

# FOR LEASE OR SALE > GRANDFATHERED PERMITTED USES\*

Rare Residential Care Facility (RCF) with no Conditional Use Permit required for a zoning department approved 37 beds



## 1119 28th Street | San Diego, CA 92102



<b>Building SF:</b>	9,600 SF (approximate)	<b>Potential Beds:</b>	37*
<b>Price:</b>	\$3,750,000 (improved)	<b>Rent:</b>	\$26,000 per month triple net lease
<b>No. of Stories:</b>	2 (plus basement)	<b>Built:</b>	1945 (2006 earthquake retrofit); 2017-full R-2.1 interior remodel (California building code)
<b>Parking:</b>	10-12 parking spaces on parcel adjacent to building. Street parking also.	<b>Lot Area:</b>	Building- 0.16 Acres Paved Lot ( can accommodate 10-12 parking spaces ) - 0.092 acres
<b>Zoning:</b>	Golden Hill Planned District—GH-1000	<b>APN:</b>	539-521-12; 539-521-16

\* City has also grandfathered in a Residential Care Facility (RCF) for any type of licensed facility with a zoning department approved 37 beds: substance abuse treatment; children's group house; independent or assisted senior housing; adult residential facility, etc. Buyer will still have to complete it's own investigation. The property is less than a block away from local retail including a Starbucks, restaurants and a convenience store across the street.

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### Property Description

- Owner has demolished interior and is (as of June 2017) responding to plan check comments for full 2016 California Building Code (CBC) interior remodel for a Residential Care Facility (R-2.1-2016). Seller would assign remodel permit it has acquired during escrow. It is estimated the facility will be complete in 1st QTR 2018. This is the perfect time for an occupant to make changes to building permit before it goes final (estimated July 2017)
- The facility is located within a few miles of downtown San Diego. Public bus service is available immediately adjacent to the facility.

### Neighborhood Information



**Golden Hill** is a neighborhood of San Diego, California. It is located south of Balboa Park, north of Sherman Heights/Highway 94 (M. L. King, Jr. Freeway), and east of Downtown.

Golden Hill is one of San Diego's most historic and architecturally eclectic zones, with many pre-1900 homes and apartments. This neighborhood is also in walking distance of Downtown, City College and much of Balboa Park. Auto access is direct from freeways 5 and 94. The major through streets and bus routes are Broadway (East and West), and 25th Street and 30th Street (North and South). The Zip code is a portion of 92102. Pedestrianism, like in other urban mesa neighborhoods surrounding Balboa Park, is high relative to the rest of San Diego.

Golden Hill is home to Black Box Recording Studios, The Habitat Recording Studios, Los Reyes Mexican Food, Influx Cafe, Turf Supper Club, Krakatoa & Pizzeria Luigi (which was featured on the Food Network show *Diners, Drive-Ins and Dives*). Golden Hill is also host to two outdoor concerts a year, the Golden Hill Block Party and Kate Sessions Fest. The Golden Hill Block Party happens the last Saturday prior to Halloween. Golden Hill is also home to the Women's History Museum and Educational Center, which recently celebrated its 25th year as one of the only comprehensive women's history museums in the country.

