

AVAILABLE

4780 Mission Bay Drive, San Diego, CA 92109

**PRIME PACIFIC BEACH
SAN DIEGO LAND**

- Gateway to Affluent Coastal Communities of Pacific Beach, La Jolla, and Mission Bay.
- Generous Land Area - +/-38,768 SF Lot on Mission Bay Drive.
- High Barrier to Entry Location – Infill Coastal Market Location.
- High Density Zoning – Complete Communities FAR-Based Density 2.5



Anthony Acosta, CCIM

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Austin Dias, MSRE

Vice President | DRE #: 01888482

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SITE SOURCE

CLOSE VIEW AERIAL

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WEST VIEW AERIAL

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NORTH VIEW AERIAL

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EAST VIEW AERIAL

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University City

Bay Ho

COSTCO

Interstate 5
On/Off-Ramp

IN-N-OUT

Damon Ave



Balboa Avenue Trolley Station

UTC →
Bay and Beaches
Rose Creek Trail

± 37,816 CPD

± 61,230 CPD

Garnet Ave

Mission Bay Dr

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SOUTH VIEW AERIAL

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PROPERTY DESCRIPTION

Property Address:	4780 Mission Bay Drive San Diego, CA 92109
APN:	417-250-37-00
Lot Size:	±38,768 SF
Current Zoning:	CC - 3-8
Complete Communities FAR:	2.5
Complete Communities Buildable:	96,920 SF
Building Size:	±7,442 SF Motel
Coastal Height Limit Overlay Zone:	Yes
Coastal Overlay Zone:	No
Community Plan Area (CPA):	Pacific Beach
Specific Plan Area (SPA):	Yes; Balboa Station Area Specific Plan
Business Improvement District (BID):	Yes; Pacific Beach Business Improvement district
Density (Base):	a maximum density of 1 dwelling unit for each 600 square feet of lot area
Parking Standards Transit Priority Area:	Yes
Transit Priority Area:	Yes
Affordable Housing Parking Demand:	Yes
Balboa Avenue Station Area Specific Plan:	(Link Here)
Pacific Beach Community Plan Area:	(Link Here)



