

# Point Loma Development Site/Value Add- SD Bay Views

3328-3340 HARBOR VIEW DRIVE, SAN DIEGO, CA 92107



OFFERING MEMORANDUM

**KW COMMERCIAL**  
12780 High Bluff Drive,  
Suite 130  
San Diego, CA 92130

*PRESENTED BY:*

**ELIZABETH BRIGNON**  
Director  
O: 619.540.4208  
ebrignon@kwcommercial.com  
CA #01899405

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SAN DIEGO, CA

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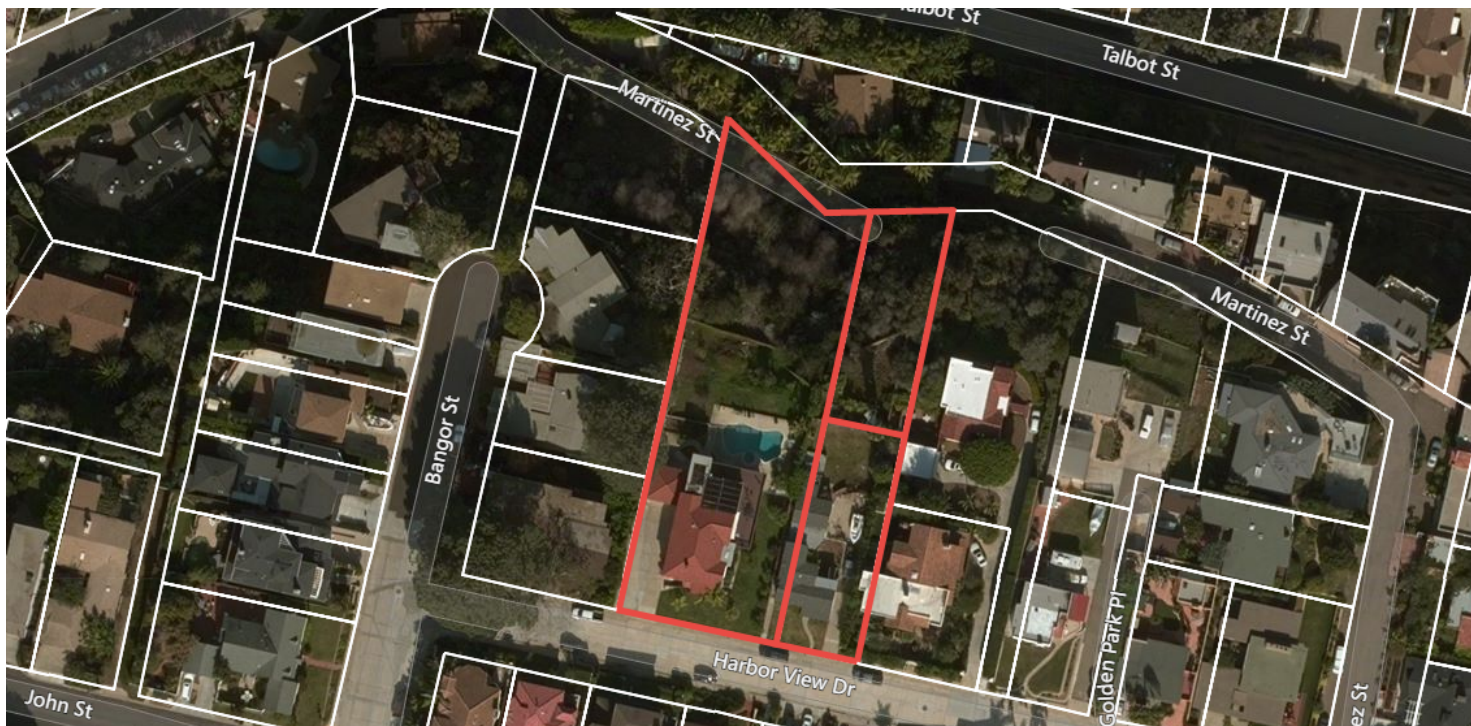
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# Executive Summary



