

## **PROPERTY INFORMATION SUMMARY**

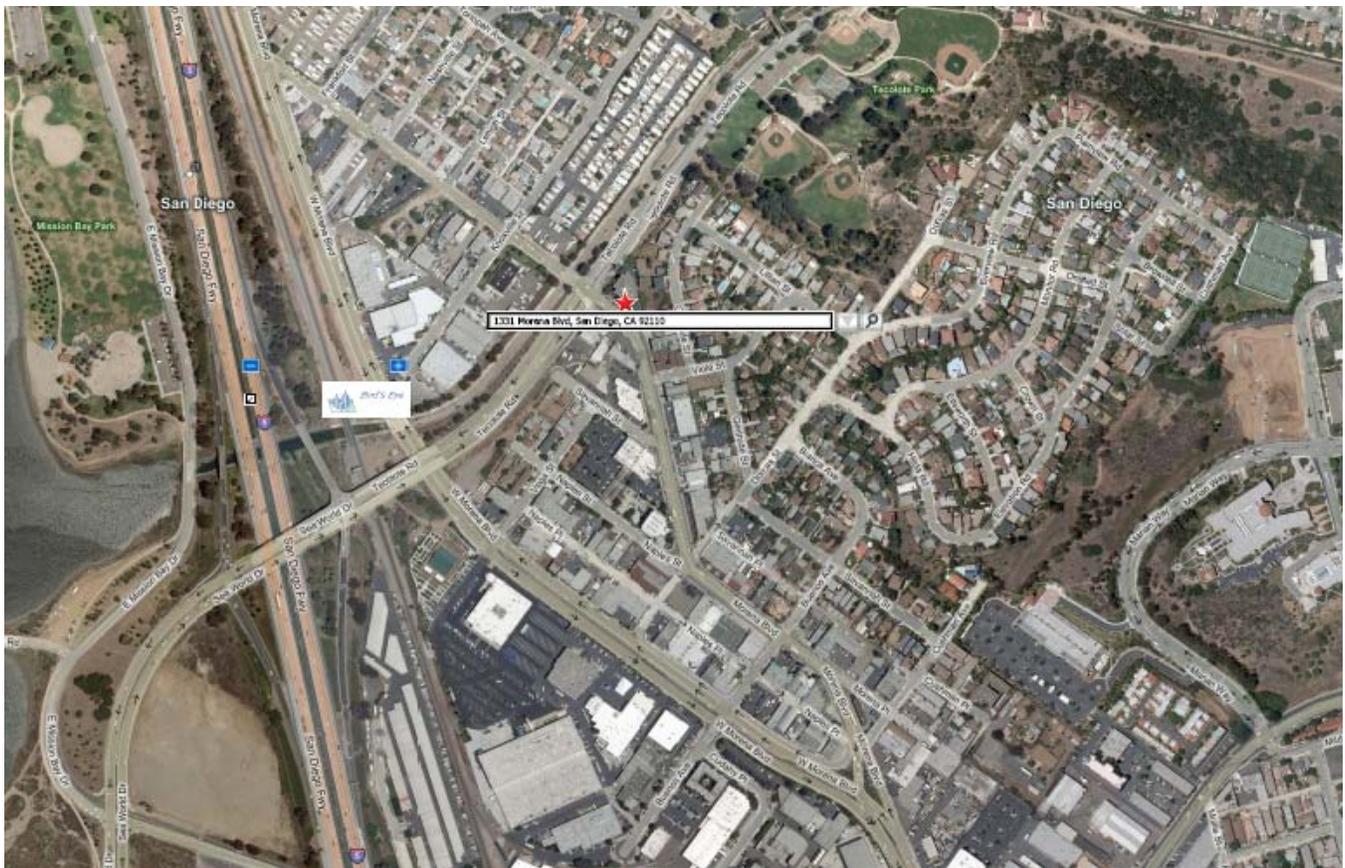
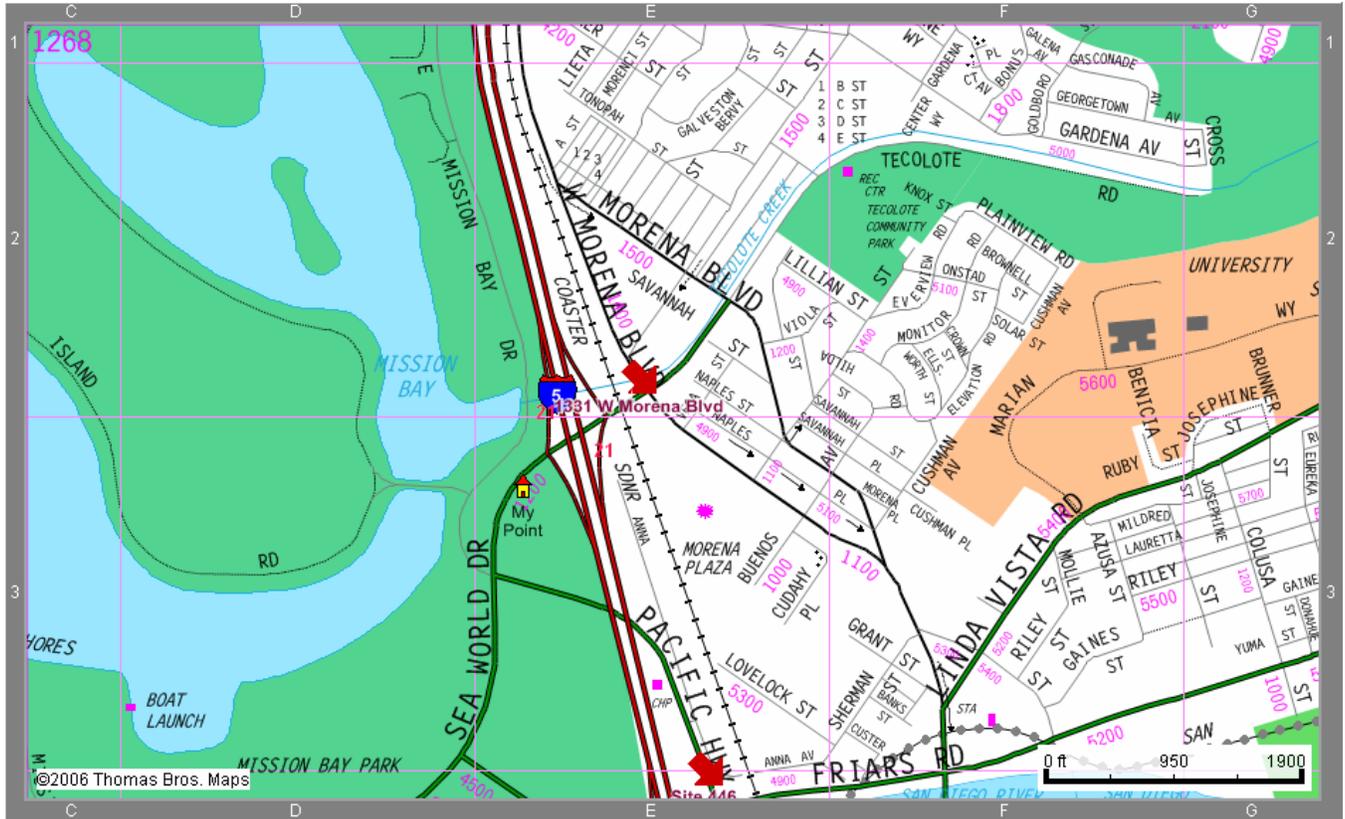
### **1331 Morena Blvd (Site 442)**

