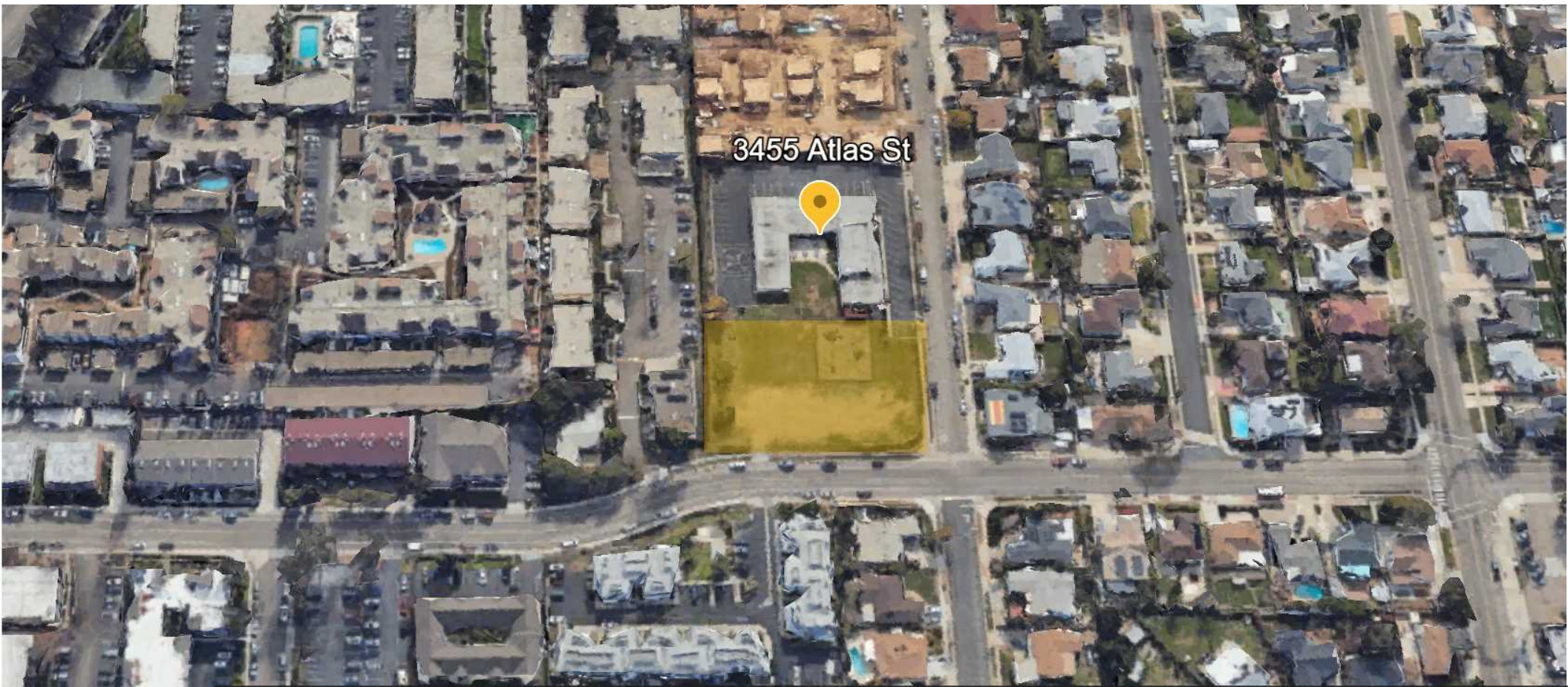


LAND FOR SALE

INFILL DEVELOPMENT OPPORTUNITY - CLAIREMONT MESA

3455 ATLAS STREET, SAN DIEGO, CA 92111



PRIME RESIDENTIAL DEVELOPMENT SITE

KWC CARMEL VALLEY / DEL MAR
12780 High Bluff Drive Suite 130
San Diego, CA 92130



Each Office Independently Owned and Operated

PRESENTED BY:

ELIZABETH BRIGNON, MBA, MSRE, CCIM
Director of Commercial Services
C: (619) 540-4208
ebrignon@kwcommercial.com
01899405, CA

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Executive Summary

3455 Atlas Street @ Stalmer Street, San Diego, CA 92111



Summary

Infill development opportunity in one of San Diego's most sought-after and centrally located neighborhoods. This .5-acre flat, corner parcel presents a rare opportunity to develop housing in the supply-constrained market of Clairemont Mesa. With proximity to San Diego Mesa College, Sharp Memorial and Rady's Children's Hospitals, Montgomery Field, and a host of shopping and dining options, this site offers immediate access to key employment centers, schools, and other amenities.

