

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

DUHS
COMMERCIAL
BROKERAGE • INVESTMENT • DEVELOPMENT

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 Sanctuary Building, Fellowship Hall, Classroom Building, and Residential Duplex
Property Description:	Cell Tower Easement (Call Broker for Details)
Additional Notes:	Walkers Paradise (99)
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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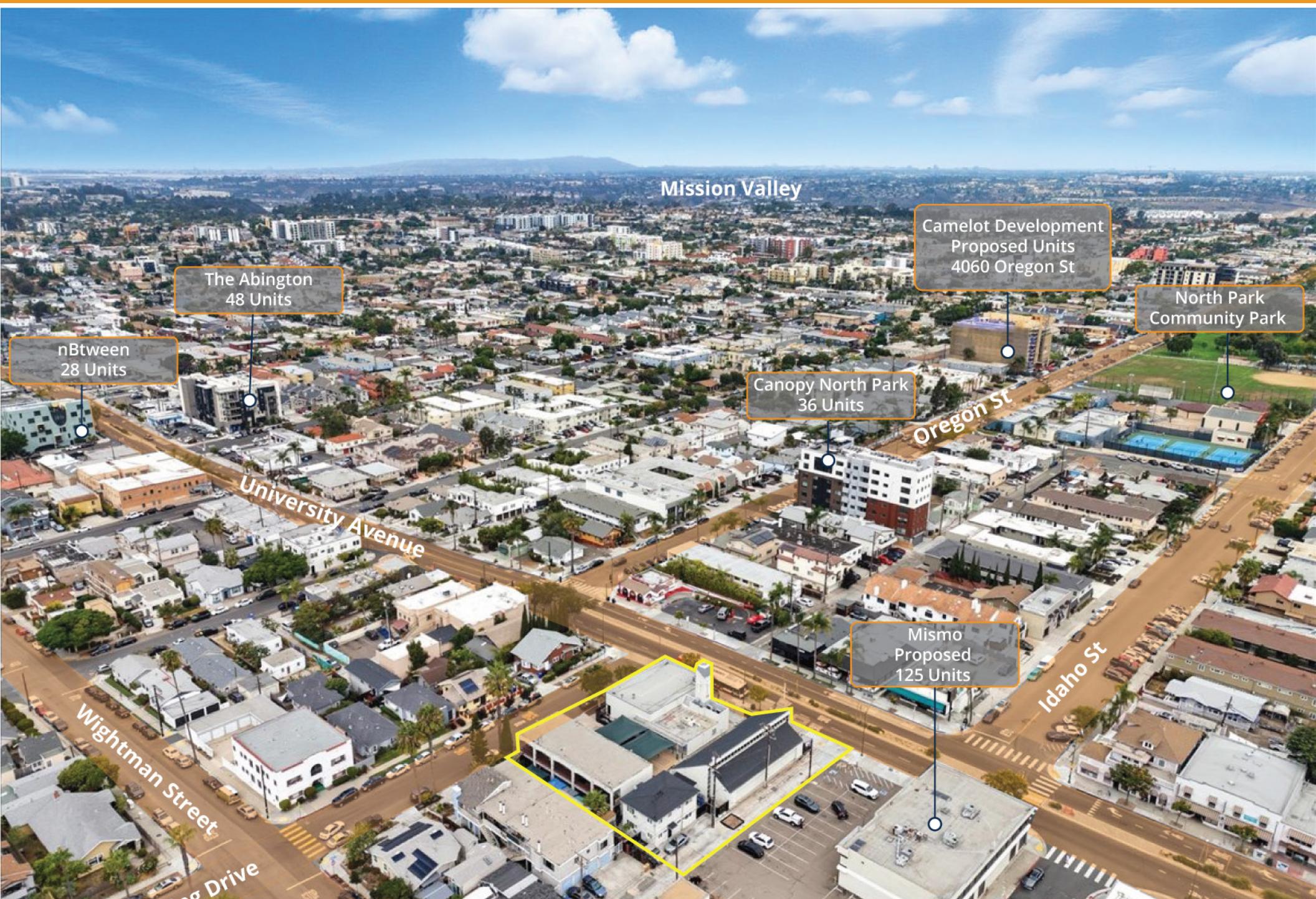
- Surrounded by Completed and Approved Residential Projects
 - Numerous new mixed-use and multi-family developments have recently delivered or are underway in the immediate area (see development pipeline pages)
- A Vibrant Neighborhood that Attracts Young Urban Residents
 - North Park is a cultural hub 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.



