

**WELL LOCATED DEVELOPMENT SITE
DOWNTOWN SAN DIEGO
LONG TERM GROUND LEASE**



14,850 sf of Vacant Land APN 534-332-11

Planned Use: Residential /Commercial fronting on Broadway

Base Min Max FAR: 6.0/10.0 90,000 sf/150,000 sf

FAR with all incentives: 14.0 210,000 sf

6 Blocks to Petco Park

Seismic and Hazardous Reports Available

Quick Access to North and South SR-163 and I-5

Offered at: \$525,000/Year NNN

Casey is agent for Lessor only, Lessee's agent must be compensated by Lessee.

Casey Real Estate Group

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