

For Sale

PRIME NORTH PARK LAND OR CHURCH SITE WITH DUPLEX
± 12,650 SF RELIGIOUS FACILITY
± 18,494 SF PARCEL



3819-3821 Pershing Avenue & 2717 University Avenue, San Diego, CA 92104



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

SITE SOURCE

EXECUTIVE SUMMARY

PRIME NORTH PARK LAND OR CHURCH SITE WITH DUPLEX

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Price:	Contact Broker
Address:	3819-3821 Pershing Ave & 2717 University ave, San Diego, CA 92104
Ownership:	Fee Simple
Building:	±12,650 SF
Land Size:	±18,494 SF (0.424 AC)
Dimensions:	±150' on Pershing Ave ±123' on University Ave
Occupancy:	1 Tenant (Call Broker for Details)
APN:	453-082-11-00
Zoning:	CN 1-5 (Link) RM 3-8 (Link)

Complete Communities:	Yes, FAR Tier 3: 6.5 FAR
Overlay Zones:	Transit Area Overlay Zone (TAOZ), Airport Land Use Compatibility Overlay Zone (ALUCOZ), Parking Standards Transit Priority Area (PSTPA), ALUCP Airport Influence Area (AIA), Transit Priority Area (TPA)
Topography:	Flat
Community Plan Area (CPA):	North Park
Existing Use:	Religious Facility w/ Residential Duplex
Property Description:	Sanctuary Building, Fellowship Hall, Classroom Building, and Residential Duplex
Additional Notes:	Cell Tower Easement (Call Broker for Details)
Walker Score:	Walkers Paradise (99)



PROPERTY HIGHLIGHTS

PRIME NORTH PARK LAND OR CHURCH SITE WITH DUPLEX

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Prime Development Opportunity in North Park - Exceptional Infill Opportunity in San Diego's Most Dynamic Urban Neighborhood

- **Booming Residential Demand & Demographics**
 - North Park is densely populated with Millennial's and Gen Zers, surrounded by high demand for new residential units in one of San Diego's most vibrant, diverse, and walkable communities.
- **High-Profile Location with Superior Access**
 - Positioned along University Ave with over 120 feet of frontage, this site offers unmatched visibility and walkability, plus a transit stop directly out front for enhanced accessibility.
- **High Density Potential Through Complete Communities**
 - Situated within the San Diego's Complete Communities program, allowing for a generous 6.5 FAR, enabling significant residential density.



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- **Surrounded by Completed and Approved Residential Projects**

- Numerous new mixed-use and multi-family developments have recently delivered or are underway in the immediate area (see development pipeline pages)

- **A Vibrant Neighborhood that Attracts Young Urban Residents**

- North Park is a cultural hub with a great mix of coffee shops, boutiques, restaurants, and craft breweries. All within walking distance from the site.

- **Excellent Connectivity across San Diego**

- Minutes from major freeways (I-5, I-805, SR-94, SR-163), This site combines infill urban lifestyle with regional access, ideal for attracting a broad renter base.