AERIAL

PRIME NORTH PARK LAND OR CHURCH SITE WITH DUPLEX

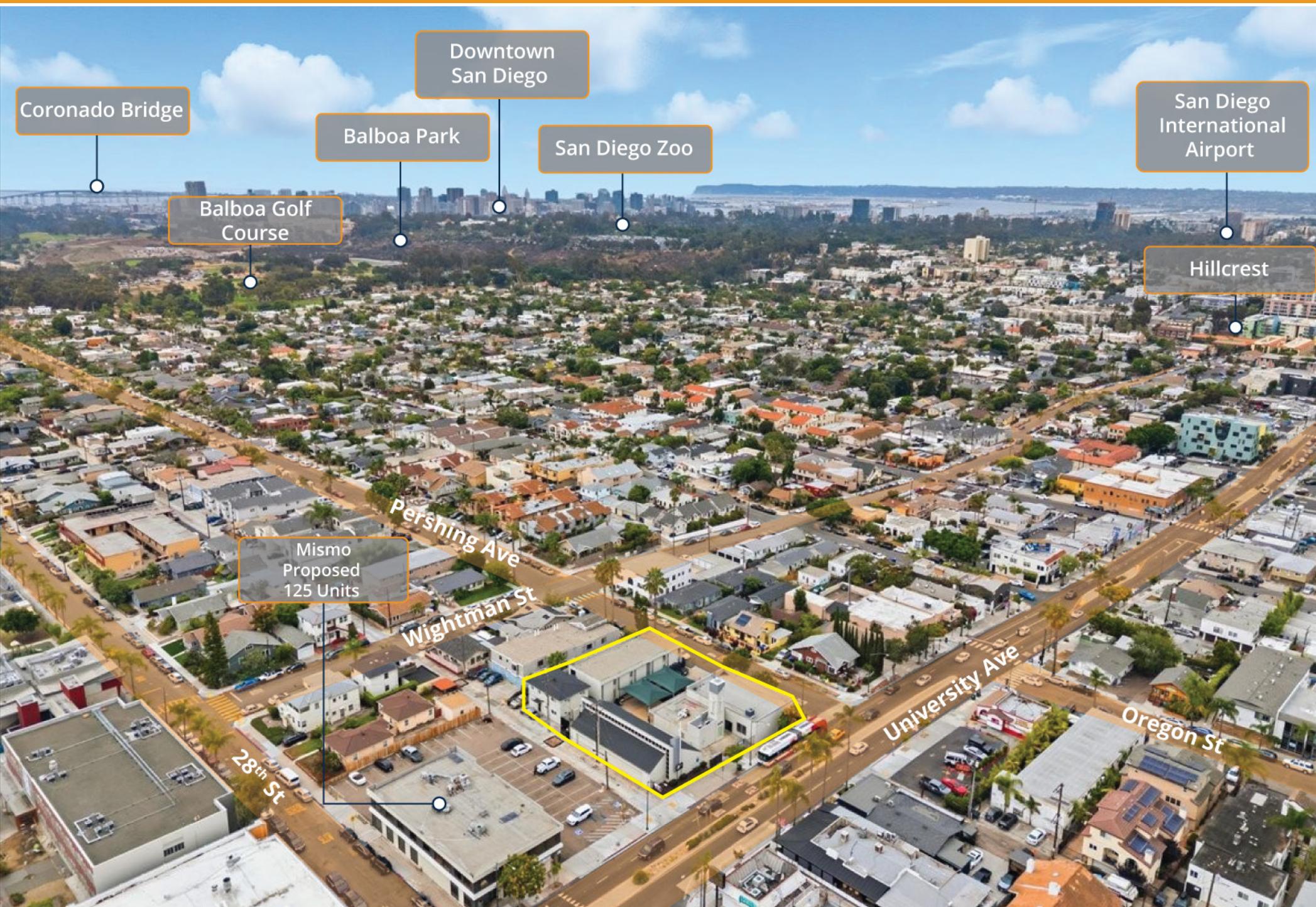
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PHOTOS - SANCTUARY