## OFFERING SUMMARY

<b>SALE PRICE:</b>	Call Broker for Details
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	0.99 Acres (43,093 sf)
<b>ZONING:</b>	RS 1-7 (1 per 5,000)
<b>MARKET:</b>	Point Loma
<b>SUBMARKET:</b>	La Playa
<b>APN #:</b>	531-641-05 and 06

## PROPERTY OVERVIEW

There are multiple options for development of this high end opportunity in the prestigious waterfront community of La Playa. The opportunity consists of three parcels with varying degrees of development potential. 3340 Harbor View Drive has a value add single family home with excess land in the rear to accommodate additional homes. 3328 Harbor View Drive has already been split, having created a new lot in the rear while maintaining the existing value add single family home on a separate parcel. (See details below) There are expansive VIEWS of the San Diego Bay from the new and existing home sites. Each property is available individually or as a portfolio sale.

## PROPERTY HIGHLIGHTS

- Parcel A- 3340 Harbor View Drive- 27,500 sf lot with 5br/3ba home (3,500 sf) and views of the San Diego Bay; could accommodate two additional homes behind it
- Parcel B- 3328 Harbor View Drive (back half)- 7,504 sf FULLY APPROVED (Coastal and Site Development Permits) single family lot with conceptual plans for a 2,750 sf home, also with views of the San Diego Bay.
- Parcel C- 3328 Harbor View Drive (front half)- 7,378 sf lot with 2br/1ba home (1,200 sf)

## Property Description



### LOCATION OVERVIEW

La Playa is a bay front neighborhood in the Point Loma community of San Diego, which is comprised primarily of high end residential homes. The neighborhood has two yacht clubs, San Diego Yacht Club and Southwestern Yacht Club, and lies just across the channel from Shelter Island. It has played an important role in San Diego history as it became the location where commercial and military ships were anchored in the early days of the City. Now the La Playa neighborhood includes some of the most expensive homes in San Diego.

There is a variety of shopping, restaurants and other retail located just minutes away and the property has a close proximity to Sunset Cliffs, Point Loma Nazarene University, Naval Base Point Loma and Cabrillo National Monument.

### AREA HIGHLIGHTS

- San Diego Unified School District: Cabrillo Elementary, Dana/Correia Middle School, Point Loma High School
- La Playa neighborhood home sales in the past year range from \$1.5 mil to \$5 mil with a median home value of \$2.45mil



# Site Plan

## COASTAL DEVELOPMENT PERM SITE DEVELOPMENT PERM LOT LINE ADJUSTMENT PLAT NO APPROVAL NO. 1838175

### LEGAL DESCRIPTION

APN: 501-641-05 (PARCEL 1 OF TITLE REPORT)  
LOT 3 AND 4 IN BLOCK 5 OF GOLDEN PARK, IN THE CITY OF SAN DIEGO, COUNTY OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 958, FILED IN THE OFFICE OF RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 12, 1955.

APN: 501-641-06 (PARCEL 5 OF TITLE REPORT)  
LOT 5 IN BLOCK 5 OF GOLDEN PARK, IN THE CITY OF SAN DIEGO, COUNTY OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 958, FILED IN THE OFFICE OF RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 12, 1955.

### BASIS OF BEARINGS

THE SOUTH LINE OF BLOCK 5 OF GOLDEN PARK (MAP NO. 958) AS SHOWN ON C.I.C. NORTH 77°59'07" WEST.

