

UNIVERSITY @ 47TH

High Density Infill Opportunity | Value Add Mixed Use | Transit Oriented



Rendering

ELIZABETH BRIGNON, MBA, MSRE, CCIM

Director- KW Commercial
Pacific Commercial Partners

C: (619) 540-4208

ebrignon@kwcommercial.com

01899405, CA



MICHAEL COPLEY

eXp Realty
PorchLight Realty

C : (858) 472-2834

mcopley858@gmail.com

01708639, CA

Executive Summary



Rendering

4702-4714 University Ave & 4021 47th St | San Diego, CA

The offering comprises three contiguous parcels totaling approximately 0.45 acres, improved with an 12,275 SF mixed-use building. The property was occupied by San Diego Electric, Inc. for approximately 45 years and includes four unoccupied 1BR/1BA residential units within the adjoining building, providing immediate repositioning potential.

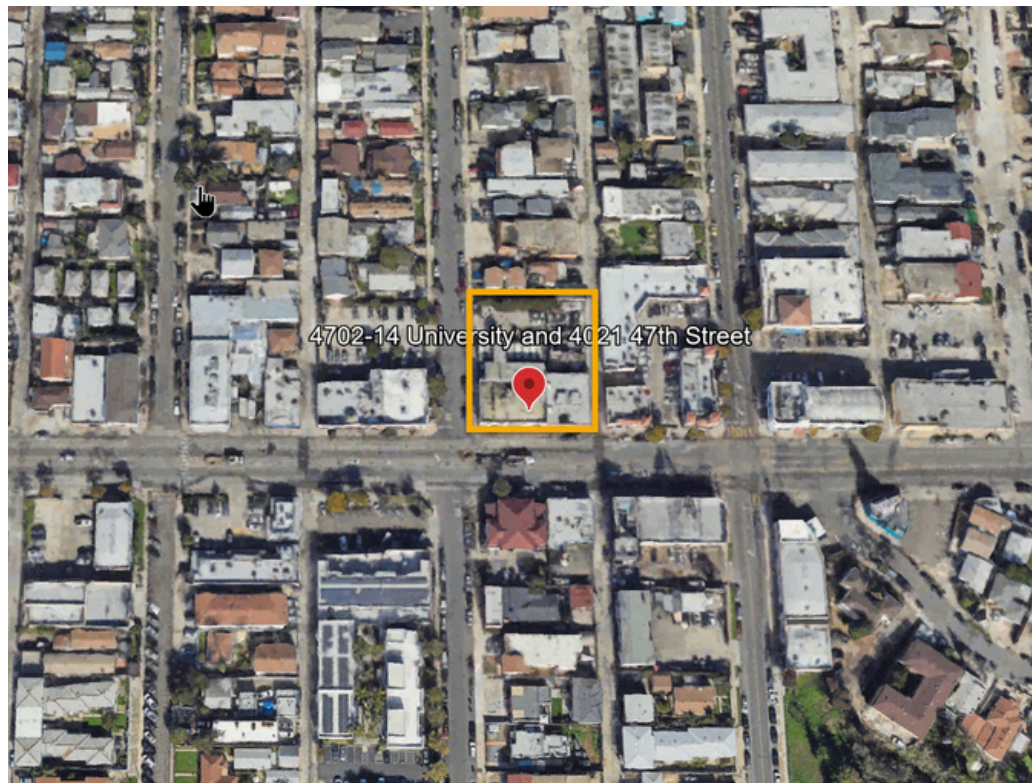
The site presents a compelling high-density redevelopment opportunity due to its Complete Communities Tier 3 designation, transit-oriented location and 6.5 FAR development potential. Alternatively, the existing improvements offer flexibility for a value-add strategy or adaptive reuse. Zoned CC-5-4 within the Mid-City Community Planning Area, the property is also located within a Qualified Opportunity Zone (QOZ), Transit Priority Area (TPA) and Qualified Census Tract (QCT), creating additional potential for developers pursuing high-density, mixed-income or affordable housing strategies.