Located within a Transit Priority Area (TPA) and Sustainable Development Area (SDA), the site is well-suited for residential development with density bonus incentives for affordable projects under San Diego's progressive land use plan. Enjoy a suburban location with excellent regional accessibility and convenient access to I-805, I-8, SR-163, and SR-52, making the location ideal for commuters and residents alike.

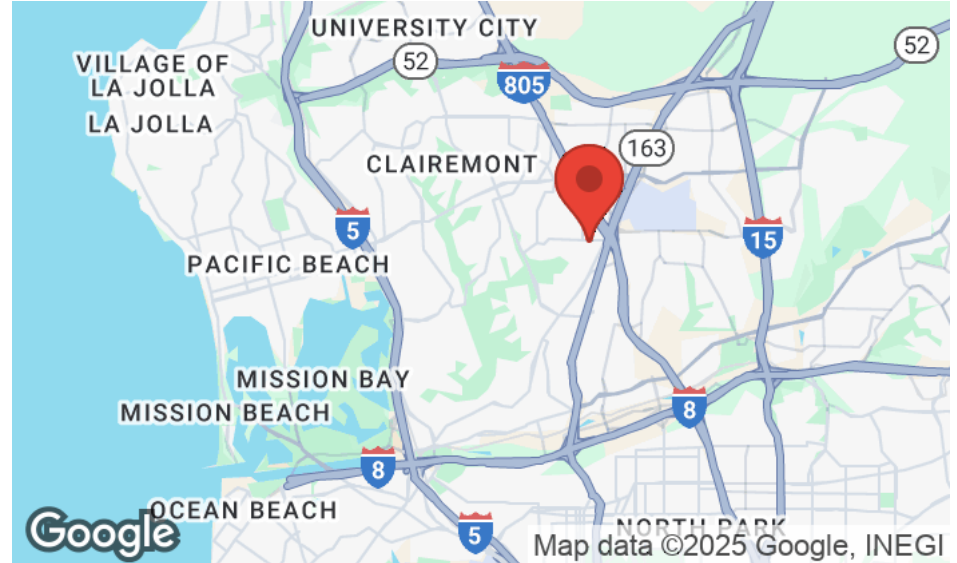
Highlights

- ±0.5 acres – flat, corner lot in prime Clairemont Mesa location
- Located in TPA and SDA – density bonuses and/or reduced parking requirements
- Walkable to major retail, healthcare, and educational hubs
- High-demand submarket with strong demographics and rental fundamentals
- Excellent freeway access to all of San Diego County

[Click for More Information](#)

