

**PROPOSED TWO APARTMENT TOWERS**  
DESIGNED & CURRENTLY IN PERMIT APPLICATIONS



**3635-3655**  
FIFTH AVENUE

HILLCREST

**FOR SALE**

± 14,831 SF of Land

**DEVELOPMENT OPPORTUNITY**

Hillcrest | San Diego

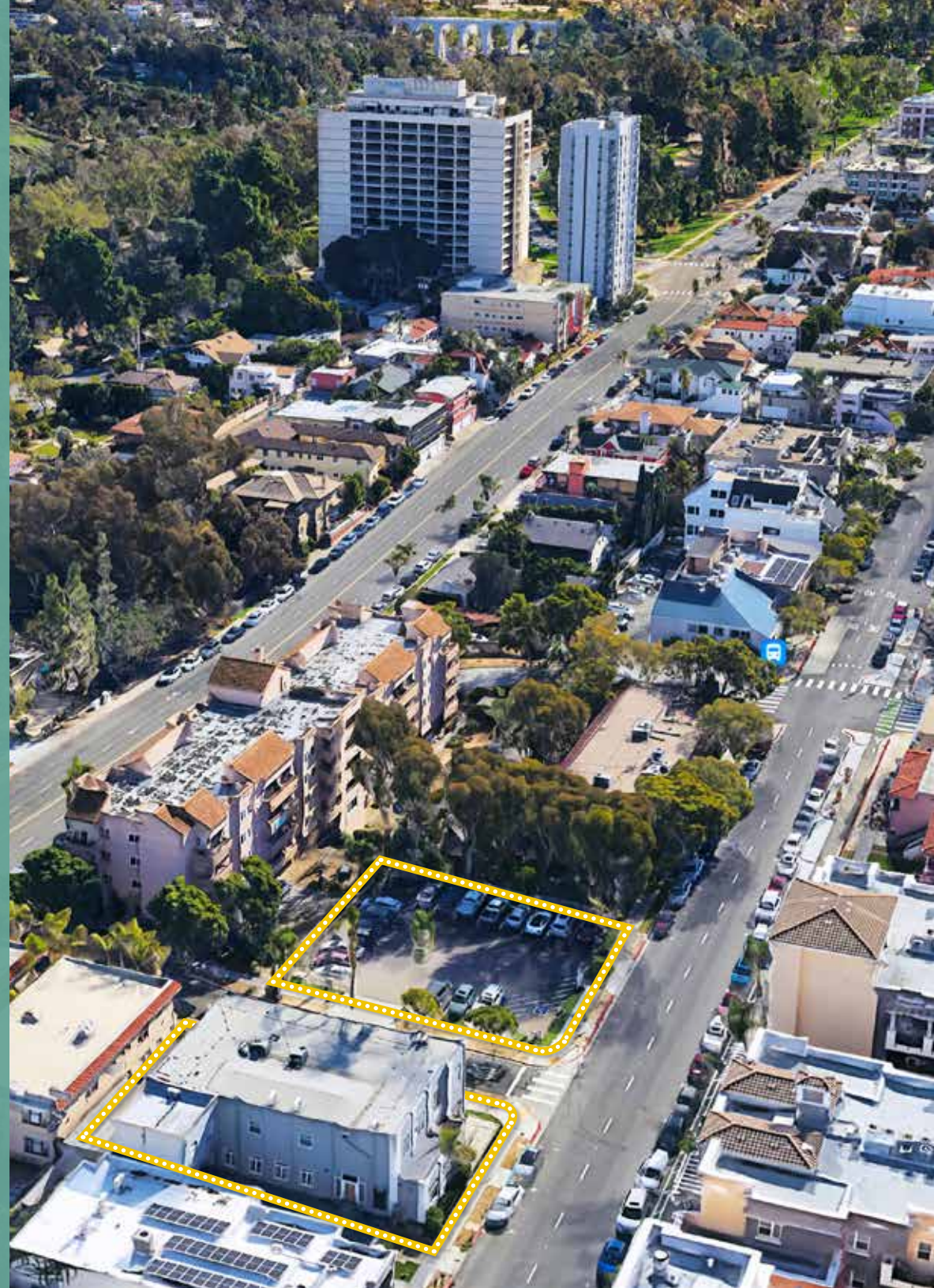
 **PERISCOPE**  
REAL ESTATE

# THE OFFERING

This is the first opportunity in years to buy shovel ready land for a Type 1 project in Hillcrest. Catapulting on the success of other record breaking rental rates achieved in new developments in the neighborhood including 525 Olive and Secoya.

The project plans include 2 towers on 2 lots across the street from each other. Current building plans call for small unit urban apartments without parking.

The location is on the edge of Bankers Hill and Hillcrest, which is one of the most sought after areas for apartment development in the United States currently.