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PHOTOS - KIDS AREA

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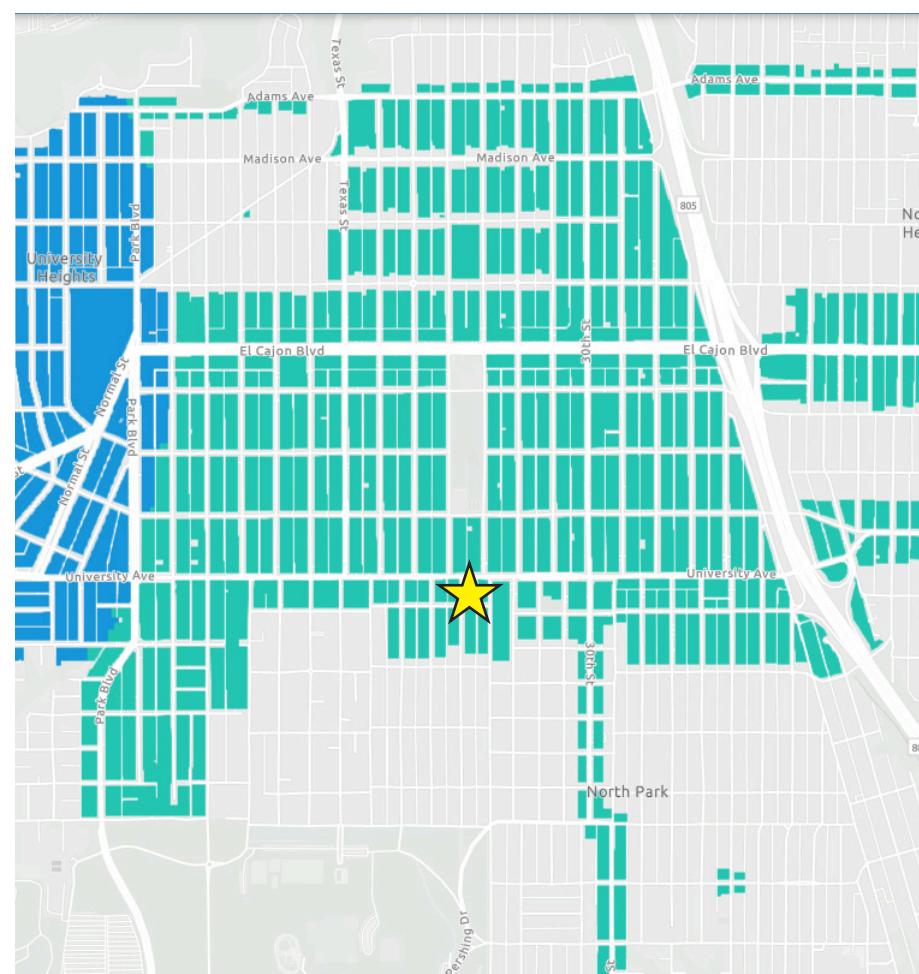
Housing Solutions is an optional affordable housing incentive program aimed at encouraging the building of homes near high-frequency transit. The focus is intended to create a variety of housing options for everyone, particularly those at low and middle-income levels. These incentives include investments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



- ▲ FAR Tier 1: No Limit on FAR
- ▲ FAR Tier 2: 8.0 FAR
- ▲ FAR Tier 3: 6.5 FAR
- ▲ FAR Tier 4: 4.0 FAR
- ▲ Coastal Zone and Coastal Height Overlay Zone: 2.5 FAR

