

\$2,500,000 - 0000 Academy 000, PACIFIC BEACH

MLS® #240002651

\$2,500,000

Bedroom, Bathroom,
Lot / Land on 0 Acres

pacific beach, PACIFIC BEACH, CA

The Property is currently two parcels with one existing 1,520 SF with a three (3) bed, two (2) bath single family home built in 1959. The Property is delivered with a fully approved project for one (1) new Single Family home plus four (4) large townhomes and two (2) ADUs. Each home offers a private garage, rooftop decks, and generous square footage. The grading permit is ready to be pulled and architectural approvals are ready to go once the property is graded and receives a pad certification. As designed and processed the project does not require an HOA and there is no "common area." SDGE project number assigned. Should a buyer elect to, under a new submittal, the property could be processed utilizing stacked density bonus and achieve up to eleven (11) units.

Additional Information

City	PACIFIC BEACH
County	San Diego
Zip	92109
MLS® #	240002651
Lot Size	0.00
Neighborhood	PACIFIC BEACH (92109)

Listing Details

Provided By: David Santistevan

This information is deemed reliable but not guaranteed. You should rely on this information only to decide whether or not to further investigate a particular property. BEFORE MAKING ANY OTHER DECISION, YOU SHOULD PERSONALLY

FULLY APPROVED | SHOVEL-READY

4 LARGE TOWNHOMES + 1 SINGLE FAMILY

4801

ACADEMY ST

PACIFIC BEACH, CA



OFFERING SUMMARY

The Property is currently two parcels with one existing 1,520 SF with a three (3) bed, two (2) bath single family home built in 1959. The Property is delivered with a fully approved project for one (1) new Single Family home plus four (4) large townhomes and two (2) ADUs. Each home offers a private garage, rooftop decks, and generous square footage. The grading permit is ready to be pulled and architectural approvals are ready to go once the property is graded and receives a pad certification. As designed and processed the project does not require an HOA and there is no "common area." SDGE project number assigned. Should a buyer elect to, under a new submittal, the property could be processed utilizing stacked density bonus and achieve up to eleven (11) units.

PROPERTY HIGHLIGHTS

ARCHITECTURE LINKS



Location	4801 Academy St., San Diego, CA 92109
APN	416-361-22 & 416-361-21
Acres	0.33 Acres
Existing Property Description	2 parcels w/ existing 1,520 SF Single Family 3 BD / 2 BA house + vacant lot
Approved Project Description	4 townhomes, 1 single family home + 2 detached ADUs
Approved Project Unit Mix	<ul style="list-style-type: none">(1) Single Family 2,169 SF(4) Townhomes 1,733 - 1,844 SF(2) ADUs 480 SF
Municipality	City of San Diego / Pacific Beach
Entitlements & Details	<ul style="list-style-type: none">Grading permit APPROVED - not pulledArchitectural through plan check - with pad cert may be pulledThree (3) separate architectural submittals (lots 13, 16 & 17) - removes requirement of having to go through DRE. Project designed w/ an "Incentive HOA" i.e. - no HOA "common areas" - roof structures designed separate / do not touch.SDGE project number assigned.
Zoning	RM-1-1 (1 du/3000 SF)
Stacked Density Bonus Potential	11 Potential Units: 8 Market Rate + 2 Very Low Affordable + 1 Moderate Affordable *Would require a new submittal
School District	San Diego Unified School District
Transit	<ul style="list-style-type: none">Parking Standards TPATransit Priority Area (TPA)Affordable Housing Parking Demand (High)
Overlays	<ul style="list-style-type: none">Cultural Sensitivity Area (Moderate)Paleontological Sensitivity Area (Low)Sensitive Vegetation (None)
Sustainable Development Area (SDA)	Yes Mobility Zone 2

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