Property Overview

3455 Atlas Street @ Stalmer Street, San Diego, CA 92111

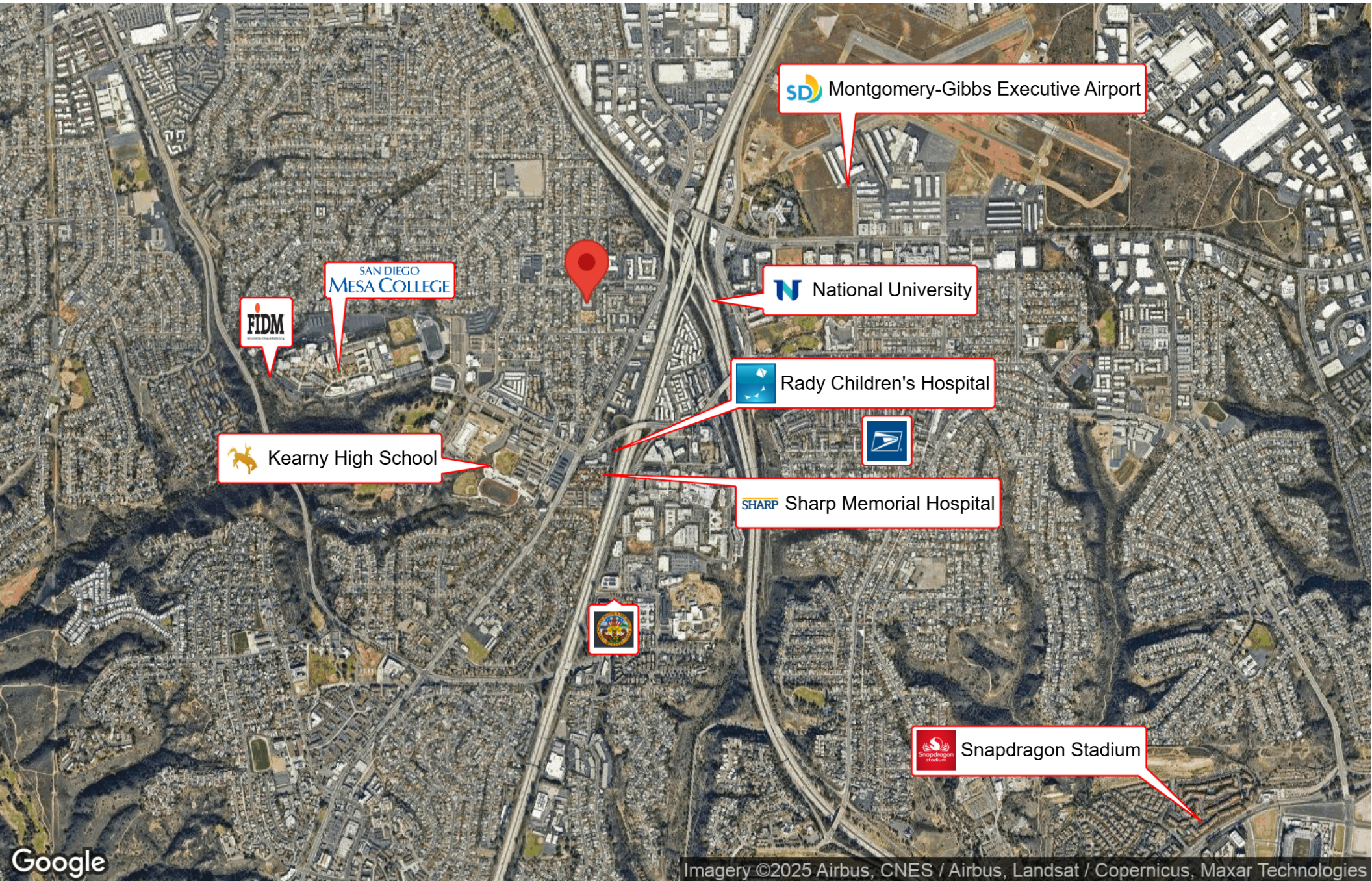


Summary

Price:	\$795,000
Land Area:	0.50 AC
Price Per SF:	\$36.50/ SF
Zoning:	RS 1-7
Overlays:	Transit Priority Area, (TPA), Sustainable Development Area (SDA)
Topography:	Flat
Site Improvements:	Graded, Utilities, Curb Cut
Cross Streets:	Stalmer Street
APN:	420-55-12-00