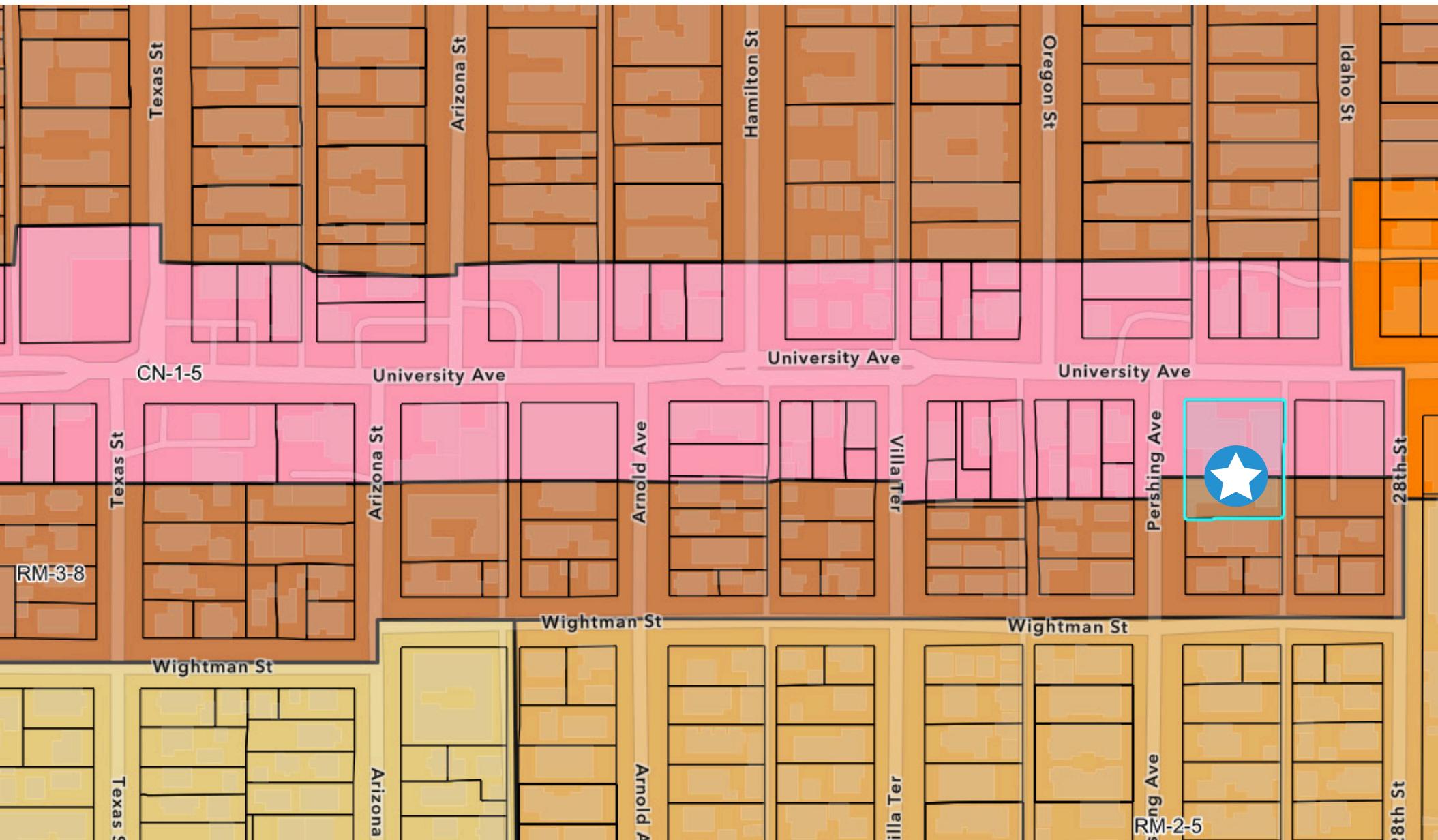


ZONING MAP

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

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



