

\$2,600,000 - 3830 1st Avenue 13, HILLCREST

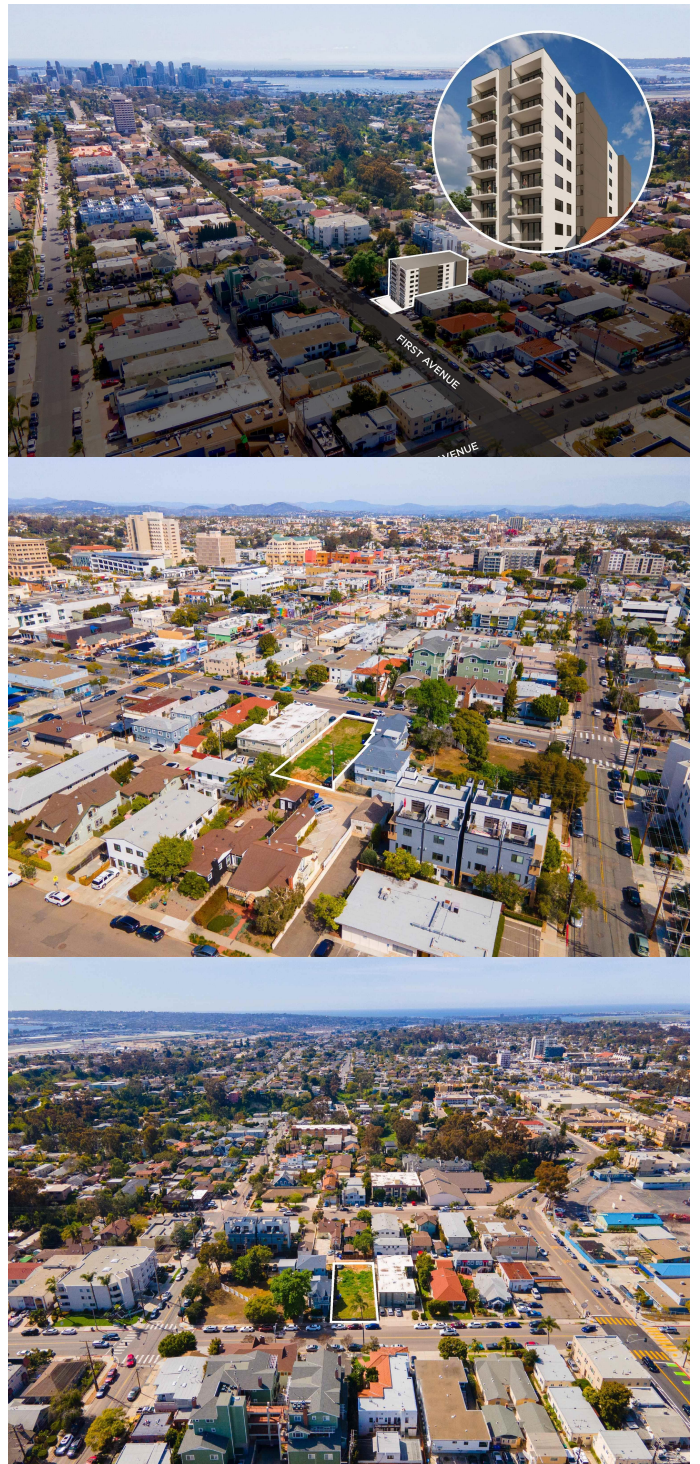
MLS® #240006626

\$2,600,000

Bedroom, Bathroom,
Lot / Land on 0 Acres

Hillcrest, HILLCREST, CA

We are pleased to present First Avenue Lofts, a fully entitled 56-unit investment opportunity located at 3830 First Avenue San Diego, CA. The First Avenue Lofts is comprised of sixteen (16) studios averaging 380 sqft each, and forty (40) one-bedroom/one-bathroom units ranging from 570 – 715 square feet. Once built, the eight-story property will be a total of 37,975 square feet (32,215 net rentable). Each apartment unit will be furnished with contemporary fixtures and finishes, coming with 9-foot ceilings, quartz countertops, full kitchen appliance packages, HVAC, built-in shelves and storage cabinetry. The subject property is located in Hillcrest, one of the most coveted locations for renters in San Diego. In and of itself, the site location is also outstanding, giving premium visibility and walkability. The property boasts a walkability score of 97 which is “a walkers paradise”. It is less than a mile from Balboa Park which offers tennis courts, public pool, baseball fields, archery range, hiking trails, dog park, disk golf course, playground, and a speed track for bicyclist. Residents at the subject property enjoy immediate walking access to the many bars and restaurants on University Avenue, and Robinson Avenue. Lastly, residents enjoy easy access to CA-163 and Interstate 5 and are just minutes away from San Diego’s largest employment centers including Downtown, Mission Valley, and Kearny Mesa. This property presents a unique opportunity for an investor to purchase



development project in Hillcrest, one of the strongest submarkets.

Additional Information

City	HILLCREST
County	San Diego
Zip	92103
MLS® #	240006626
Lot Size	0.00
Neighborhood	MISSION HILLS (92103)

Listing Details

Provided By: Marcus & Millichap

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