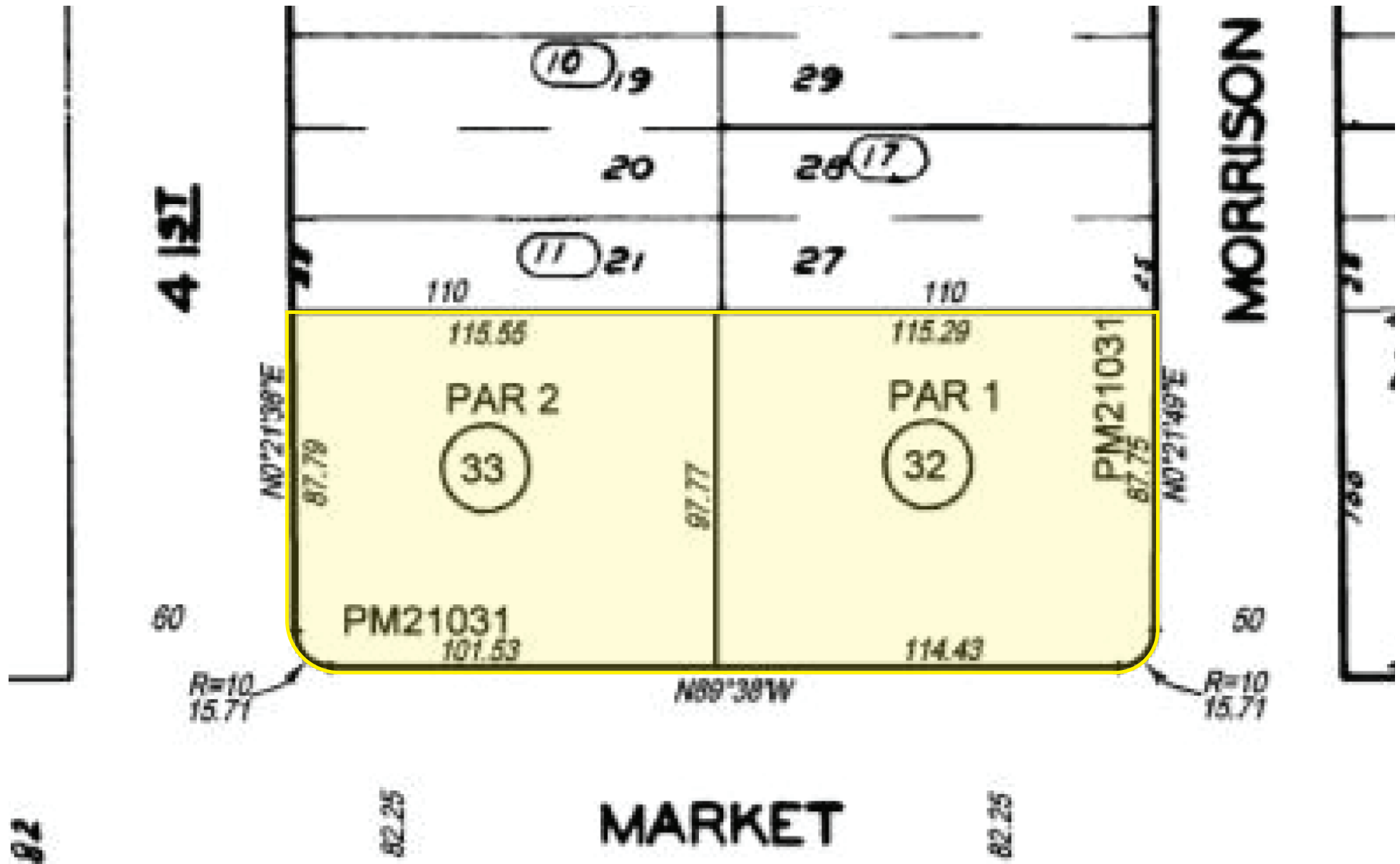
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# — PARCEL MAP

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# AERIAL

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# — DEMOGRAPHICS

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	1 MILE	2 MILE	3 MILE
<b>POPULATION</b>			
2027 Projection	23,234	132,797	285,669
2022 Estimate	23,270	133,242	285,314
2022-2027 Growth	0%	-0.1%	0%
2010 - 2022 Growth	0.3%	0.2%	0.5%
<b>2022 POPULATION BY RACE</b>			
White	16,142 69.37%	192,261 67.39%	492,588 67.92%
Black	3,606 15.50%	37,384 13.10%	73,101 11.56%
Am. Indian & Alaskan	438 1.88%	4,916 1.72%	9,465 1.50%
Asian	2,165 9.30%	37,585 13.17%	87,466 13.83%
Hawaiian & Pacific Island	146 0.63%	2,067 0.72%	4,729 0.75%
Other	773 3.32%	11,102 3.89%	28,138 4.45%
<b>POP. BY HISPANIC ORIGIN</b>			
Hispanic Origin	16,638 71.50%	167,777 58.80%	293,593 46.42%
<b>HOUSEHOLDS</b>			
2027 Projection	5,885	87,713	225,829
2022 Estimate	5,893	87,436	225,015
2010 Census	5,699	82,213	210,993
2022-2027 Growth	-0.14%	0.32%	0.36%
2010-2022 Growth	3.40%	6.35%	6.65%
<b>2022 AVG. HH INCOME</b>			
Occupied Housing	\$66,617	\$73,072	\$87,349
Owner Occupied	2,382 40.41%	28,584 32.69%	81,886 36.39%
Renter Occupied	3,512 59.59%	58,852 67.31%	143,128 63.61%