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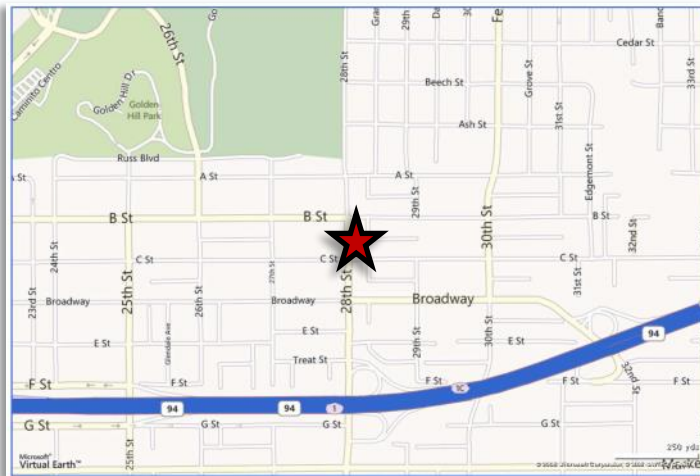
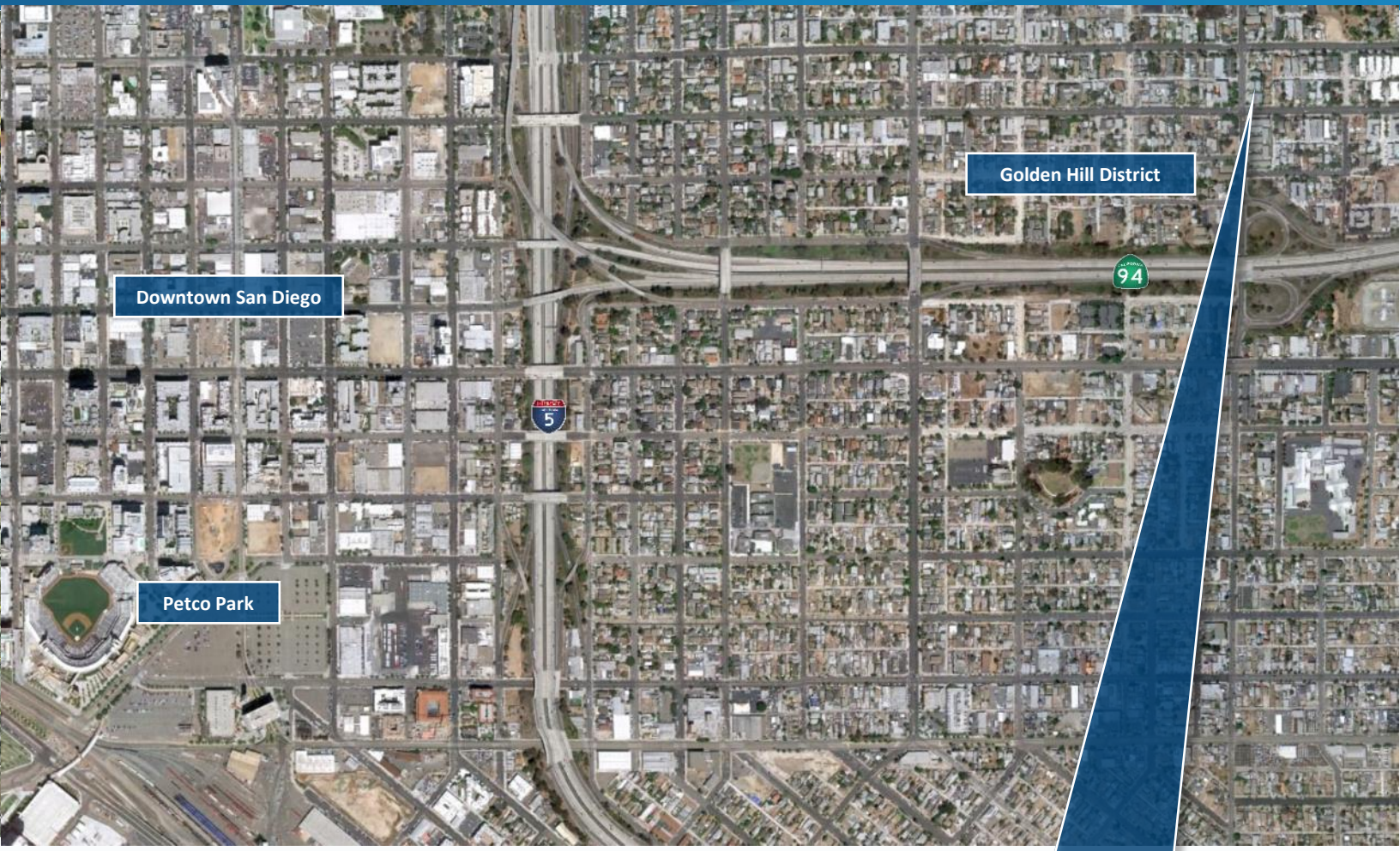


