

RESIDENTIAL REDEVELOPMENT SITE OPPORTUNITY


 **4167 ARIZONA STREET**
SAN DIEGO, CA

 **6,998 SF**
LOT SIZE


 **\$1.69MM**
OFFERING PRICE

 **ZONED RM-3-7**
MULTI-FAMILY RESIDENTIAL

 **NORTH PARK**
HIGHLY DESIRABLE NEIGHBORHOOD

 **PRIME INFILL LOCATION**
Strong rental demand and
ongoing population growth

 **EXCELLENT DEVELOPMENT
POTENTIAL**
Ideal for multifamily
redevelopment

 **WALKABLE & CONNECTED**
Close to retail, dining,
parks, and transit

NORTH PARK
SAN DIEGO, CA

EXECUTIVE SUMMARY & PROPERTY OVERVIEW

±6,998 SF redevelopment opportunity in the heart of North Park. Zoned RM-3-7 and located within Complete Communities Tier 3 and a Transit Priority Area, the site offers exceptional potential for multi-family development in one of San Diego's most desirable urban neighborhoods.



±6,998 SF SITE
LOT SIZE



RM-3-7
ZONING DESIGNATION



COMPLETE COMMUNITIES TIER 3
ELIGIBLE FOR INCENTIVES



TRANSIT PRIORITY AREA
ENHANCED DEVELOPMENT OPPORTUNITY



1,204 SF RESIDENCE
BUILT 1935



PRIME NORTH PARK LOCATION
Steps to University Ave and the
North Park Business District



EXCELLENT REDEVELOPMENT POTENTIAL
Ideal for multi-family redevelopment
in a high-demand rental market



WALKABLE & CONNECTED
Walk to shops, dining, parks,
and transit



4167 ARIZONA STREET
SAN DIEGO, CA

INVESTMENT HIGHLIGHTS

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Located in the heart of North Park, 4167 Arizona Street offers an exceptional opportunity to capitalize on strong rental demand, walkable amenities, and favorable zoning in one of San Diego's most dynamic neighborhoods.



WALK SCORE 93

Walker's Paradise – Daily errands don't require a car.



BIKE SCORE 73

Very Bikeable – Convenient for cyclists of all levels.



REAR ALLEY ACCESS

Enhanced site functionality and development flexibility.



NORTH PARK LOCATION

One of San Diego's most desirable urban neighborhoods.