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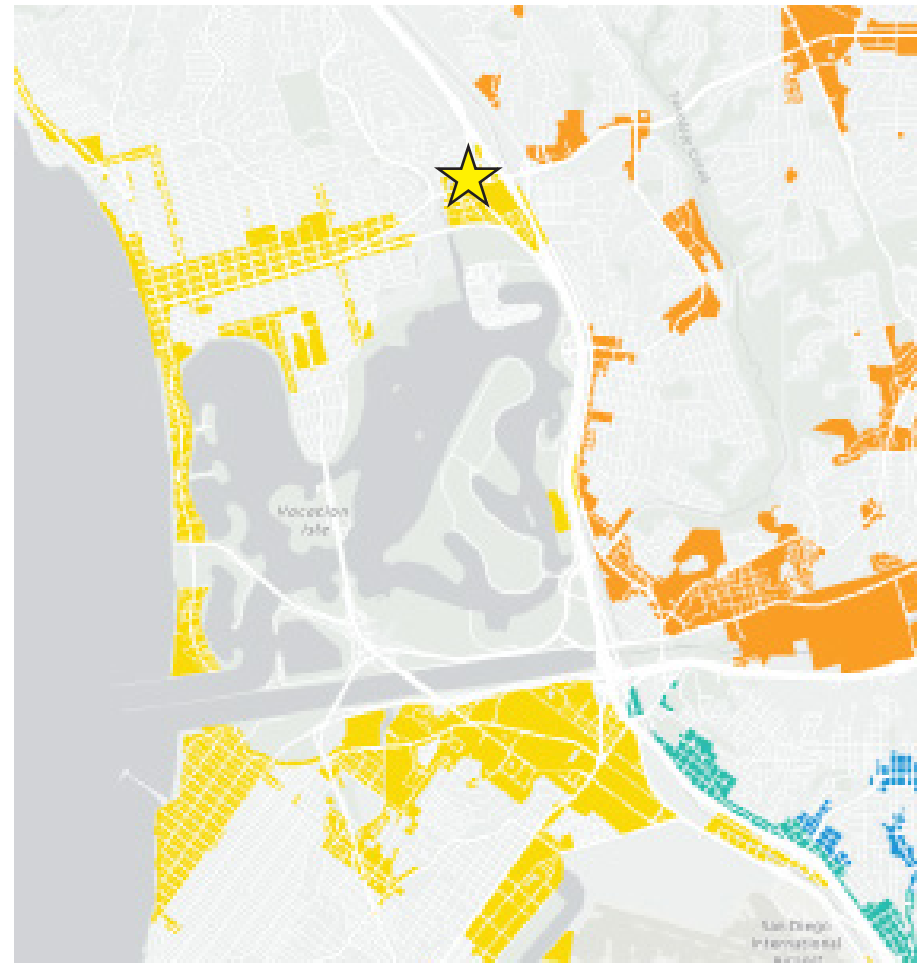
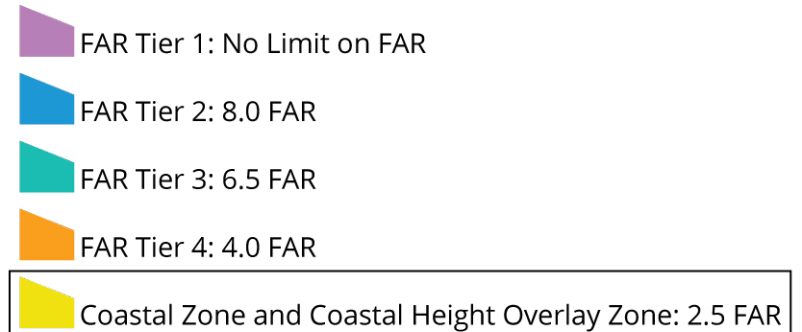
COMPLETE COMMUNITIES



Housing Solutions is an optional affordable housing incentive program aimed at encouraging the building of homes near high-frequency transit. The focus is intended to create a variety of housing options for everyone, particularly those at low and middle-income levels. These incentives include investments in neighborhood amenities, such as pocket parks and plazas, as well as the preservation of existing affordable housing units. General Regulations for Complete Communities Housing Solutions can be found in San Diego Municipal Code Chapter 14, Article 3, Division 10

Find out more here:

COMPLETE COMMUNITIES



ABOUT SAN DIEGO



Demographic



HOUSEHOLDS

1.2 M



POPULATION

3.35 M



AVG HH INCOME

\$112,653



WORKFORCE

2.72 K

Top Attractions



Top Industries



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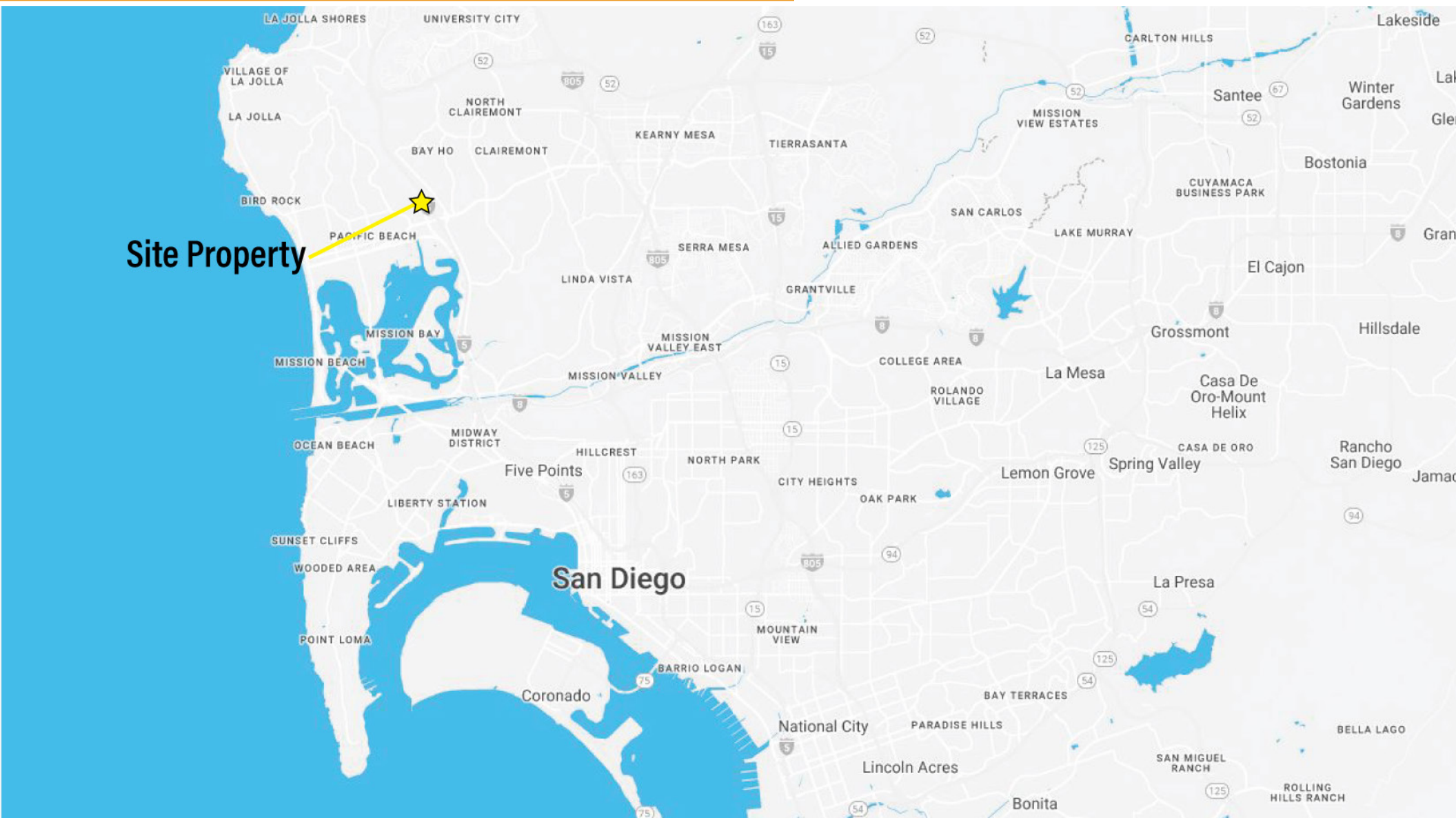
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REGIONAL MAP

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DEMOGRAPHICS

4780 Mission Bay Drive, San Diego, CA 92109



	1 Mile	3 Miles	5 Miles
Population			
2024 Estimate	16,039	134,555	343,838
2029 Projection	16,028	134,719	345,279
Growth 2020-2024	2.56 %	3.63 %	5.28 %
Population By Race			
White	11,175	89,878	205,394
Black	291	2,757	10,570
Am. Indian & Alaskan	91	730	1,890
Asian	859	10,790	49,490
Hawaiian & Pacific Island	50	434	1,1145
Other	3,573	29,966	75,349
Hispanic	3,033	26,101	75,349
Households			
2024 Estimate	7,035	57,884	147,926
2029 Projection	7,025	57,984	148,663
Growth 2020-2024	2.42%	4.17%	6.01%
2024 Avg Household Income	\$130,000	\$133,069	\$123,353
Occupied Housing			
Owner Occupied	2,909	28,066	60,200
Renter Occupied	4,126	29,818	87,726

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