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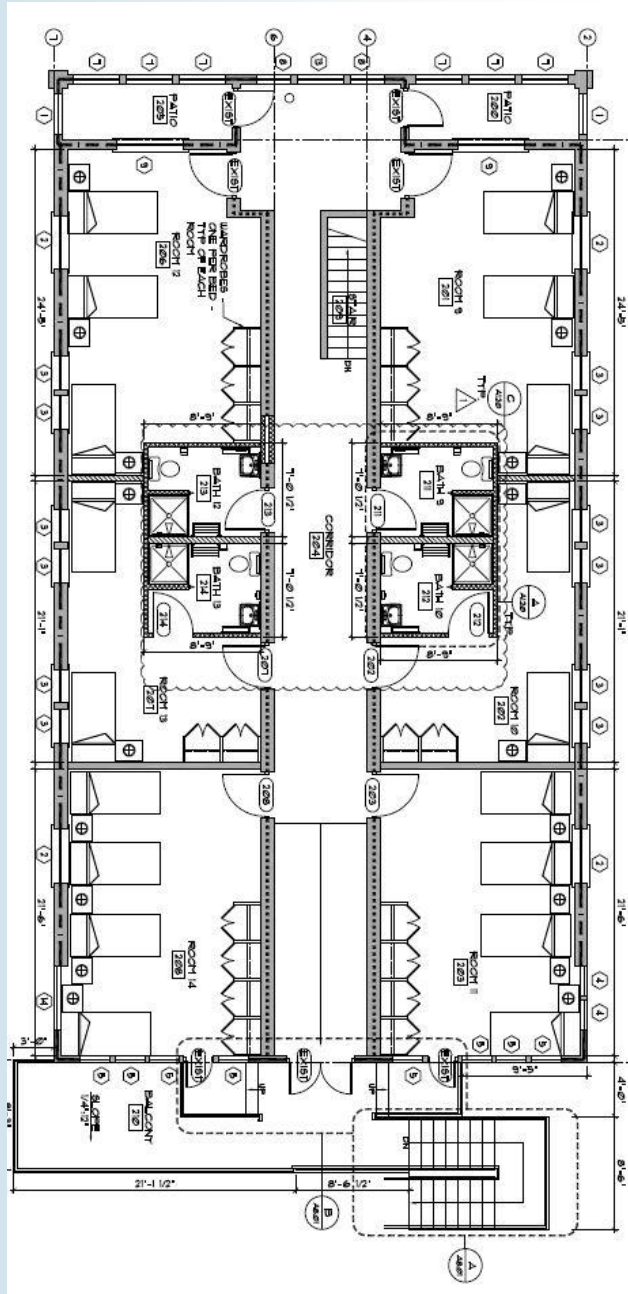
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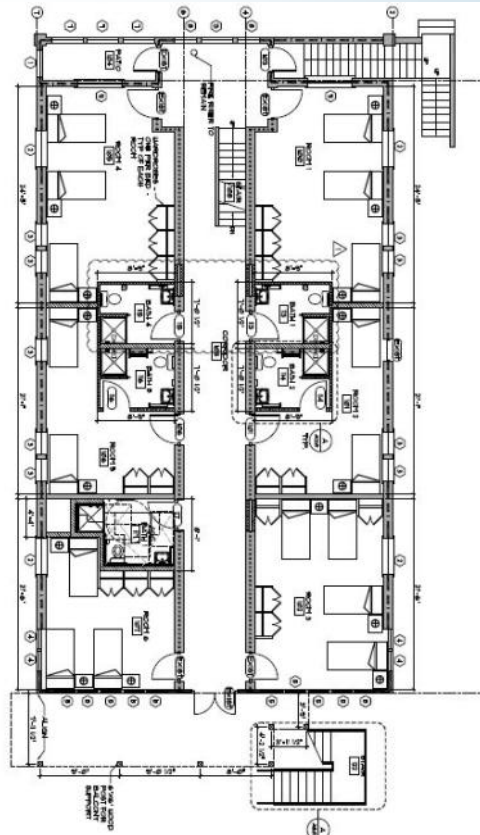
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### Potential Multi-Bed Care Facility or Group Residential Floor Plan (proposed).