Business Map

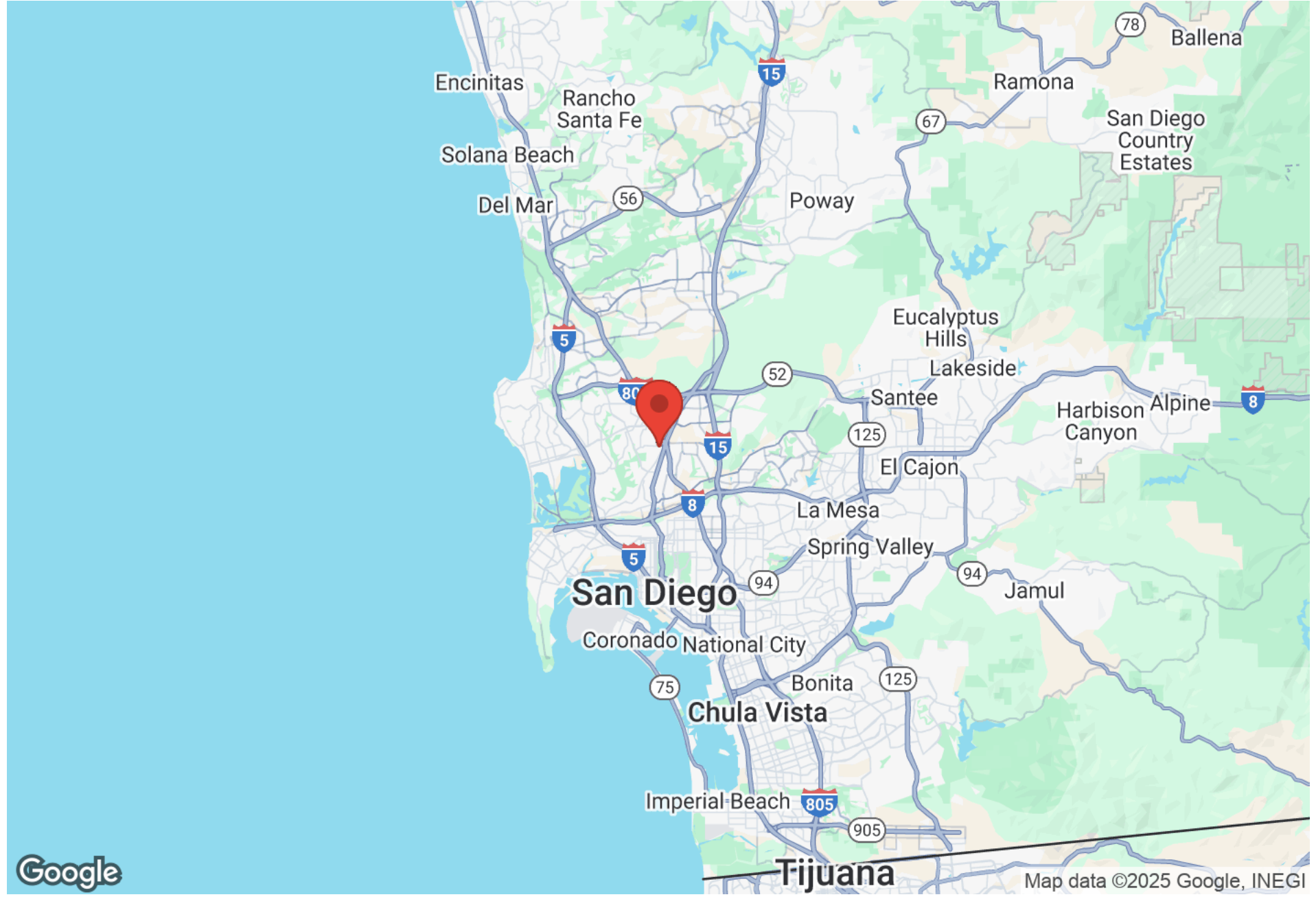
3455 Atlas Street @ Stalmer Street, San Diego, CA 92111