Scripps

# WALK-ABILITY



Walk ability



[CLICK TO VIEW  
RENDERING ANIMATION](#)

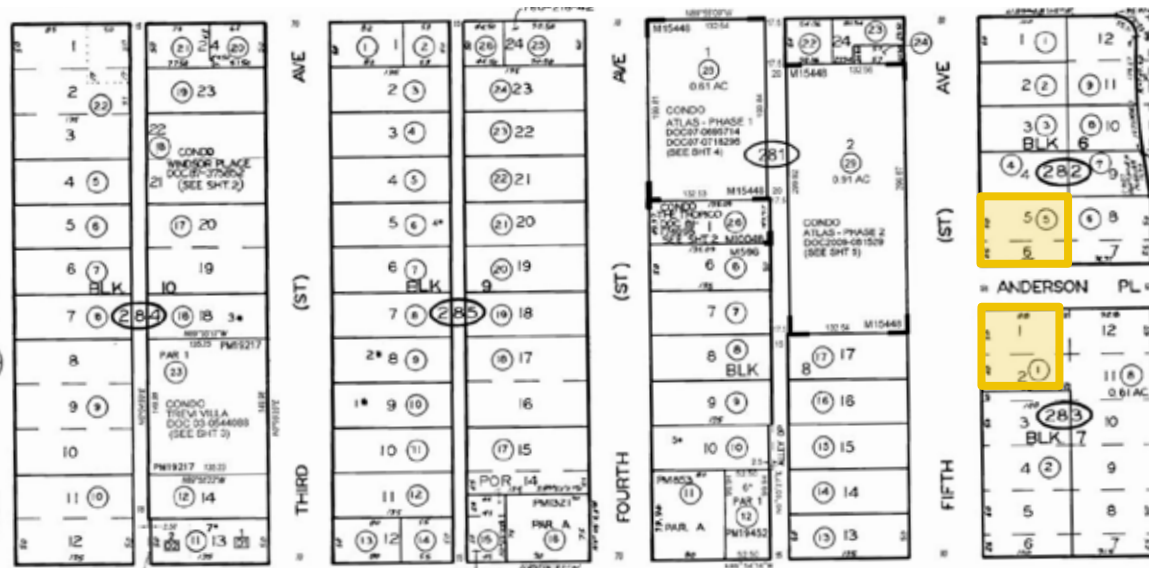


	<b>3655 5TH AVE</b>	<b>3635 5TH AVE</b>	<b>TOTAL</b>
<b>CONSTRUCTION TYPE</b>	1-B	1-B	
<b>LOT SIZE</b>	7,500	7,920	<b>15,420</b>
<b>PROPOSED BUILDING SIZE</b>	60,844	63,464	<b>124,308</b>
<b>HEIGHT IN FEET</b>	145	145	
<b>DETAIL</b>	11 stories above ground	11 stories above ground	
<b>ADDITIONAL</b>	basement	basement	
<b>ADDITIONAL</b>	roofdeck of 2,470 SF	roofdeck of 2,573 SF	
		fitness center of 1,413	
<b>TOTAL NUMBER OF UNITS</b>	<b>77</b>	<b>81</b>	<b>158</b>
<b>AVG SIZE OF APARTMENTS IN SF</b>	<b>390</b>	<b>450</b>	
<b>MARKET RATE</b>	69	73	
<b>AFFORDABLE</b>	8	8	
<b>COMMERICAL RETAIL SPACE IN SF</b>	943	1,291	
<b>CAR PARKING</b>	0	0	
<b>BIKE PARKING</b>	31	33	
<b>ARCHITECT</b>	De Bartolo + Riminic Design Studio	De Bartolo + Riminic Design Studio	
<b>ZONING</b>	CC 3-9	CC 3-9	
<b>APN</b>	452-283-01-00	452-283-05-00	
<b>COMPLETE COMMUNITIES</b>	YES	YES	
<b>FLOOR AREA RATIO</b>	8.5	8.5	

# HIGHLIGHTS

- The ability to start vertical construction in a very short timeframe
- The apartment rents in this market have increased dramatically in the last year
- This site provides walkability to green outdoor parks, restaurants, and bars
- The proximity to downtown San Diego employment, the airport, and 3 major freeways create convenience in and out with a variety of routes to and from work and services

## PENNSYLVANIA AVE



## BROOKES AVE

# THE SALES PROCESS

We are presenting these 2 properties unpriced to include the land, seller's building designs by De Bartolo + Riminic Design studio, and existing construction plans.

Building plans have been submitted to the city for review and Seller has received the city's first round of comments and expects permit issuance around December 2024. A buyer can close and immediately commence construction.

The seller is not in distress, but looking to be compensated for the 2 years of time and money spent on plans and entitlements while giving a buyer the upside from construction expertise.

The seller will respond to offers as they come in and is providing all building plans, architectural designs, upon signature of an NDA through electronic data transfer for buyer's consideration.

The seller's goal is to close escrow at the time of permit issuance, or sooner.

All communication should happen through the seller's broker. The buyer's broker, if applicable, must be paid by buyer.





## THE NEIGHBORHOOD

A walkable lifestyle out of the office corridor, this property has hip restaurants, fitness studios, coffee shops, and dog parks. In 3 blocks or a 5 min walk your residents can stroll through Balboa Park's outdoor oasis, museums, dog parks, or the famous San Diego Zoo. 3 blocks in the other direction is Whole Foods, coffee roasters, and retail conveniences.





HILLCREST

# DEMOGRAPHICS



**33,873**

POPULATION



**41**

MEDIAN AGE



**\$125,920**

AVG. HOUSEHOLD INCOME

# DEVELOPMENT MAP



The massive transformation in Hillcrest/Bankers Hill was spurred by a zoning program allowing greater density for development.

**3635-3655**  
FIFTH AVENUE

HILLCREST | SAN DIEGO

SEE WHAT WE SEE

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