### APN / ADDRESS

ASSESSOR'S PARCEL NUMBER: 031-641-05-05, 06-05  
ADDRESS: 3228-40 HARBOR VIEW DRIVE  
SAN DIEGO, CA

### NOTES

1. PRELIMINARY TITLE REPORT HAS BEEN PROVIDED BY CHICAGO TITLE COMPANY ALJULY 18, 2016. ORDER NO. 1201201-000-014. ITEMS OTHER THAN EASEMENTS SEE TITLE REPORT FOR DETAILS.
2. THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM SAN DIEGO LAND SURVEYING, 9805 CHESAPEAKE DRIVE, SUITE 445, SAN DIEGO, CALIF. 92121-1910 AND REVISED 03-01-11.
3. THE USE OF PROPOSED PARCELS IS RESIDENTIAL.
4. THE SUBJECT PROPERTY IS SERVED BY CITY OF SAN DIEGO SANITARY SEWER WATER MAINS.
5. THE EXISTING NUMBER OF PARCELS IS THREE. THE PROPOSED NUMBER OF PARCELS IS THREE.
6. NAD83 COORDINATES = 2011 NAD83. NAD83 COORDINATES = 1843-8285.
7. IMPROVEMENTS CROSSING PROPOSED OWNERSHIP LINES TO BE REMOVED.
8. TO PREPARE ADDRESSABILITY EASEMENT IN FAVOR OF PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 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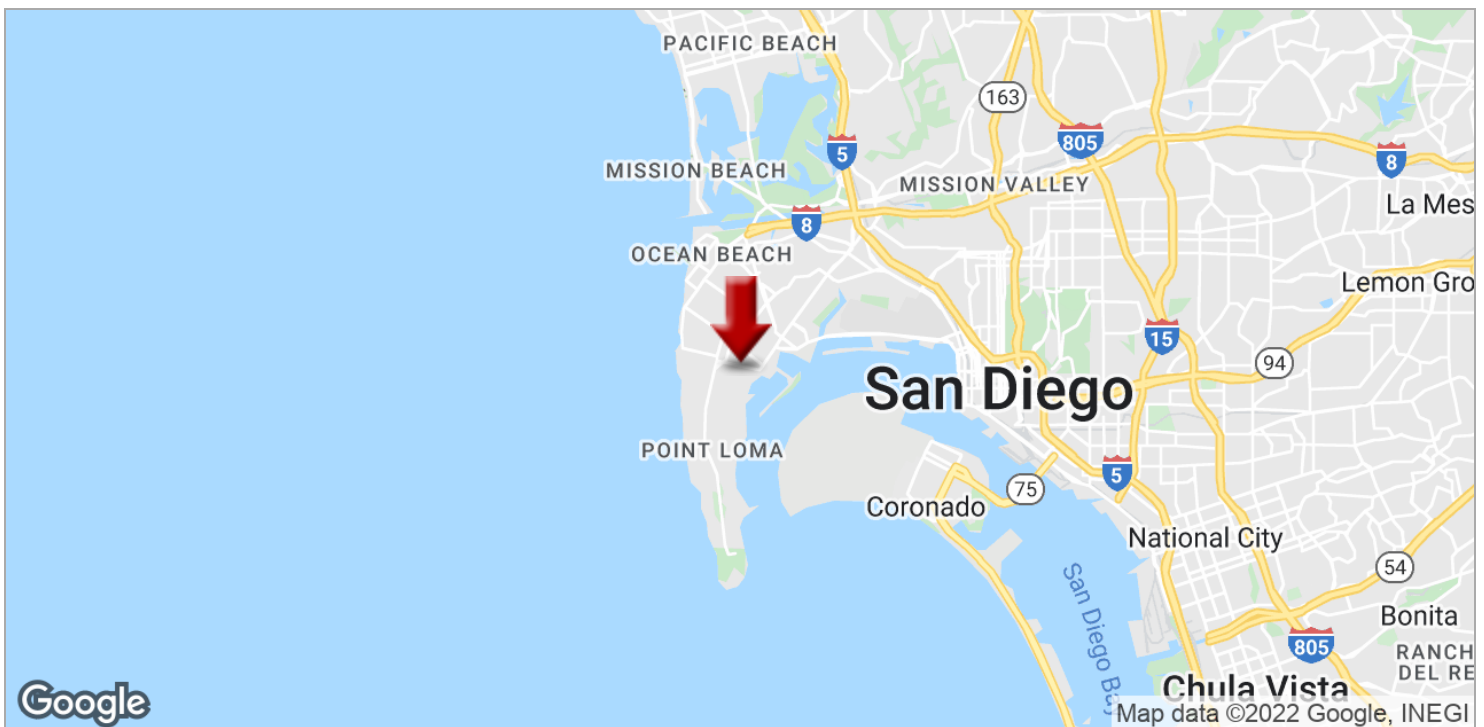