TAX MAP

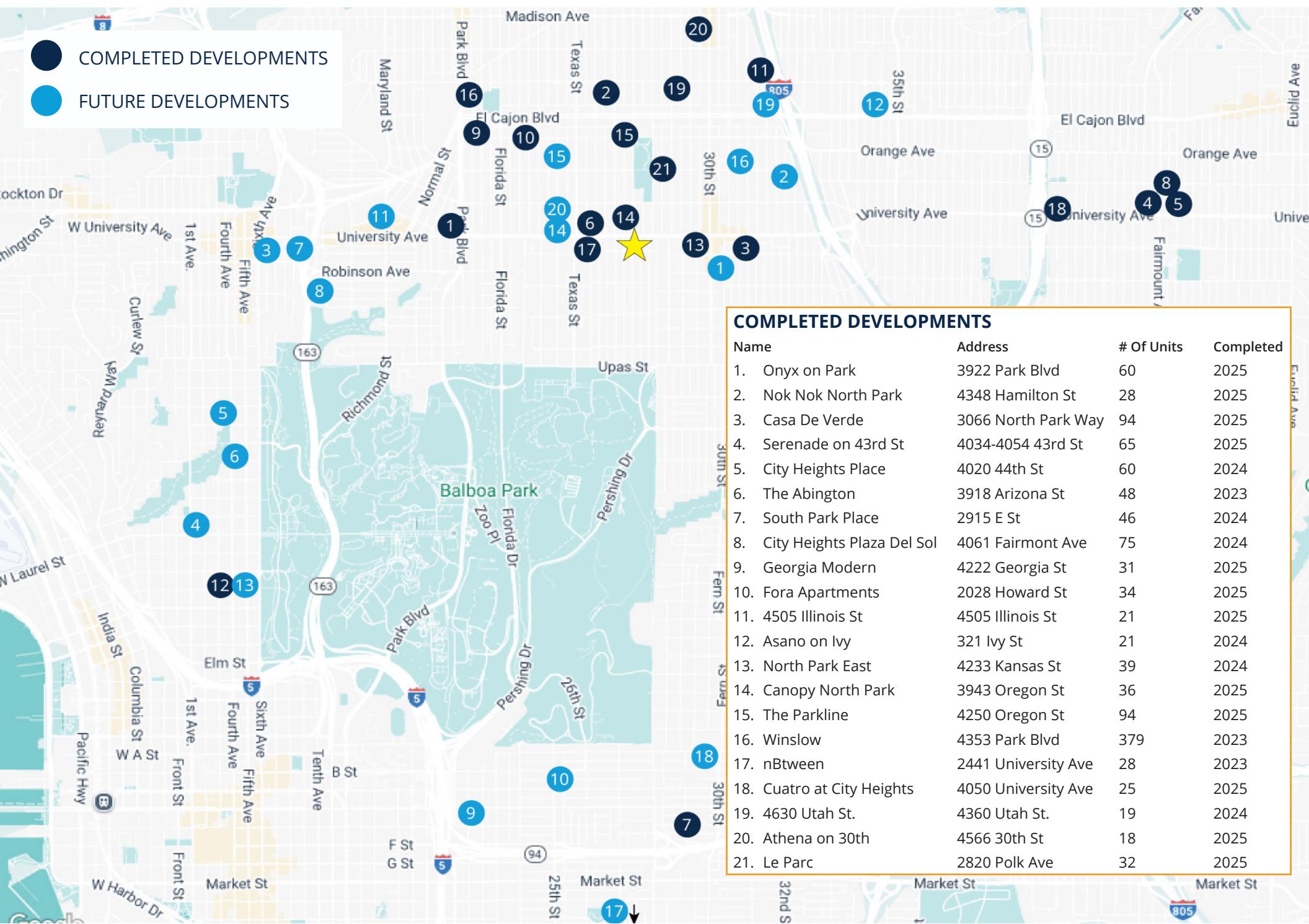
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DEVELOPMENT PIPELINE