Located in the heart of City Heights along the University Avenue corridor, the property benefits from proximity to ongoing community investment and revitalization efforts led by City Heights CDC, including business support, corridor improvements and affordable housing initiatives. The location provides convenient access to I-8, I-15, I-805 and State Route 94, while placing residents within minutes of San Diego State University, Downtown San Diego, Mission Valley, major retail destinations and key employment centers.

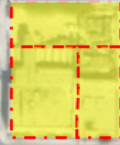
Property Overview

Premier City Heights Redevelopment Opportunity | San Diego, CA

Asking Price	\$3,500,000
Land Area	19,938 SF (.46 AC)
Existing Improvements	12,275 Mixed Use Building Commercial Building + 4 Multifamily Units
Overlays	Complete Communiites (Tier 3), Transit Priority Area (TPA), Sustainable Development Area (SDA), Qualified Opportunity Zone (QOZ)
Height Allowance	60' with bonus
FAR	6.5
Community Planning Area	Mid City: City Heights
Base Zoning	CC 5-4
APN #s	471-492-15 thru 17



Property Highlights



Rendering

Key Development & Investment Highlights

- Transit-Oriented Location | TPA — Ideally positioned near the City Heights Transit Plaza and I-15, with direct access to major transit connections and designation within a Transit Priority Area, supporting high-density, transit-oriented residential development.
- Complete Communities Tier 3 | 6.5 FAR — Located within the City of San Diego's Complete Communities Tier 3 area, offering up to 6.5 FAR and significant potential for high-density residential, mixed-income or affordable housing development.
- Qualified Census Tract | LIHTC Opportunity — Located within a Qualified Census Tract (QCT), providing an attractive location for developers pursuing qualified affordable housing projects and potential Low-Income Housing Tax Credit (LIHTC) financing, subject to applicable program requirements and underwriting.
- SB 79 | Additional Transit-Oriented Development Potential — San Diego's implementation of SB 79 creates additional opportunities for qualifying multifamily housing projects near designated transit stops, including increased density, height and FAR. Site-specific eligibility and applicable development standards should be independently verified.
- Qualified Opportunity Zone | Tax-Advantaged Investment Potential — Located within a Qualified Opportunity Zone (QOZ), offering potential tax benefits for qualifying investors and further enhancing the property's appeal as an infill redevelopment opportunity.

Location Summary



“A rapidly evolving City Heights corridor supported by new housing, public infrastructure, transit investment and increased opportunities for transit-oriented development.”

City Heights Community Planning Area

City Heights is a dynamic and evolving Mid-City community positioned for continued investment and growth. Anchored by University Avenue, El Cajon Boulevard and Fairmount Avenue, the neighborhood offers a vibrant mix of cultural diversity, local businesses, international dining, public art and neighborhood amenities.

Its strategic location provides convenient access to Downtown San Diego, Mission Valley, SDSU and major regional transportation corridors, making it an attractive market for developers, investors and future residents alike. Supported by ongoing investment in housing, transit, infrastructure and public spaces, together with a planning vision focused on pedestrian-oriented corridors and higher-density residential development, City Heights presents a compelling environment for urban infill.

Notable Development & Investment Activity

- Cuatro at City Heights | 115 New Affordable Units
- Tierra Central | City Heights CDC's Future Affordable Housing
- City Heights Square | Mixed-Use Development
- City Heights Transit Plaza | Enhanced Transit Connectivity
- \$12mil University Ave Streetscape Investment | New transit stops, widened sidewalks, curb extensions, HAWK crossings, roundabouts and raised medians
- New 14,273 SF Fire Station | 1.28 AC at 47th Street & Fairmount Avenue, additional public investment immediately south of the property