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AERIAL

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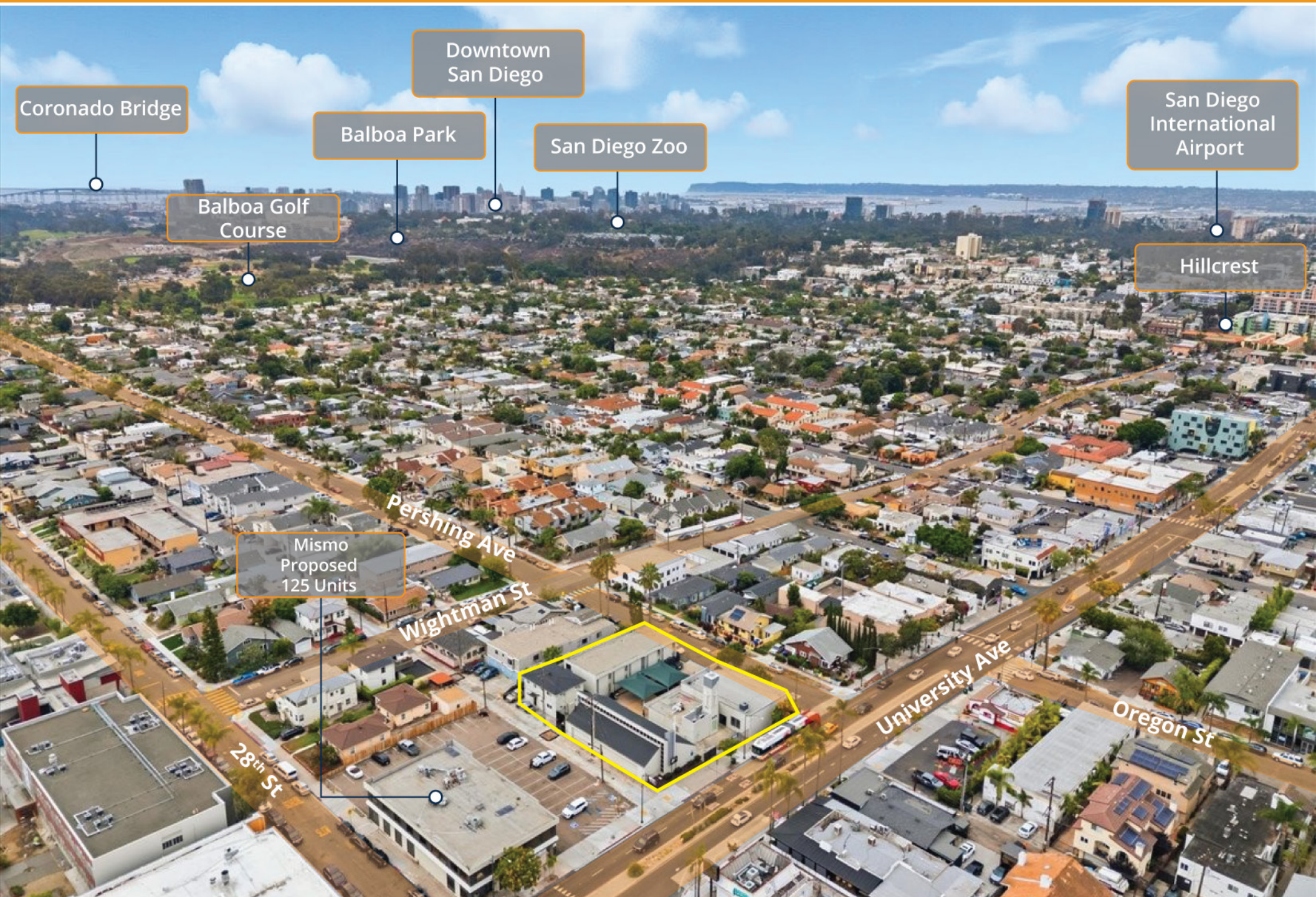


