

**For
Sale**

NEW CHURCH BUILDING DEVELOPMENT OPPORTUNITY
Specialty - Religious Facility
1.48 Acres of Residential Land

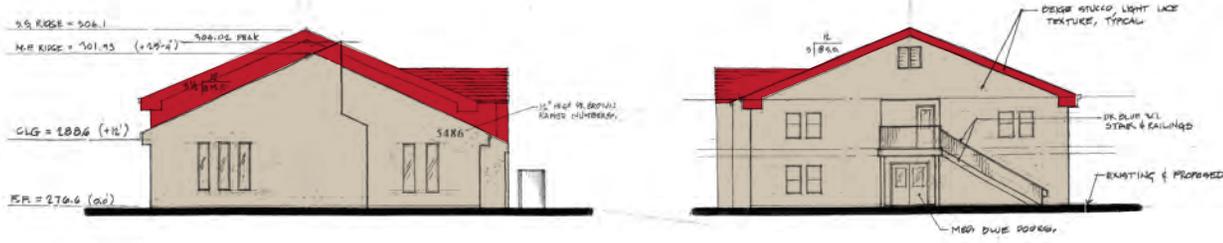
930-1012 Derby St
San Diego, CA 92114

L. Thomas Morgan, CCIM
Church Broker | CA License: 00456112
619.944.3051 | Tom@DuhsCommercial.com



Back on the Market!

CUP Approved by City of San Diego for 300
Seat Auditorium and a two-story 14,750 square foot new Church building.
Price Recently Reduced to \$2,400,000!!



LEGEND
 F.F. = FINISHED FLOOR LINE
 CLG = CEILING LINE
 P.K. = DARK
 S.G. = DOWNPOUTS

WEST ELEVATION

GREATER LIFE BAPTIST CHURCH



COMMERCIAL
 BROKERAGE · INVESTMENT · DEVELOPMENT



Elevations

Parcels 14, 15, and 16

L. Thomas Morgan, CCIM
 Church Broker | CA License: 00456112
 619.944.3051 | Tom@DuhsCommercial.com

5486 Rosewell St APN-542-521-12-00 = Lots 14 & 15

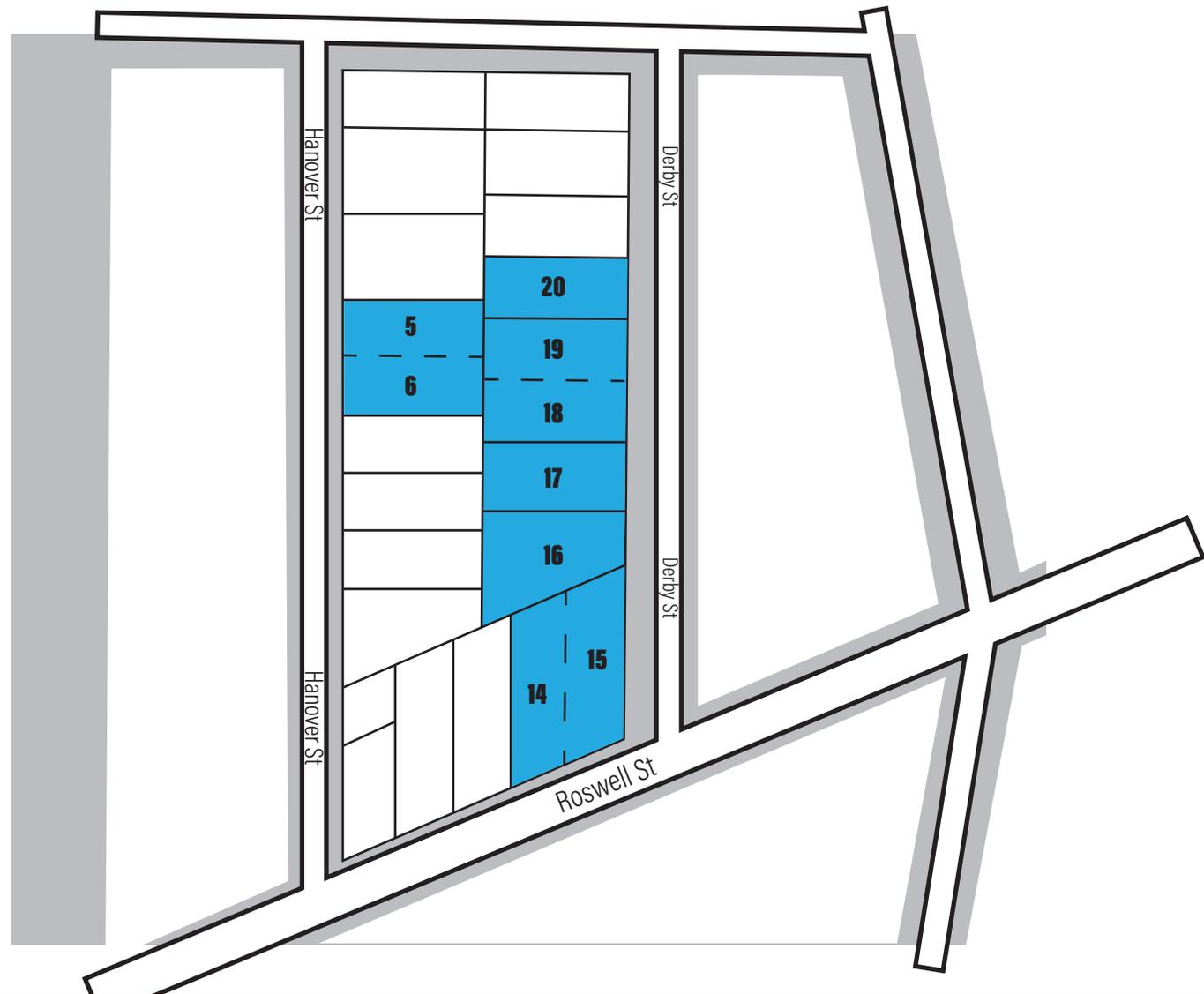
951 Hanover St. APN-542-521-03-00 = Lots 5 & 6