PRIME NORTH PARK LAND OR CHURCH SITE WITH DUPLEX

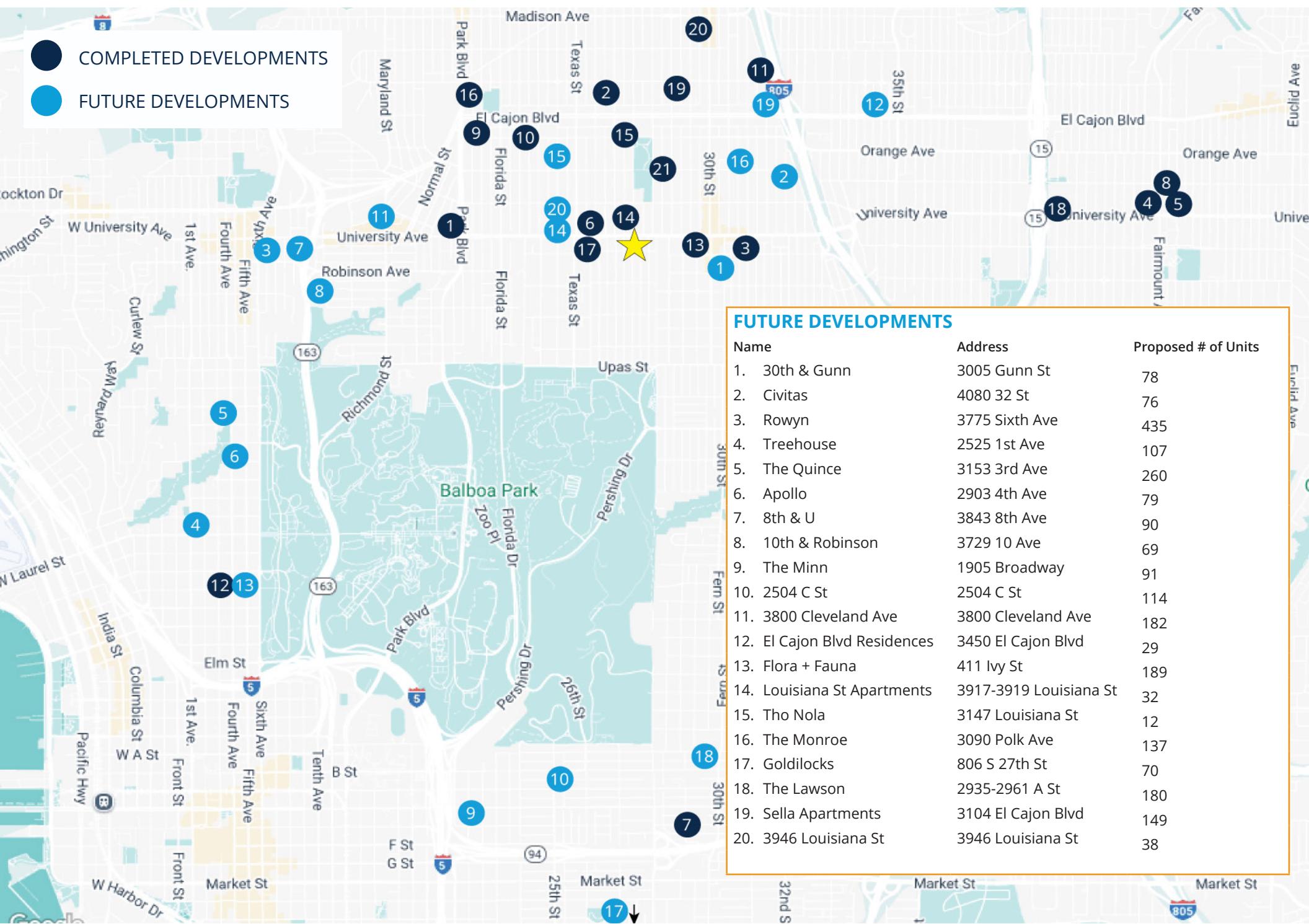
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SALES COMPARABLES