## Additional Photos



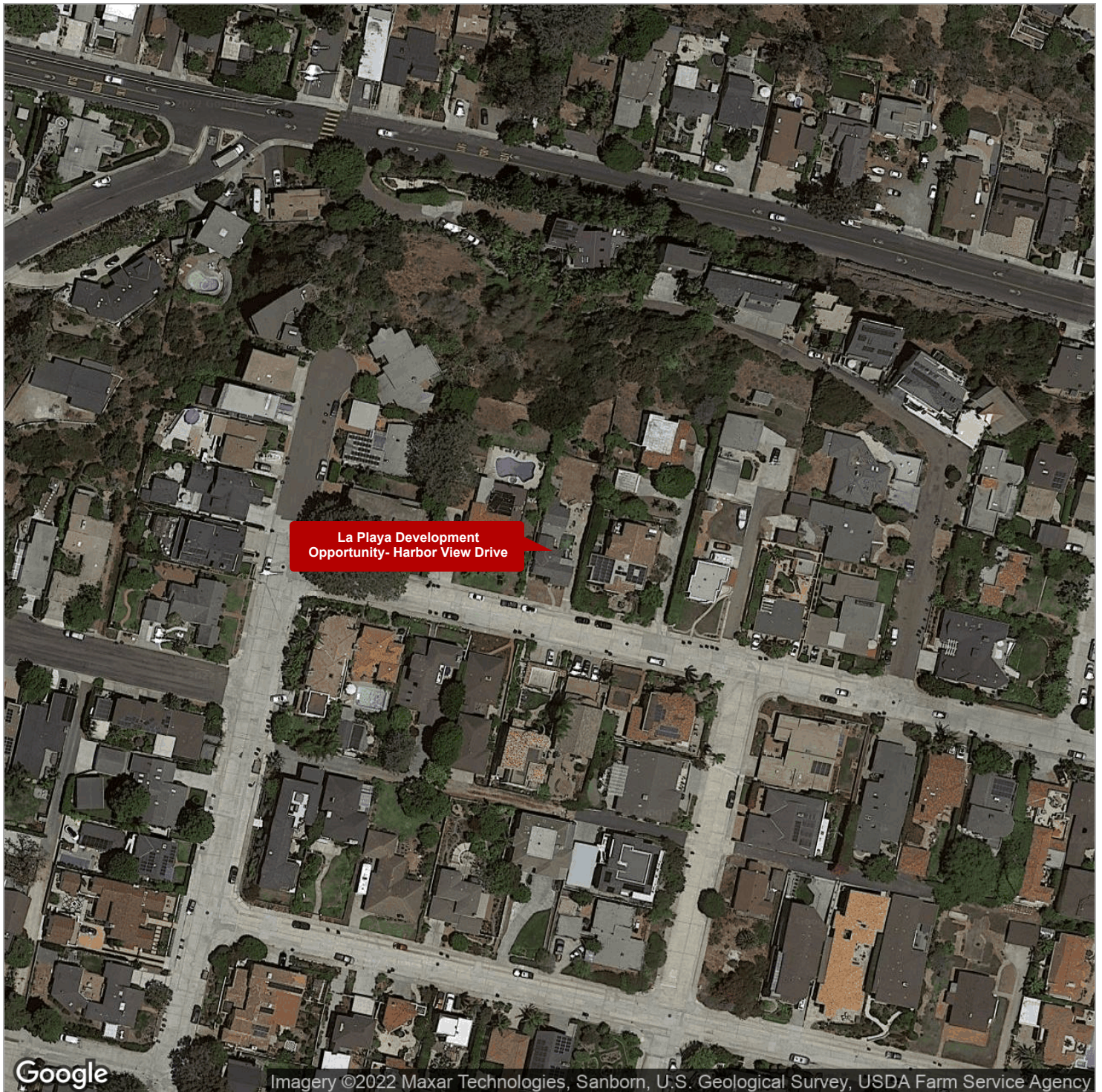


## Location Maps





## Aerial Map





# Demographics Report

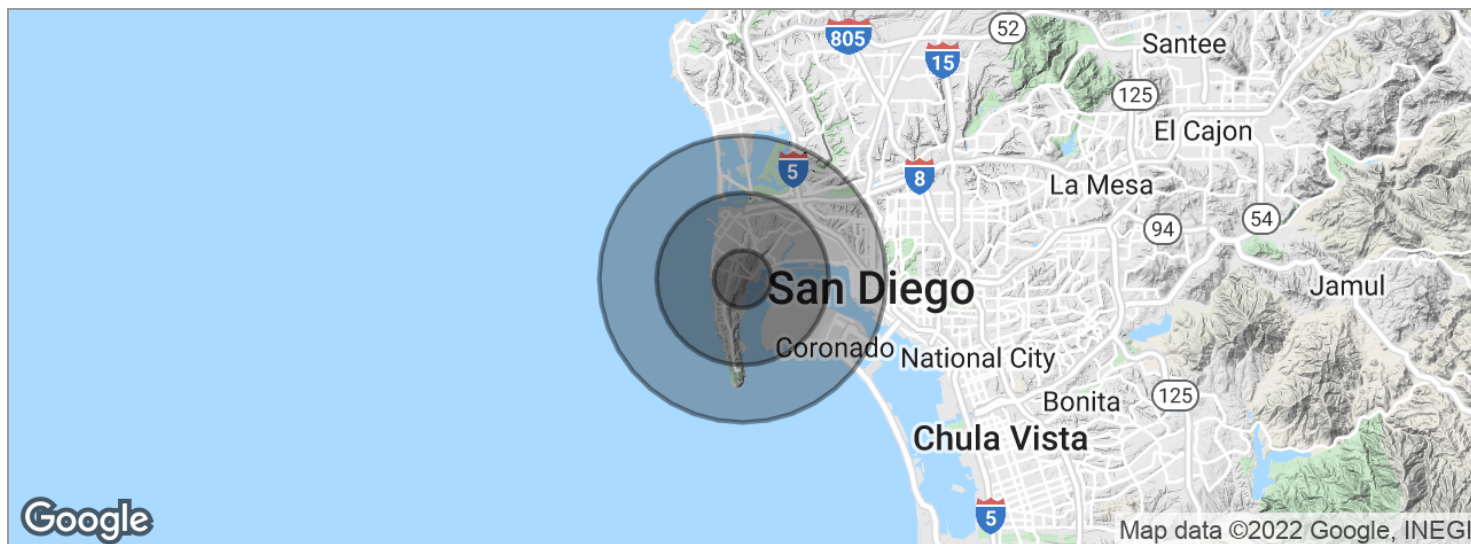
	1 MILE	3 MILES	5 MILES
Total population	11,847	67,883	126,541
Median age	42.5	33.6	34.7
Median age (male)	41.6	33.4	34.6
Median age (female)	44.4	34.2	35.2

	1 MILE	3 MILES	5 MILES
Total households	4,747	27,848	55,461
Total persons per HH	2.5	2.4	2.3
Average HH income	\$133,591	\$86,281	\$90,444
Average house value	\$857,263	\$700,034	\$691,989

\* Demographic data derived from 2010 US Census

## Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,847	67,883	126,541
Median age	42.5	33.6	34.7
Median age (male)	41.6	33.4	34.6
Median age (Female)	44.4	34.2	35.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,747	27,848	55,461
# of persons per HH	2.5	2.4	2.3
Average HH income	\$133,591	\$86,281	\$90,444
Average house value	\$857,263	\$700,034	\$691,989

\* Demographic data derived from 2010 US Census