930 Derby St. APN-542-521-13-00 = Lot 16

938 Derby St. APN-542-521-14-00 = Lot 17

950 Derby St. APN-542-521-15-00 = Lots 18 & 19

1012 Derby St. APN-542-521-16-00 = Lot 20



COMMERCIAL
BROKERAGE · INVESTMENT · DEVELOPMENT



Parcels

Parcels 5-6 & 14-20

L. Thomas Morgan, CCIM

Church Broker | CA License: 00456112
619.944.3051 | Tom@DuhsCommercial.com

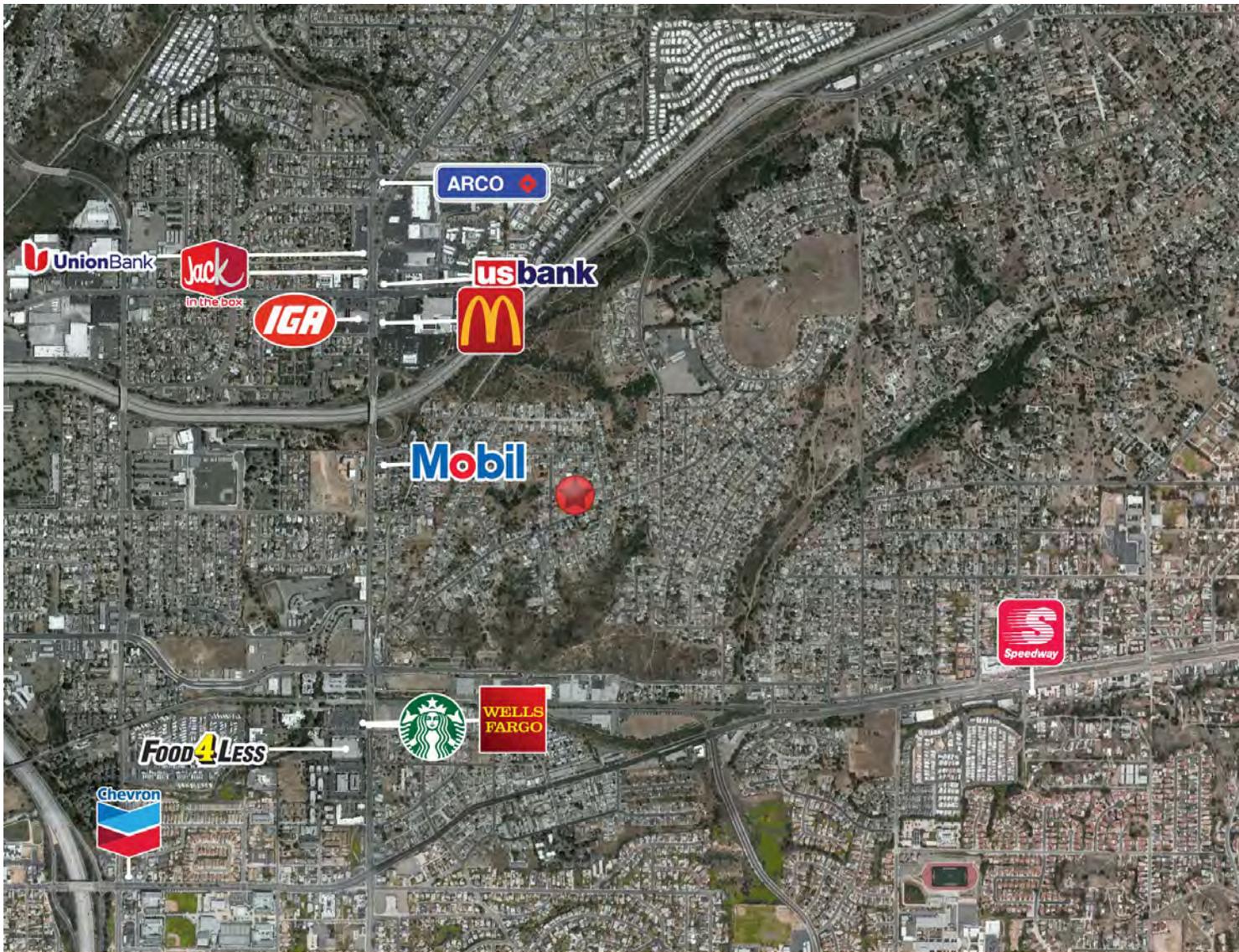


COMMERCIAL
BROKERAGE · INVESTMENT · DEVELOPMENT



Aerial Parcels 5-6 & 14-20

L. Thomas Morgan, CCIM
Church Broker | CA License: 00456112
619.944.3051 | Tom@DuhsCommercial.com



COMMERCIAL
BROKERAGE · INVESTMENT · DEVELOPMENT



Aerial Parcels 5-6 & 14-20

L. Thomas Morgan, CCIM
Church Broker | CA License: 00456112
619.944.3051 | Tom@DuhsCommercial.com

	1 Mile	3 Miles	5 Miles
Population			
2022 Estimate	25,464	93,818	267,496
2027 Projection	25,012	91,676	260,848
Growth 2022-2027	-0.4%	-0.5%	-0.5%
Growth 2010-2022	0.2%	0%	-0.1%

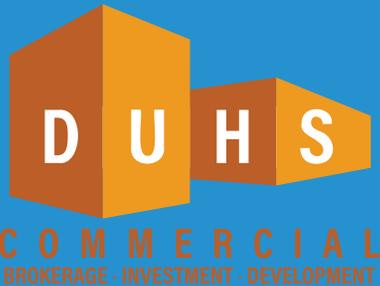
	1 Mile	3 Miles	5 Miles
Population By Race			
White	14,934	50,621	161,025
Black	6,294	19,696	39,840
Am. Indian & Alaskan	398	1,471	4,242
Asian	2,567	16,944	48,722
Hawaiian & Pacific Island	279	1,131	2,537
Hispanic	15,154	49,547	150,276
Other	1,022	3,955	11,130

