

4384 OREGON ST

SAN DIEGO, CA

Offering Memorandum

RTI Multifamily Development Opportunity

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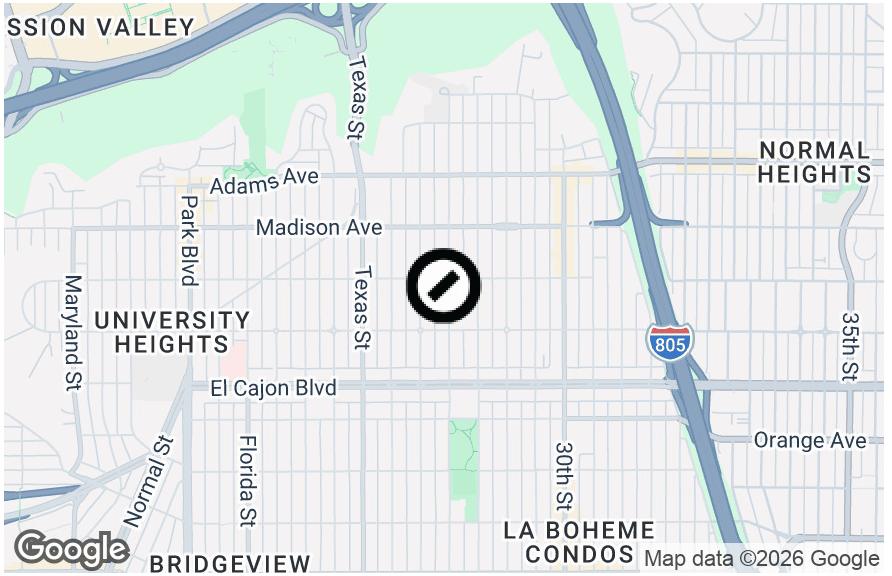
4384 OREGON ST

Executive Summary

SAN DIEGO, CA

Executive Summary





OFFERING SUMMARY	
SALE PRICE:	$1,500,000
NUMBER OF UNITS:	17
LOT SIZE:	5,003 SF
BUILDING SIZE:	816 SF
ZONING:	RM-3-9
EXISTING UNIT MIX:	2Bd/2Ba
YEAR BUILT:	1974
PARCEL #:	445-352-23-00

Property Summary

RTI multifamily development opportunity in the heart of North Park. Situated on a 5,003 SF lot zoned RM-3-9, the property is currently improved with a 2-bedroom, 2-bathroom single-family residence. Fully approved, ready-to-issue plans call for the construction of a new three-story apartment building with lofts, consisting of 17 residential units. The project offers developers the opportunity to deliver a new multifamily community with minimal entitlement delays in one of San Diego's most desirable urban neighborhoods. Centrally located near University Avenue and El Cajon Boulevard, with convenient access to North Park's restaurants, breweries, shops, and entertainment, as well as Balboa Park, Downtown San Diego, Mission Valley, and major freeways.

Interior Photos









Development Highlights

4384 OREGON STREET | NORTH PARK, SAN DIEGO

17

RESIDENTIAL UNITS

READY-TO-ISSUE DEVELOPMENT

Approved plans for a new three-story multifamily building with loft-style units.

A defined path toward permit issuance.

PROJECT OVERVIEW

DEVELOPMENT PROGRAM	17 residential units
BUILDING DESIGN	Three-story multifamily with lofts
PLAN STATUS	Fully approved / ready-to-issue (RTI)
LOT AREA	5,003 SF
ZONING	RM-3-9

DEVELOPMENT PLANS & SUPPORTING DOCUMENTS

VIEW GOOGLE DRIVE FILE >

Development details are based on seller-provided information and should be independently verified.