Floor Plans

Downstairs Commercial Space



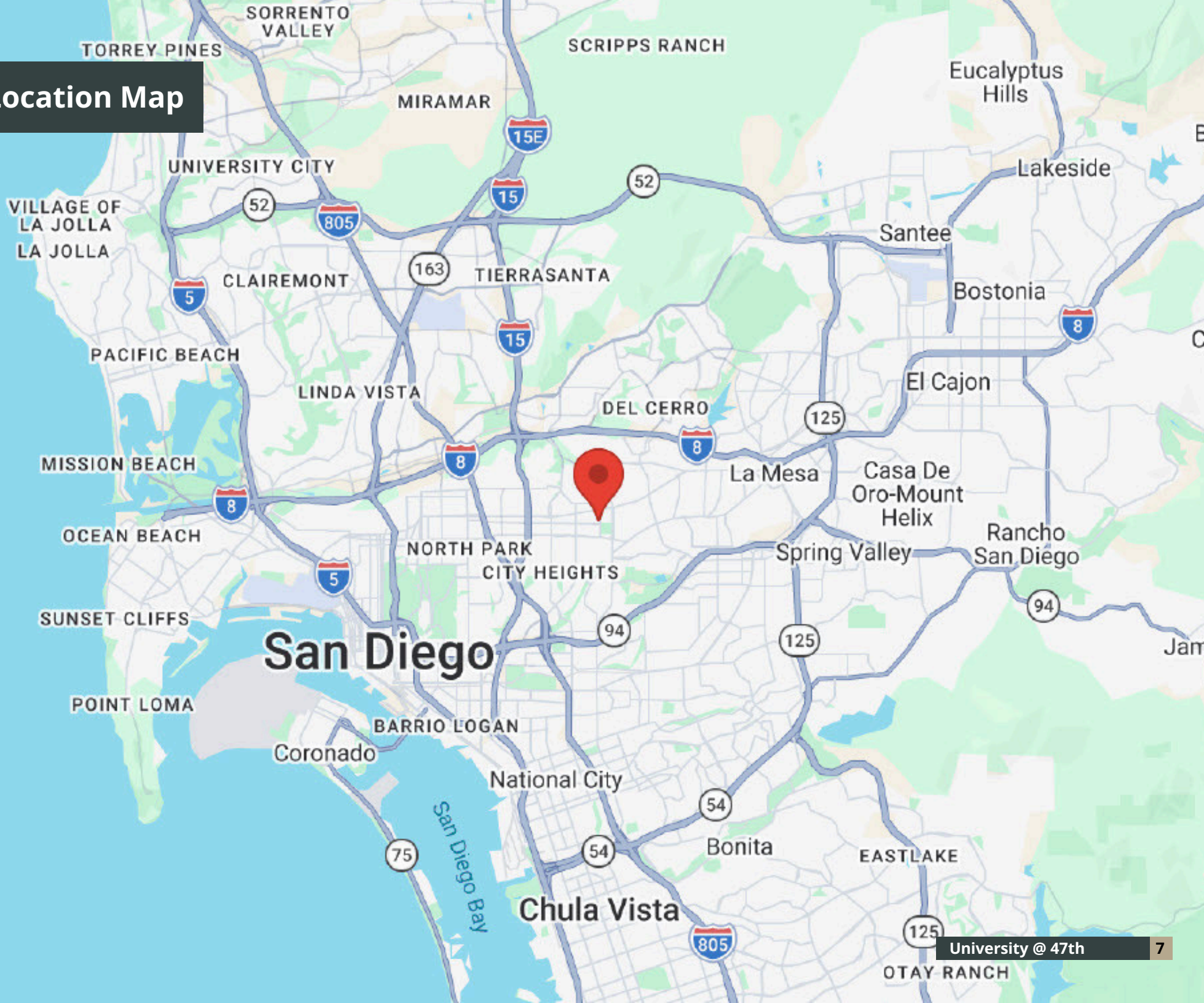
Not to Scale



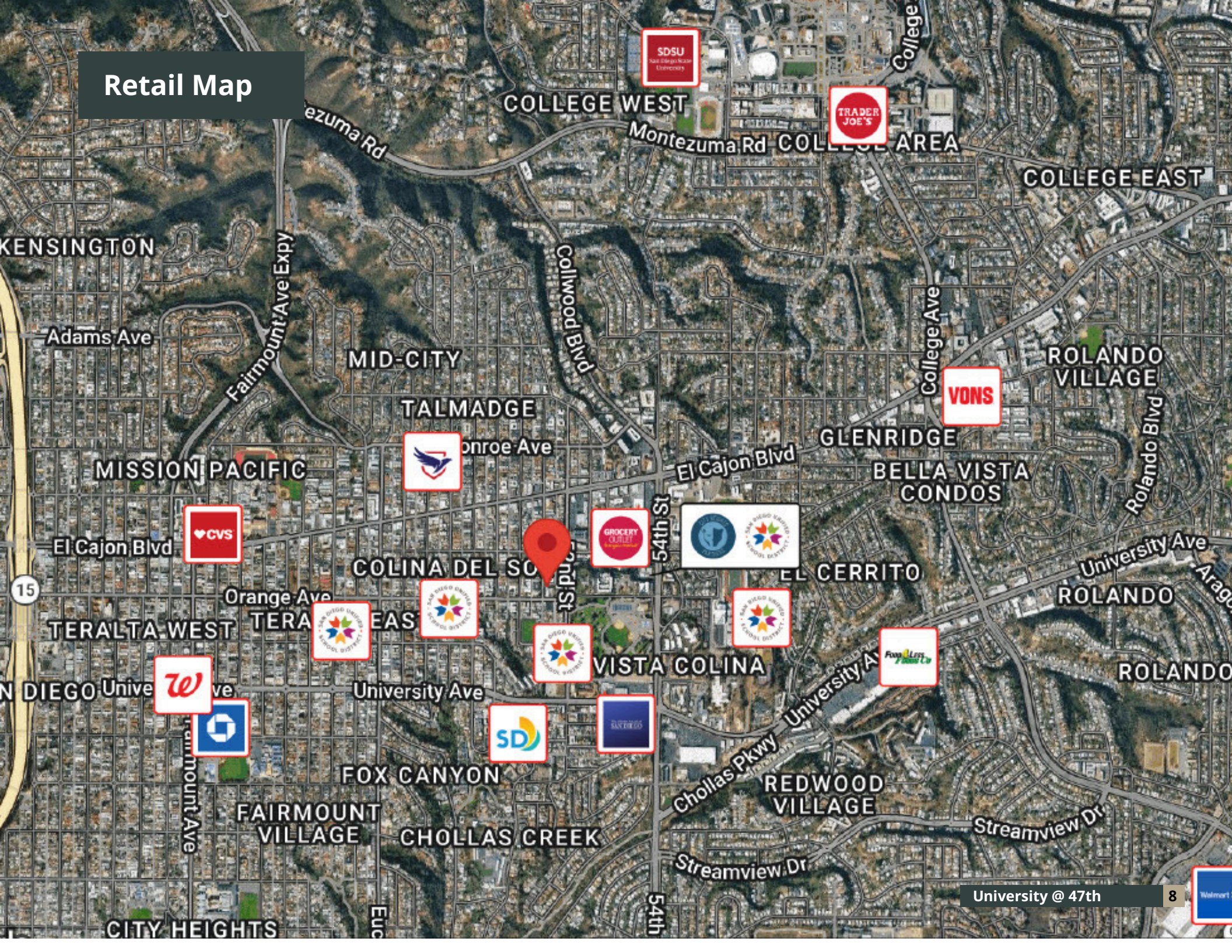