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PHOTOS - SANCTUARY

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PHOTOS - KIDS AREA

PRIME NORTH PARK LAND OR CHURCH SITE WITH DUPLEX
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PHOTOS - INTERIOR

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PHOTOS - INTERIOR

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PHOTOS - EXTERIOR

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COMPLETE COMMUNITIES

PRIME NORTH PARK LAND OR CHURCH SITE WITH DUPLEX

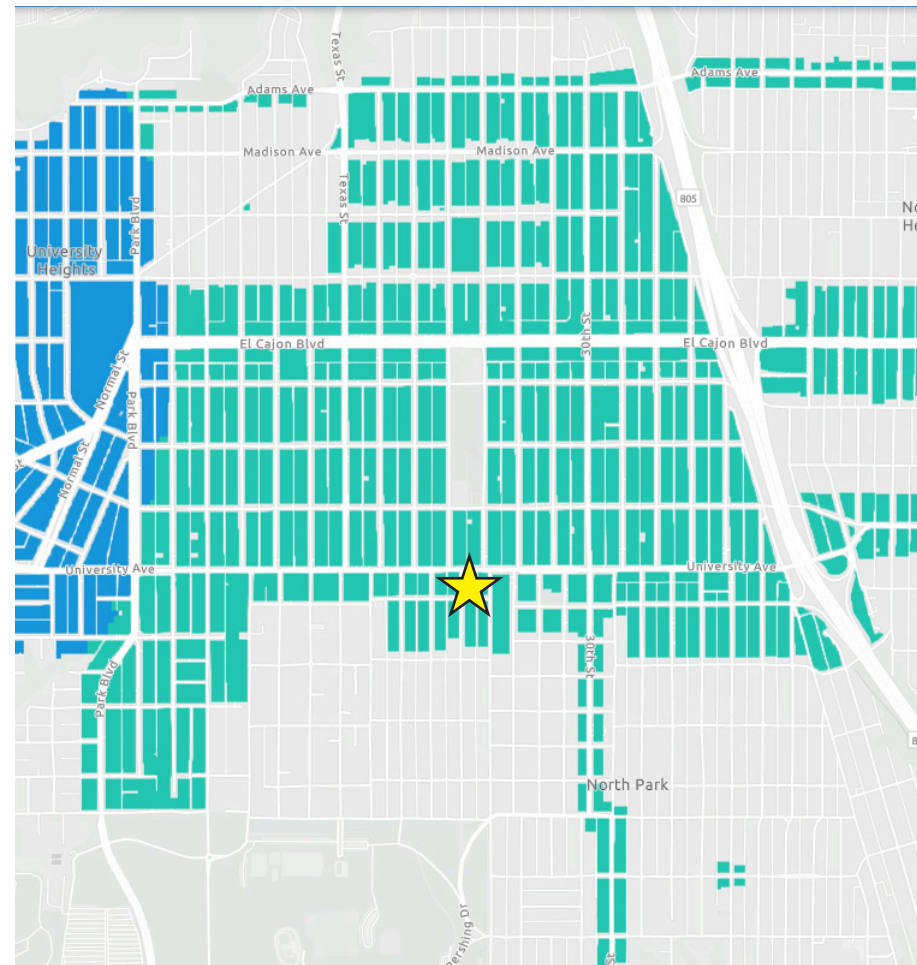
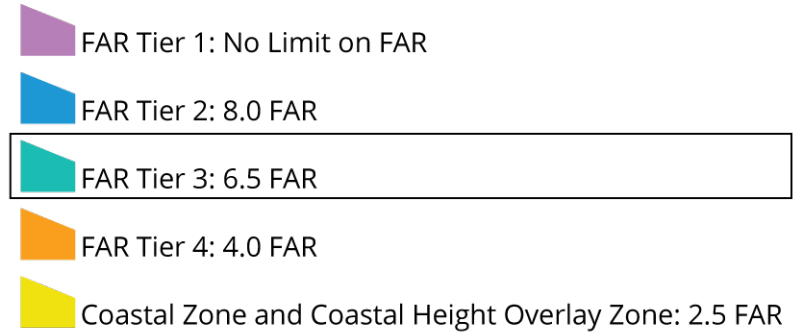
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Housing Solutions is an optional affordable housing incentive program aimed at encouraging the building of homes near high-frequency transit. The focus is intended to create a variety of housing options for everyone, particularly those at low and middle-income 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](#)