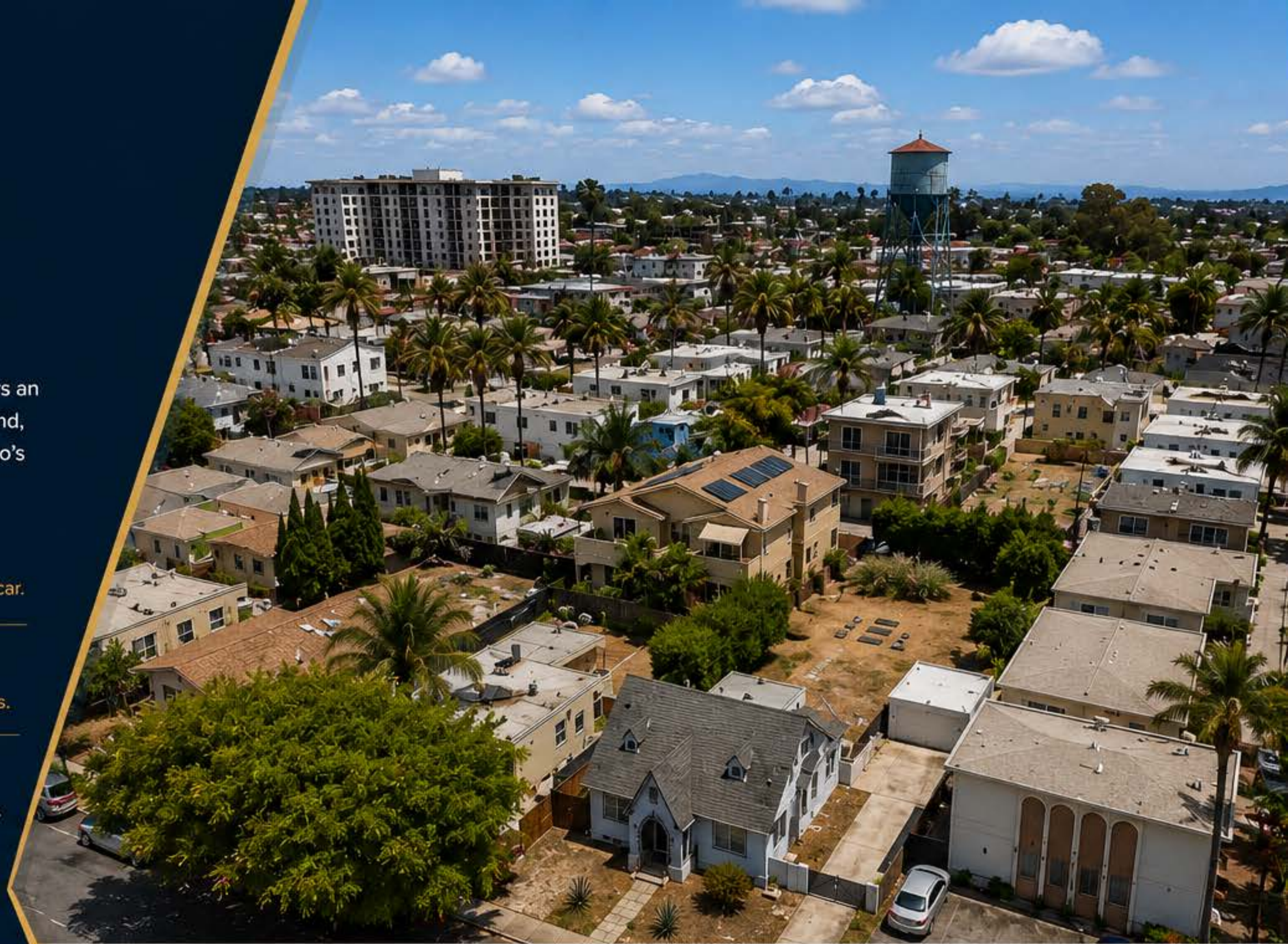


URBAN INFILL OPPORTUNITY

Ideal for multifamily redevelopment in a high-demand rental market.



4167 ARIZONA STREET
SAN DIEGO, CA



STRONG RENTAL DEMAND

Consistent occupancy and rental growth in North Park.



FAVORABLE ZONING (RM-3-7)

Allows for multi-family development



COMPLETE COMMUNITIES TIER 3

Streamlined development pathways.



LOCATION OVERVIEW

PRIME LOCATION IN NORTH PARK

Located in the heart of North Park, 4167 Arizona Street offers unmatched access to local amenities, major employment centers, and transportation corridors.



BALBOA PARK ±1.3 MILES

World-class cultural, recreational, and parks



DOWNTOWN SAN DIEGO ±4.5 MILES

Business, entertainment, and waterfront



SAN DIEGO INTERNATIONAL AIRPORT ±6.5 MILES

Easy access for regional and international travel



**WALKABLE
NEIGHBORHOOD**

Walk to restaurants, coffee shops, markets, and more.



**EXCELLENT
CONNECTIVITY**

Quick access to major freeways and public transit options.



**STRONG EMPLOYMENT
BASE**

Close to major employers and business hubs.



**LIFESTYLE
DESTINATION**

Surrounded by parks, cultural attractions, and entertainment.



**4167 ARIZONA STREET
SAN DIEGO, CA**



DEMOGRAPHICS

NORTH PARK DEMOGRAPHICS

5-Mile Radius | 2025 Estimates



POPULATION
567,919



HOUSEHOLDS
255,804



MEDIAN HH INCOME
\$90,304



AVERAGE HOME VALUE
\$1,015,431



PER CAPITA INCOME
\$50,102



RENTER OCCUPIED
67.2%



NORTH PARK DEMOGRAPHICS

5-MILE RADIUS | 2025 ESTIMATES



567,919
Population



255,804
Households



\$90,304
Median HH Income



\$1,015,431
Average Home Value



\$50,102
Per Capita Income



67.2%
Renter Occupied

Source: Sites To Do Business Online
Data intended for marketing purposes only.
Buyers should verify all information.



4167 ARIZONA STREET
SAN DIEGO, CA



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Let's Connect

I'm here to help with all your real estate needs.



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