Not to Scale

Upstairs - Commercial / Residential

Location Map

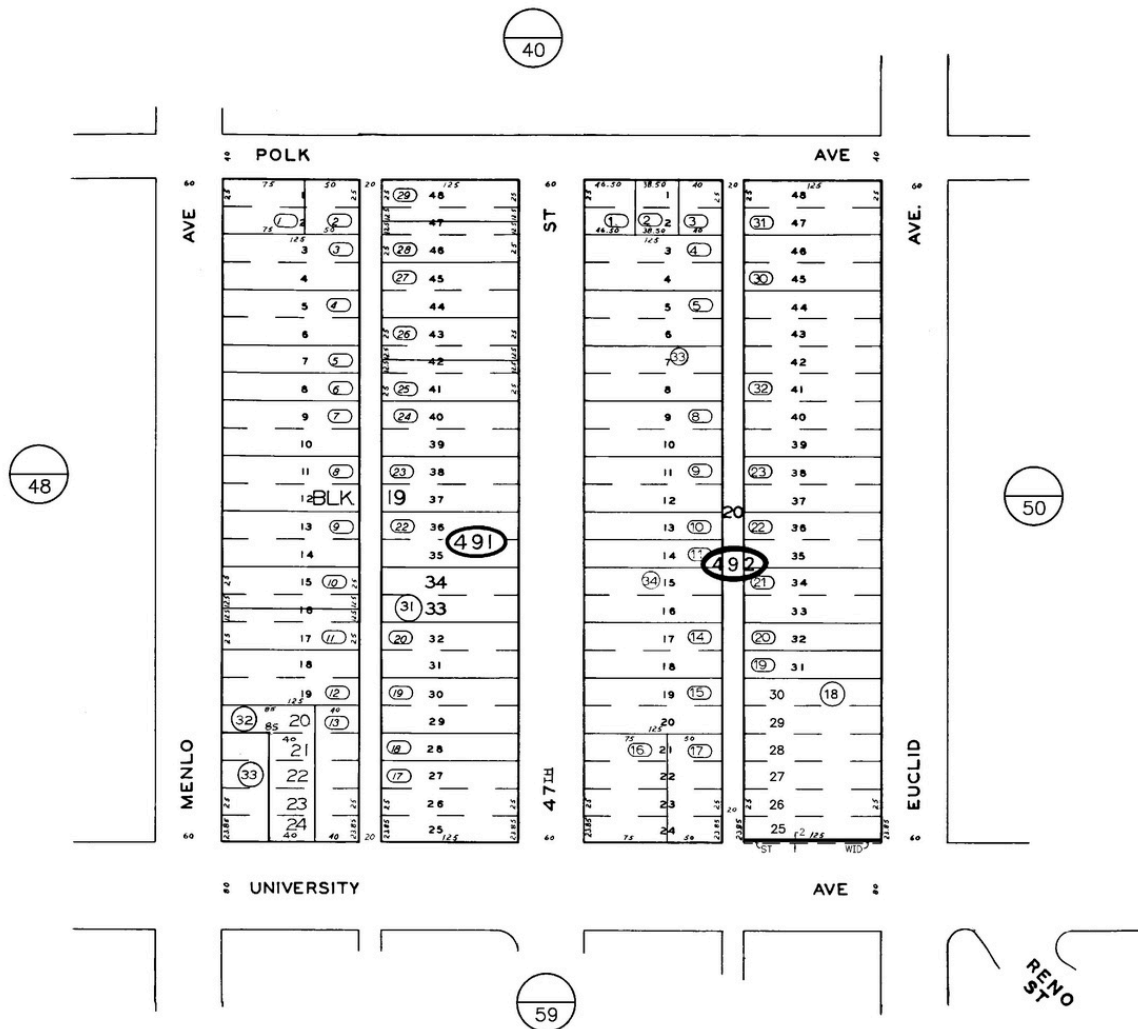


Retail Map

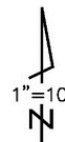


Plat Map

471-491-492



471-49


$$1'' = 100'$$
[illegible]