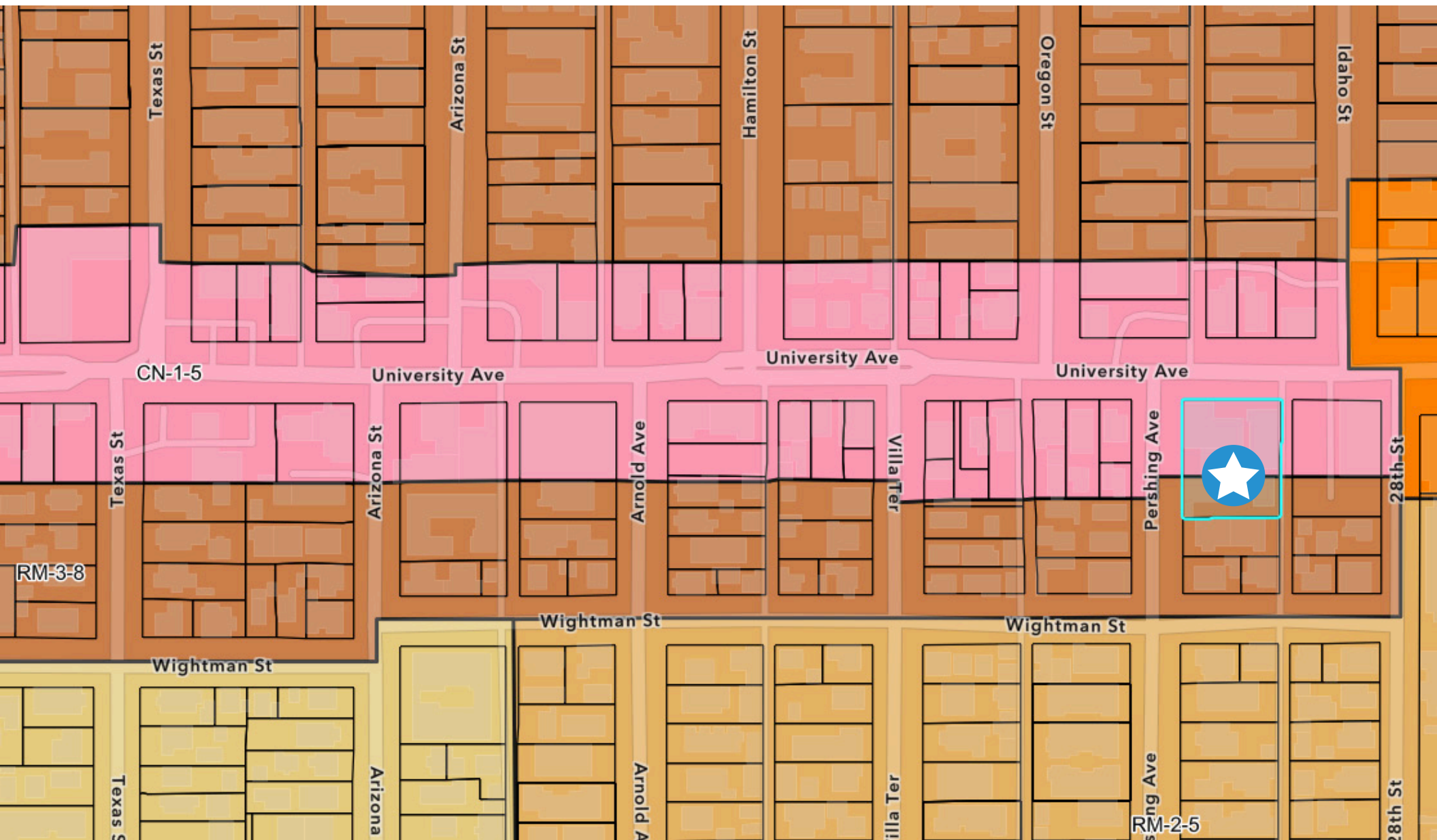


ZONING MAP

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[LINK TO ZONING MATRIX RM-3-8](#)

[LINK TO ZONING MATRIX CN-1-5](#)