	1 Mile	3 Miles	5 Miles
Households			
2022 Estimate	7,103	25,373	75,499
2027 Projection	6,949	24,721	73,403
Growth 2022-2027	2.2%	2.4%	2.4%
Growth 2010-2022	-0.4%	-0.5%	-0.6%

	1 Mile	3 Miles	5 Miles
2022 Avg Household Income			
	\$67,987	\$79,562	\$78,103
Occupied Housing			
Owner Occupied	3,360	13,383	32,008
Renter Occupied	3,589	11,338	41,395

Demographics

Parcels 5-6 & 14-20



Images

Interior Admin Building 1012

L. Thomas Morgan, CCIM
Church Broker | CA License: 00456112
619.944.3051 | Tom@DuhsCommercial.com



Images

Interior Executive Offices 938

L. Thomas Morgan, CCIM
Church Broker | CA License: 00456112
619.944.3051 | Tom@DuhsCommercial.com



COMMERCIAL
BROKERAGE · INVESTMENT · DEVELOPMENT



Images

Interior photos of Outreach Center Building

L. Thomas Morgan, CCIM
Church Broker | CA License: 00456112
619.944.3051 | Tom@DuhsCommercial.com



Images

Interior of the Sanctuary

L. Thomas Morgan, CCIM
Church Broker | CA License: 00456112
619.944.3051 | Tom@DuhsCommercial.com



COMMERCIAL
BROKERAGE · INVESTMENT · DEVELOPMENT



Specialty - Religious Facility

1.48 Acres of Residential Land

L. Thomas Morgan, CCIM

Church Broker | CA License: 00456112
619.944.3051 | Tom@DuhsCommercial.com