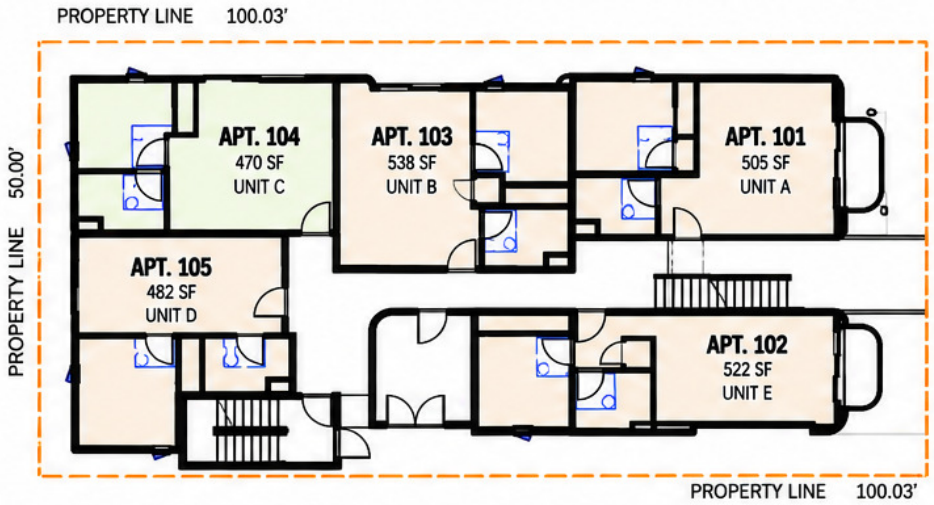




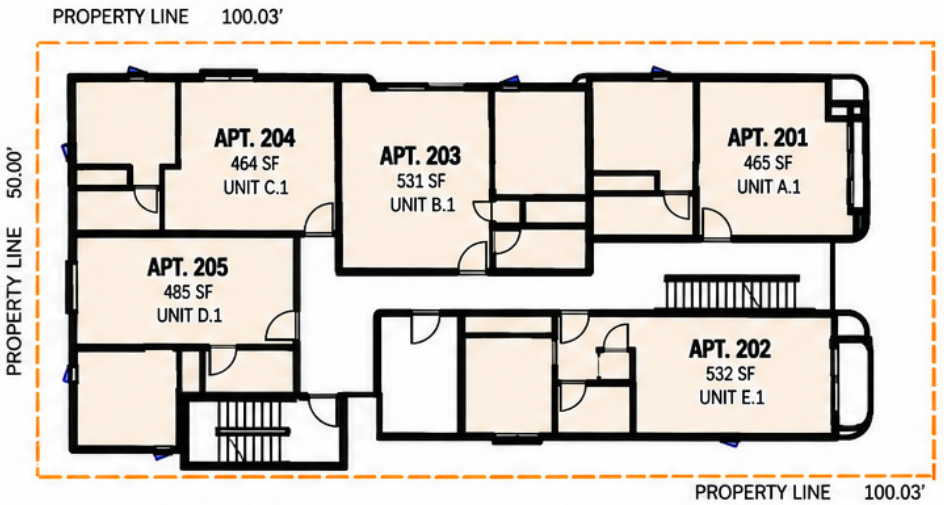




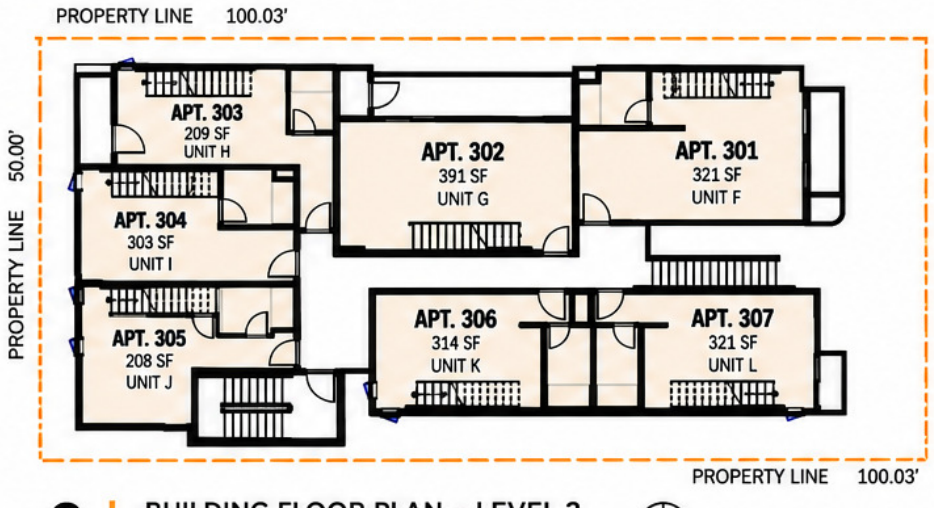
ARCHITECTURAL FLOOR PLANS



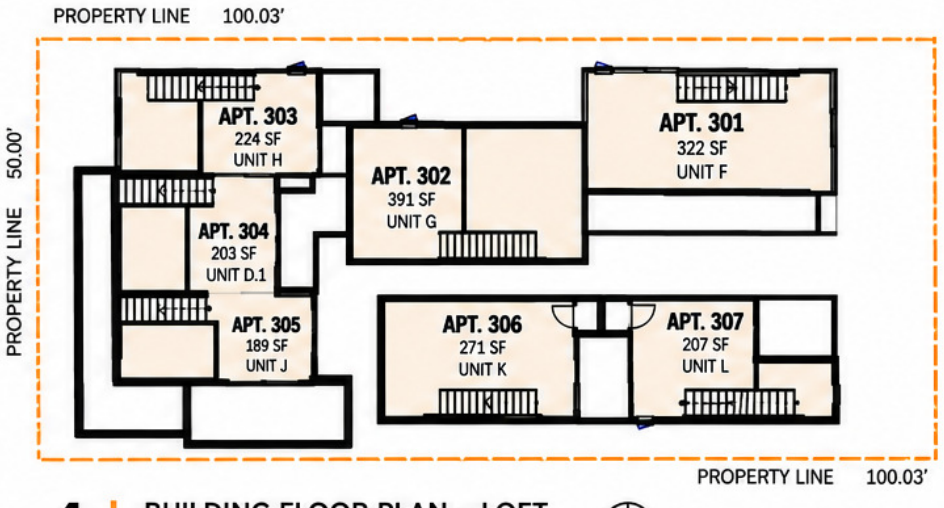
1 | BUILDING FLOOR PLAN – LEVEL 1
1" = 10'-0"