TAX MAP

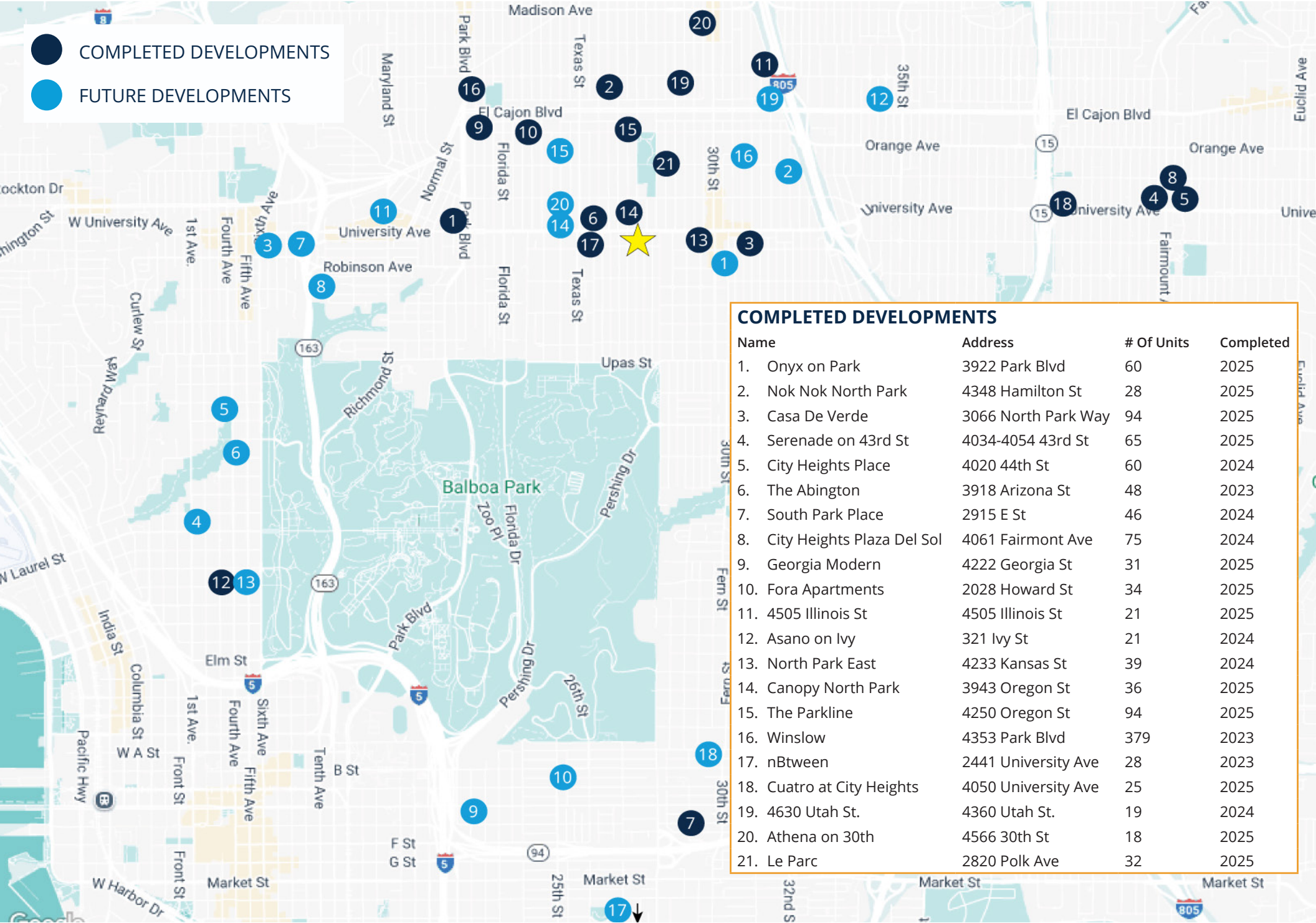
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DEVELOPMENT PIPELINE