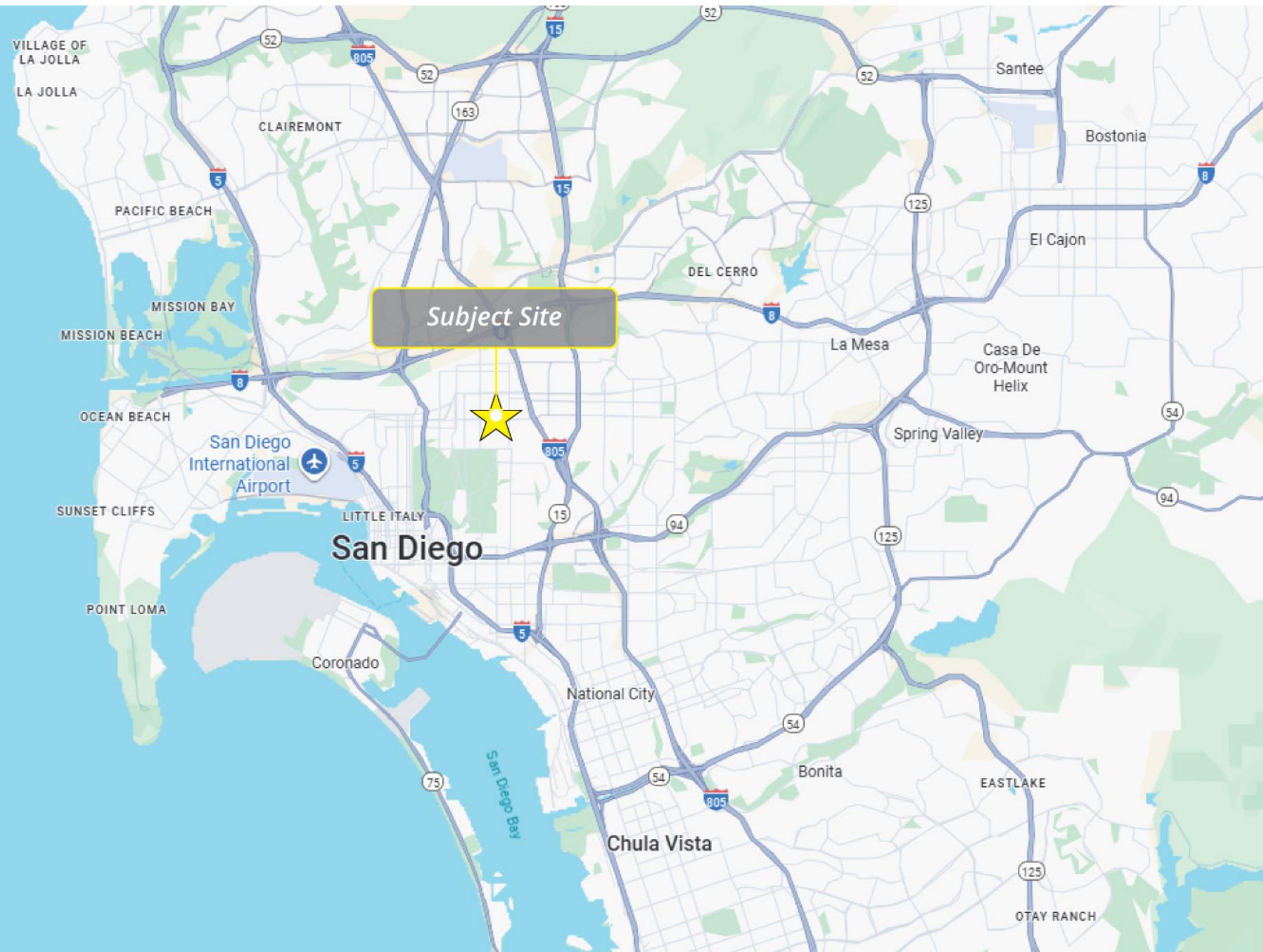
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Property Address	Sold Price	Price/SF	Land Area	Date Sold	
	2747 University Ave & 3824 28th St.	\$6,050,000	\$350	17,250 SF	07/18/2024
	4677 - 4685 Idaho St. & 2821 Adams Ave.	\$8,500,000	\$475	17,860 SF	03/11/2025
	1601 University Ave & 3833 Herbert 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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REAL PROPERTY SOURCE

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