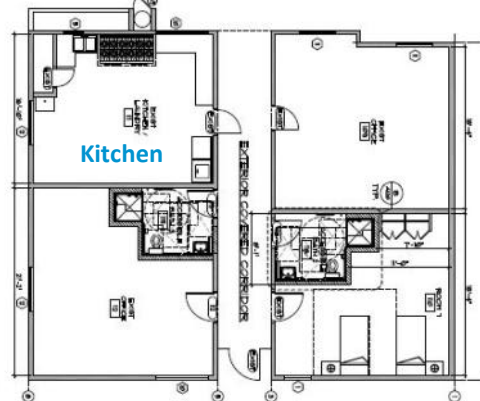
2nd Floor Plan (Bldg A)



1st Floor Plan (Bldg A)



Interior Court Yard



1st Floor Plan (Bldg B)

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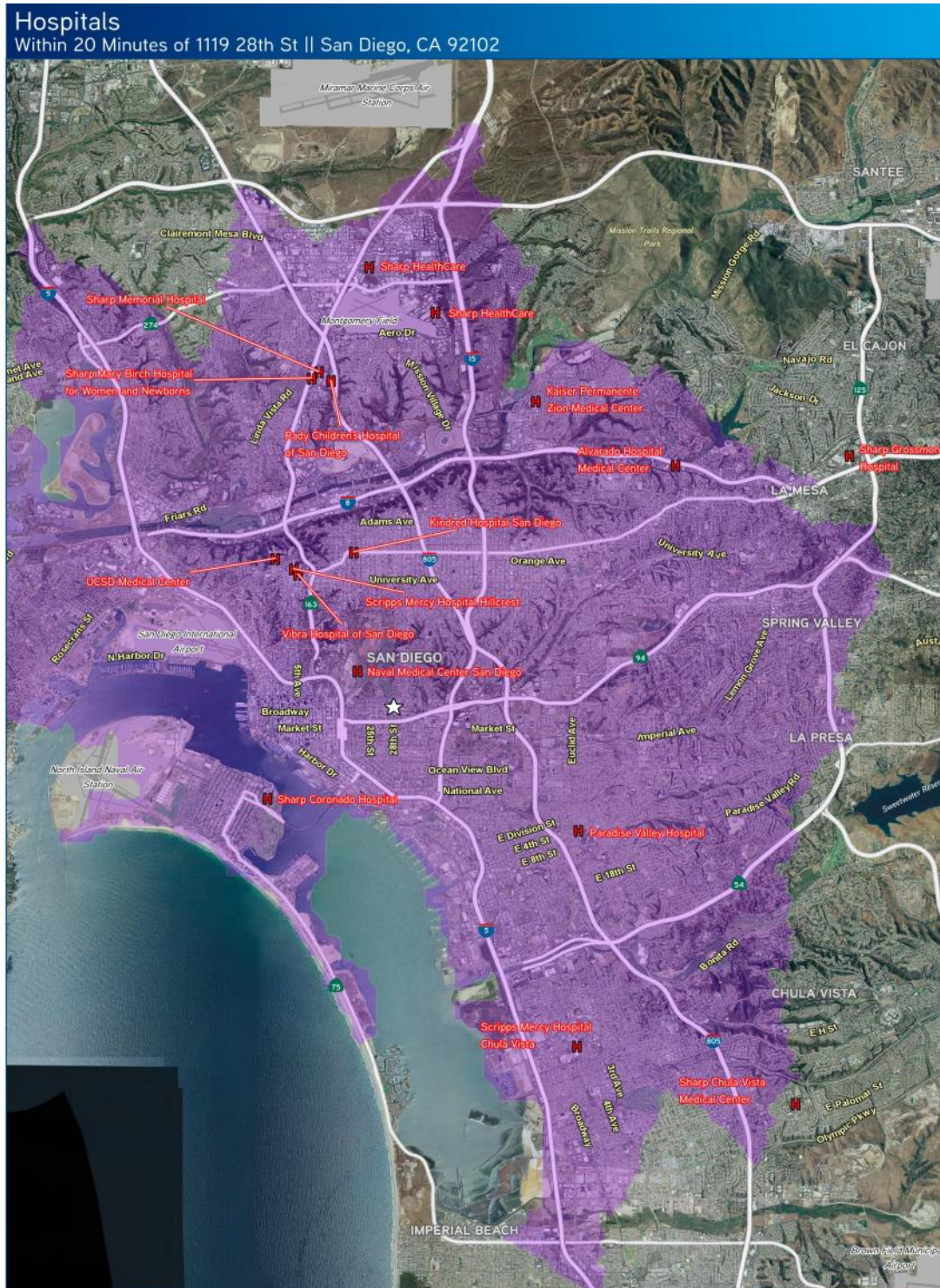


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