PRIME NORTH PARK LAND OR CHURCH SITE WITH DUPLEX

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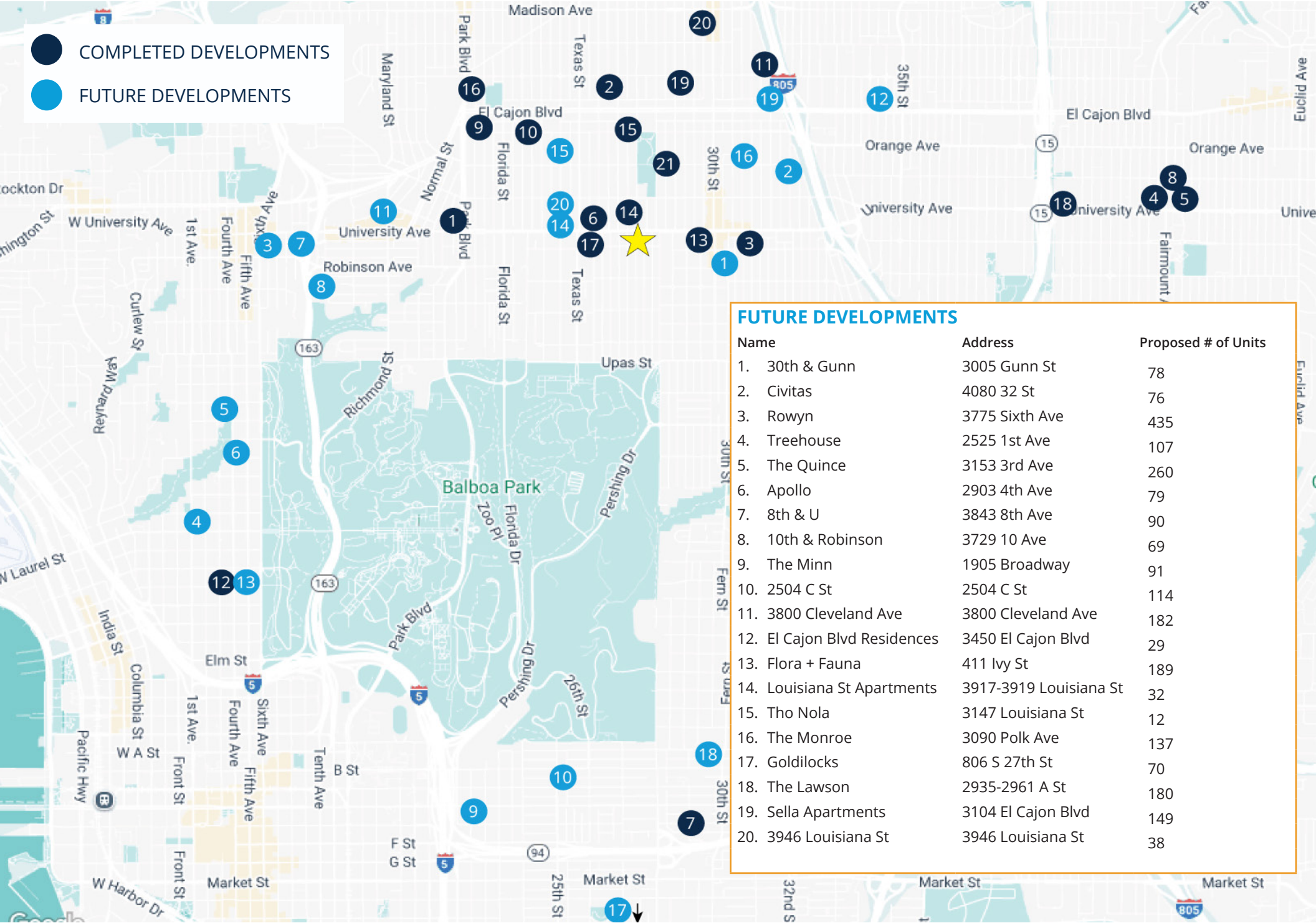
COMPLETED DEVELOPMENTS

