

RELIGIOUS/EDUCATIONAL PROPERTY FOR SALE

15,172± SF ON 3.28± ACRES

FOUNDRY
COMMERCIAL



3450 CLAIREMONT DR. - SAN DIEGO, CA 92117

PROPERTY FEATURES

- 15,172± Total SF
- 200± Sanctuary Seating
- 60± Parking Spaces
- 3.28± acres
- 2 Buildings
- Multiple Classrooms and Offices
- Zoning R-2
- High-visibility and accessible from Clairemont Dr
- Close proximity to retail and commercial amenities



For more information, please contact:

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CHARLIE HOWARTH

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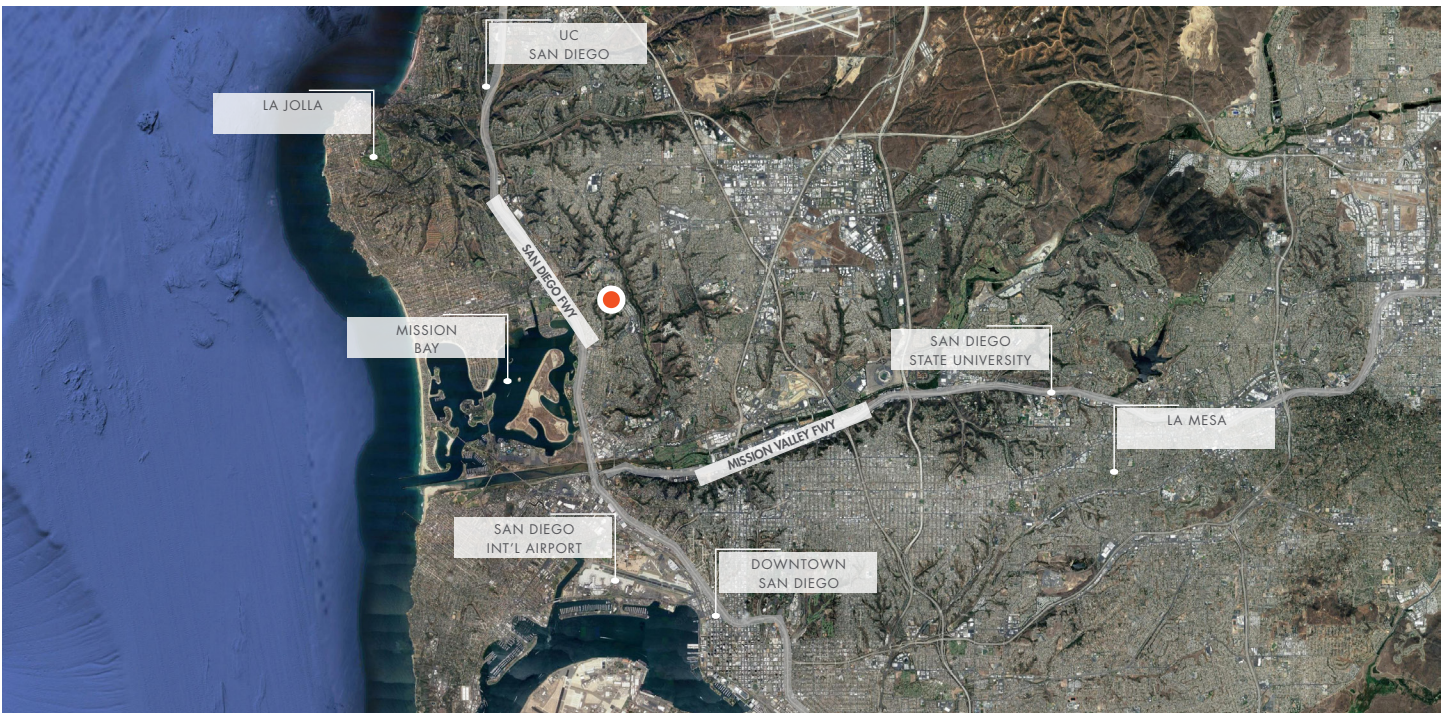
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PROPERTY OVERVIEW



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This property is well-suited to a growing church or school, with potential for residential development. The site offers a highly functional worship space that seats up to 150, multiple classrooms and offices, as well as a kitchen, fellowship hall, outdoor recreation area, and parking. The property has a Conditional Use Permit for educational use, allowing up to 48 students.

1 MINUTE TO PROPOSED BLUE LINE METRO SUB-STATION



11 MINUTES TO UNIVERSITY CALIFORNIA, SAN DIEGO



15 MINUTES TO DOWNTON SAN DIEGO



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RARE REDEVELOPMENT OPPORTUNITY

The Clairemont-Mesa Community Plan has traditionally limited and restricted any form of high-density development. This site is positioned in a unique location, with views of Mission Bay and a central accessible location to multiple surrounding submarkets. In addition, the site is less than one-half mile from the proposed Balboa Sub-Station Blue Line Metro rail extension. With a need for additional residential density, and the potential to increase density in areas near public transit, this is a unique opportunity to develop a large lot rarely available in today's market.

CURRENT PLAN

ZONING: RM-1-1

DENSITY: 3,000 SF/DU

MIN. LOT: 6,000 SF

FAR: .45

STRUCTURE HEIGHT LIMIT: 30'



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PROPERTY PHOTOS



SANCTUARY



GARDEN



GATED RECREATION AREA

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ENTRANCE



PATIO



KITCHEN



CLASSROOM



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