2 | BUILDING FLOOR PLAN – LEVEL 2
1" = 10'-0"

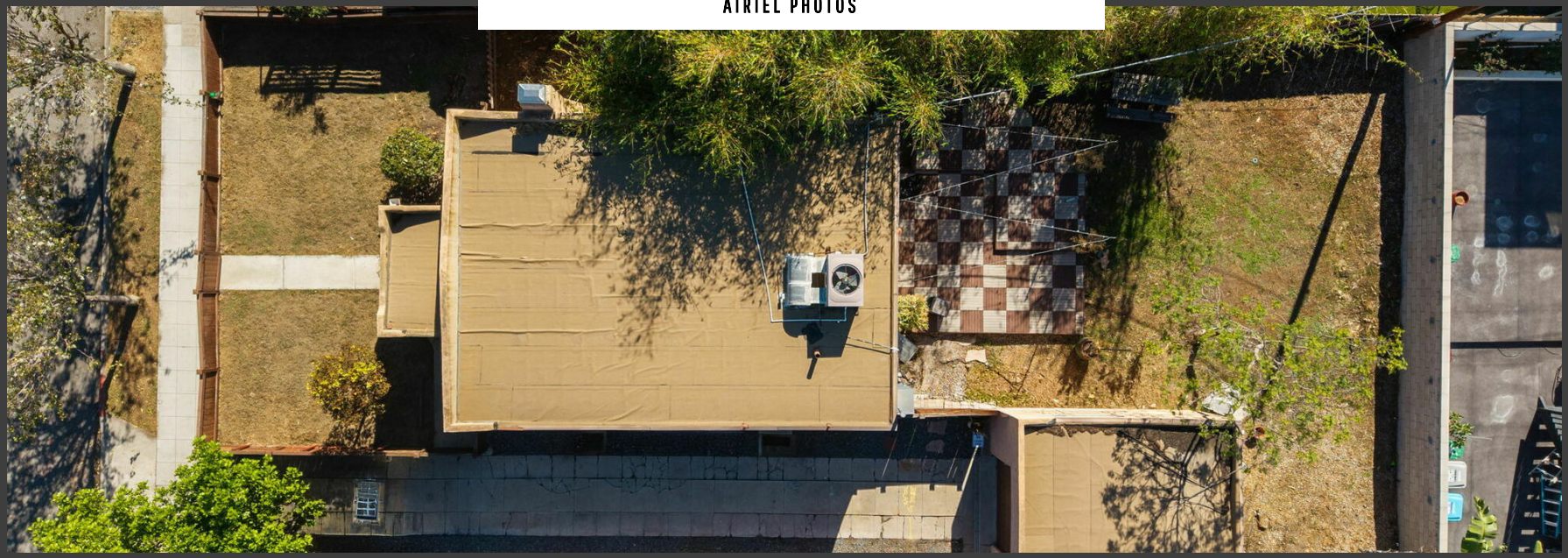


3 | BUILDING FLOOR PLAN – LEVEL 3
1" = 10'-0"



4 | BUILDING FLOOR PLAN – LOFT
1" = 10'-0"

AIRIEL PHOTOS







Additional Photos









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