Name	Address	# Of Units	Completed
1. Onyx on Park	3922 Park Blvd	60	2025
2. Nok Nok North Park	4348 Hamilton St	28	2025
3. Casa De Verde	3066 North Park Way	94	2025
4. Serenade on 43rd St	4034-4054 43rd St	65	2025
5. City Heights Place	4020 44th St	60	2024
6. The Abington	3918 Arizona St	48	2023
7. South Park Place	2915 E St	46	2024
8. City Heights Plaza Del Sol	4061 Fairmont Ave	75	2024
9. Georgia Modern	4222 Georgia St	31	2025
10. Fora Apartments	2028 Howard St	34	2025
11. 4505 Illinois St	4505 Illinois St	21	2025
12. Asano on Ivy	321 Ivy St	21	2024
13. North Park East	4233 Kansas St	39	2024
14. Canopy North Park	3943 Oregon St	36	2025
15. The Parkline	4250 Oregon St	94	2025
16. Winslow	4353 Park Blvd	379	2023
17. nBetween	2441 University Ave	28	2023
18. Cuatro at City Heights	4050 University Ave	25	2025
19. 4630 Utah St.	4360 Utah St.	19	2024
20. Athena on 30th	4566 30th St	18	2025
21. Le Parc	2820 Polk Ave	32	2025

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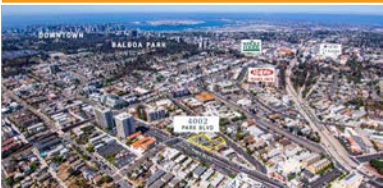


FUTURE DEVELOPMENTS

Name	Address	Proposed # of Units
1. 30th & Gunn	3005 Gunn St	78
2. Civitas	4080 32 St	76
3. Rowyn	3775 Sixth Ave	435
4. Treehouse	2525 1st Ave	107
5. The Quince	3153 3rd Ave	260
6. Apollo	2903 4th Ave	79
7. 8th & U	3843 8th Ave	90
8. 10th & Robinson	3729 10 Ave	69
9. The Minn	1905 Broadway	91
10. 2504 C St	2504 C St	114
11. 3800 Cleveland Ave	3800 Cleveland Ave	182
12. El Cajon Blvd Residences	3450 El Cajon Blvd	29
13. Flora + Fauna	411 Ivy St	189
14. Louisiana St Apartments	3917-3919 Louisiana St	32
15. Tho Nola	3147 Louisiana St	12
16. The Monroe	3090 Polk Ave	137
17. Goldilocks	806 S 27th St	70
18. The Lawson	2935-2961 A St	180
19. Sella Apartments	3104 El Cajon Blvd	149
20. 3946 Louisiana St	3946 Louisiana St	38