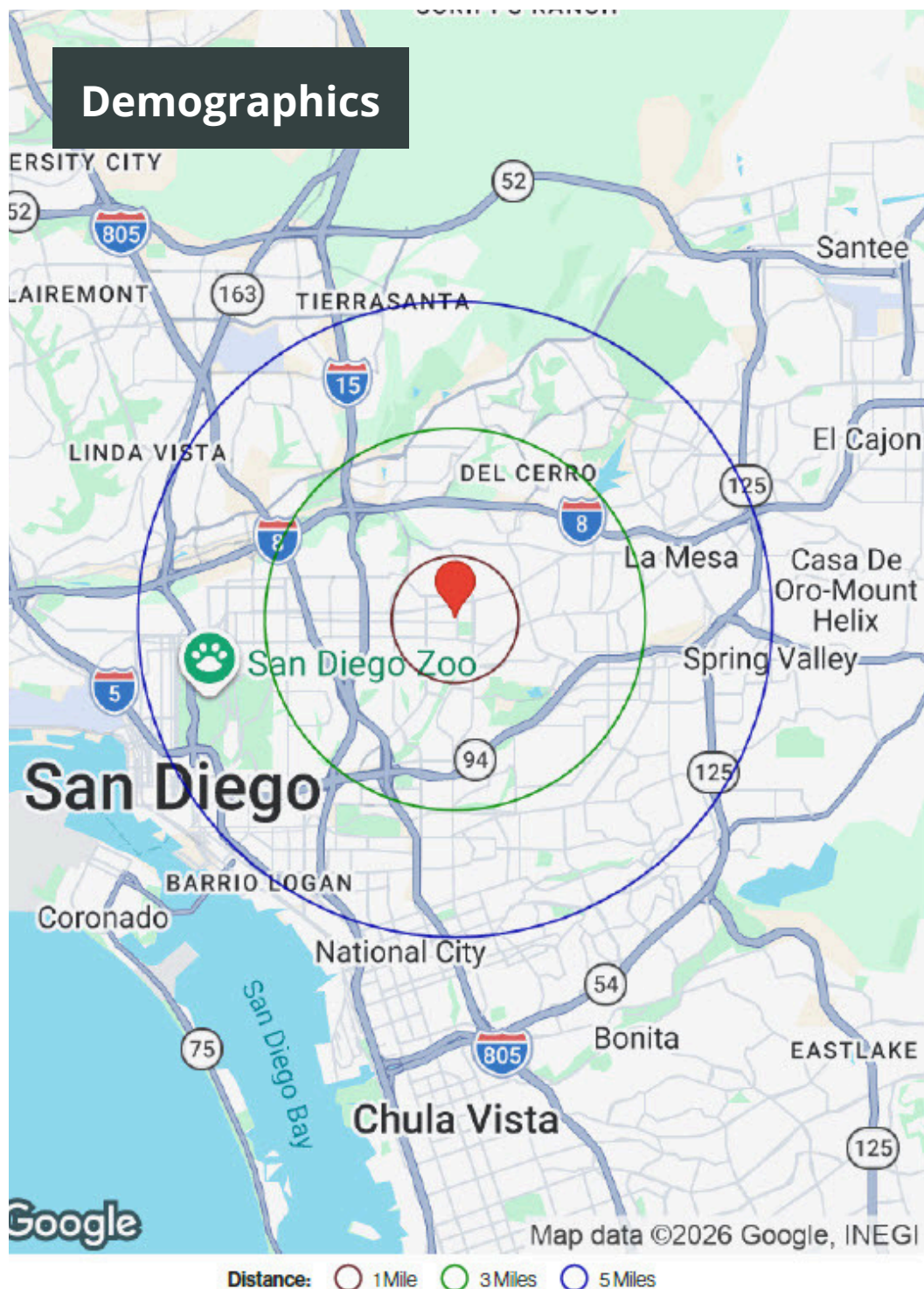
B.T
10-16-74

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 471 PAGE 49

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 1035 - FAIRMOUNT ADD

Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	23,447	128,192	325,942
	Female	23,644	122,624	315,628
	Total Population	47,091	250,816	641,570
Race / Ethnicity	White	10,803	86,607	227,308
	Black	6,428	27,815	62,040
	Am In/AK Nat	89	627	1,604
	Hawaiian	118	702	2,117
	Hispanic	19,067	91,372	242,193
	Asian	9,235	34,161	81,351
	Multiracial	1,243	8,829	23,032
	Other	113	702	1,925
Housing	Total Units	18,264	103,583	270,134
	Occupied	17,094	96,342	251,353
	Owner Occupied	4,309	35,223	93,973
	Renter Occupied	12,785	61,119	157,380
	Vacant	1,169	7,242	18,781
Age	Ages 0 - 14	8,758	39,845	102,834
	Ages 15 - 24	6,630	37,591	81,643
	Ages 25 - 54	21,438	116,128	300,955
	Ages 55 - 64	4,687	25,303	66,761
	Ages 65+	5,578	31,948	89,378
Income	Median	\$77,075	\$90,850	\$94,424
	Under \$15k	1,568	6,601	17,332
	\$15k - \$25k	1,130	4,870	12,089
	\$25k - \$35k	1,575	5,887	13,281
	\$35k - \$50k	1,622	8,351	20,679
	\$50k - \$75k	2,446	13,543	34,036
	\$75k - \$100k	2,489	14,064	36,371
	\$100k - \$150k	2,793	18,106	48,891
	\$150k - \$200k	1,279	10,373	29,232
	Over \$200k	2,193	14,545	39,442