

## RARE MISSION VALLEY MULTI-FAMILY DEVELOPMENT OPPORTUNITY



### Location

**6855 Friars Road  
San Diego, CA 92108**

### Property

- Existing 30 Unit condominium complex For Sale
- 2.9 Acre Redevelopment Site
- Zoning: MVPD- MVR 5
- APN: 437-240-09
- Price – Submit offers

### Contact

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BRE # 00867784

### Highlights


- Exceptionally located in West Mission Valley
- Proximate to I-8, I-5 and Hwy 163
- Adjacent to Fashion Valley and a variety of retail, recreational and financial services.
- Adjacent to Trolley Station at Fashion Valley and Bus Lines
- Site Redevelopment has potential for high density residential with up to 203 units

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## 6855 FRIARS ROAD, SAN DIEGO, CA 92108



## TRAFFIC COUNTS & DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 <b>Population</b>	13,673	177,934	509,451
 <b>Household Income</b>	\$56,980	\$52,581	\$51,688

Friars Road & Ave de Las Tiendas

± 47,003 CARS/DAY

Hwy 163 & Camino De La Reina

± 130,170 CARS/DAY

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### Density Regulations

Maximum residential density is based on the Mission Valley Development Intensity District trip allocation (see Section 1514.0301) and expressed in dwelling units per gross acre (du/ac), exclusive of Hillside Review acreage, as indicated in Table 1514-03F.

**Table 1514-03F  
Density Regulations**

Zone	Residentially Designated Land Within Development Intensity District	Maximum Density	Minimum Lot Area (SF)/unit
MVR-1	F	18 du/ac	2420
MVR-2	M	20 du/ac	2178
MVR-3	L	45 du/ac	968
MVR-4	A/B	56 du/ac	777
MVR-4	G	57 du/ac	764
MVR-5	C	70 du/ac	622

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