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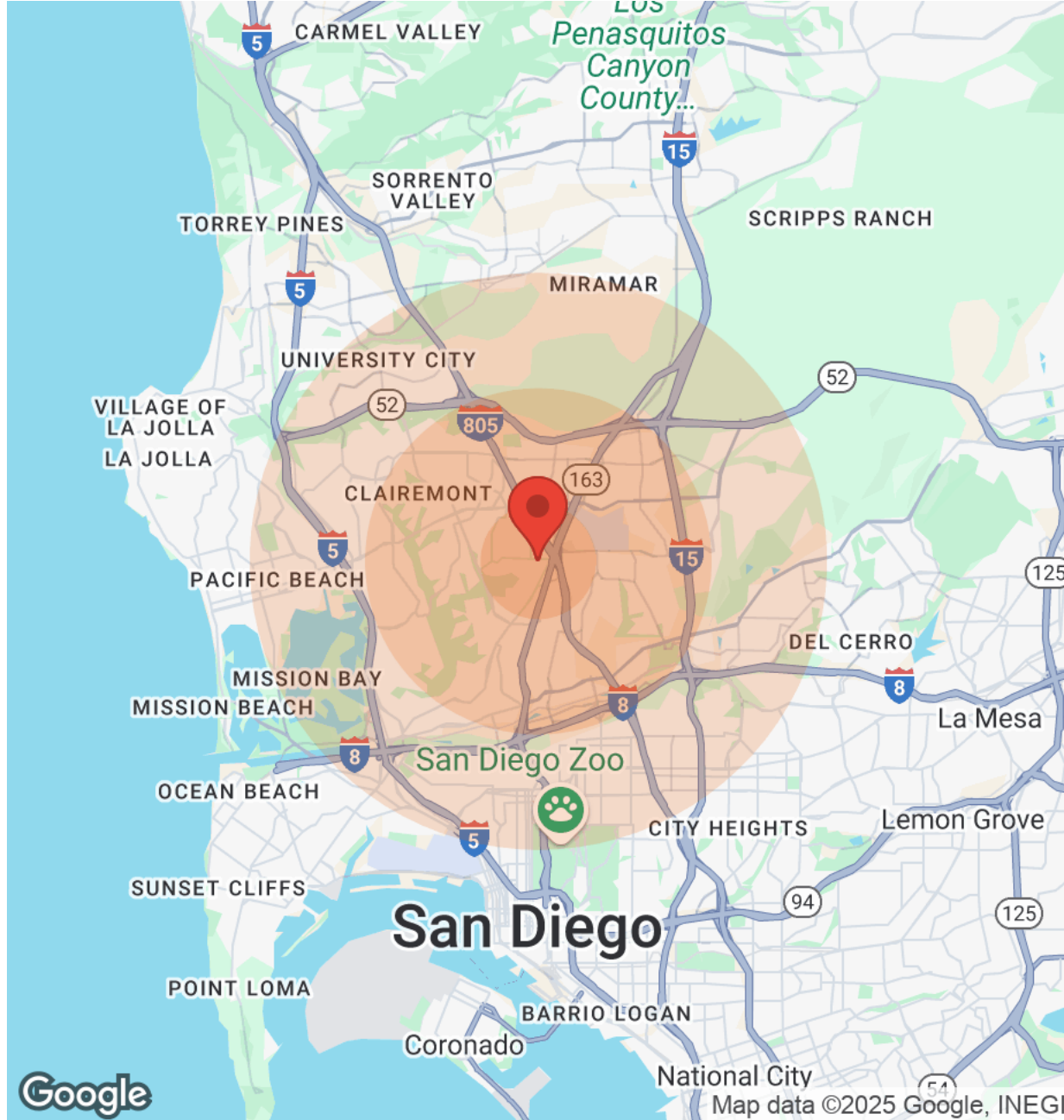
Regional Map

3455 Atlas Street @ Stalmer Street, San Diego, CA 92111



Demographics

3455 Atlas Street @ Stalmer Street, San Diego, CA 92111



Population	1 Mile	3 Miles	5 Miles
Male	10,089	66,153	181,373
Female	10,237	67,335	178,647
Total Population	20,326	133,488	360,020

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	4,453	24,038	57,900
Ages 15-24	2,736	14,821	33,915
Ages 25-54	8,885	57,585	166,739
Ages 55-64	1,879	15,870	45,496
Ages 65+	2,373	21,174	55,970

Race	1 Mile	3 Miles	5 Miles
White	11,873	86,802	253,992
Black	1,748	6,109	14,994
Am In/AK Nat	49	295	532
Hawaiian	27	227	369
Hispanic	5,154	33,761	89,048
Multi-Racial	7,042	44,880	115,174

Income	1 Mile	3 Miles	5 Miles
Median	\$57,310	\$61,855	\$60,324
< \$15,000	732	4,303	16,618
\$15,000-\$24,999	470	4,236	13,578
\$25,000-\$34,999	729	4,630	14,592
\$35,000-\$49,999	1,351	7,756	22,712
\$50,000-\$74,999	1,452	10,859	30,069
\$75,000-\$99,999	1,128	7,958	21,643
\$100,000-\$149,999	847	8,330	22,285
\$150,000-\$199,999	368	2,807	8,280
> \$200,000	108	1,562	7,118

Housing	1 Mile	3 Miles	5 Miles
Total Units	7,960	56,888	173,983
Occupied	7,478	53,706	164,118
Owner Occupied	2,921	25,705	67,703
Renter Occupied	4,557	28,001	96,415
Vacant	482	3,182	9,865