SALES COMPARABLES

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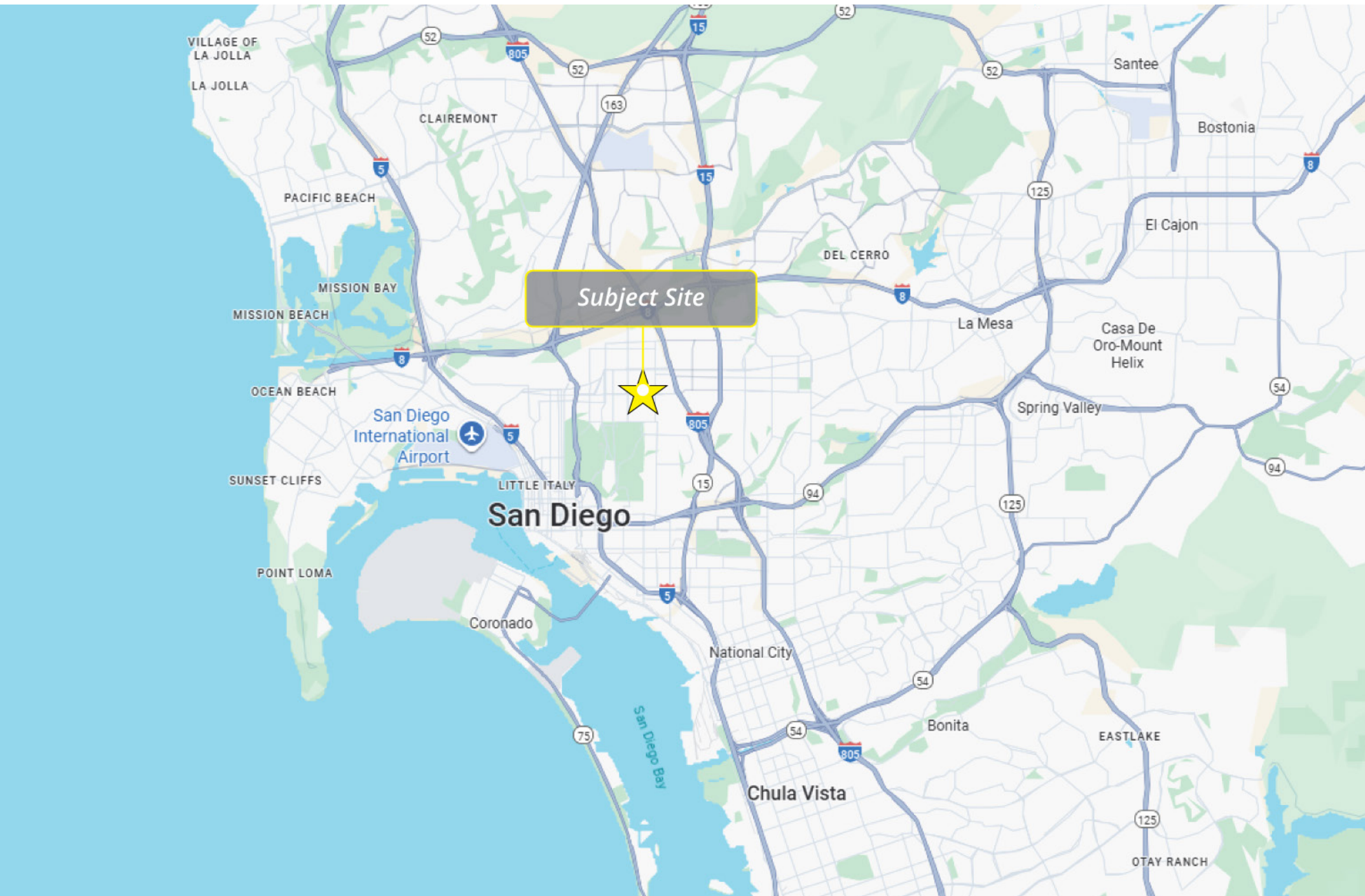
	Property Address	Sold Price	Price/SF	Land Area	Date Sold
	2747 University Ave & 3824 28th St.	\$6,050,000	\$350	17,250 SF	07/18/2024
	4677 - 4685 Idaho St. & 2821 Adams Ave.	\$8,500,000	\$475	17,860 SF	03/11/2025
	1601 University Ave & 3833 Herbert St	\$8,500,000	\$451	18,828 SF	11/16/2023
	2850 El Cajon Blvd.	\$4,600,000	\$329	13,992 SF	09/06/2023
	4250 Oregon St	\$5,500,000	\$350	15,682 SF	12/17/2021
	2985 C St	\$14,800,000	\$424	34,848 SF	10/31/2024
	4002 Park Blvd	\$4,500,000	\$318	14,147 SF	05/30/2023

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REGIONAL MAP

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FOR MORE INFORMATION PLEASE CONTACT

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COMMERCIAL
BROKERAGE • INVESTMENT • DEVELOPMENT

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SITE SOURCE
LAND DEVELOPMENT