- 1. Location of Property: Southeast corner Morena Boulevard and Tecolote Road  
1331 Morena Blvd. San Diego, CA 92110-1579**
- 2. Legal Description: Boulevard Heights, Block A, Portion of Lots 31-38**
- 3. Council District: 6**
- 4. Assessors Parcel Number: 436-221-21 (760-102-92)      Thomas Bros Map: 1268 E-2**
- 5. Size of Parcel: 0.42 acre/ approx. 18,285 square feet**
- 6. Improvements: 10,496 SF 2-story office building with parking and utility space below built in 1985.**
- 7. Community Plan / Designation: Linda Vista Community Plan / General Commercial**
- 8. Zoning/Allowed uses: CC-4-2 is intended to accommodate *development* with high intensity, strip commercial characteristics.**
- 9. Date of acquisition: 1956 (multi-parcel acquisition on multiple dates)**
- 10. Acquisition Purpose: Widening of Morena Blvd**
- 11. Price at acquisition (if known): about \$25,200**
- 12. Origin of funds at acquisition (if known): Gas Tax 219 Fund**
- 13. Appraised and Date of Value:**
- 14. Distribution of Proceeds: Capital Outlay Fund**
- 15. Reason for Sale: Underperforming asset**
- 16. Comments: Current rent: \$50,141.52 per year (4/07). Scheduled lease termination: 6/30/2013 with two 10-year options to extend that date. Lease provides for periodic rent increases and reappraisals.**
- 17. Property file: P302-30, 31, 32**

### **DUE DILIGENCE**

The property will be sold "as is" with no warranties, usage or conditions (physical or otherwise), written, implied or expressed by the City of San Diego and its agents or employees. You are basing your purchase on the offered property solely on your findings and research, and that you have satisfied yourself as to the zoning, usage, physical condition inside and out, size and other information that might affect your decision to purchase this property. The information contained in the marketing materials is believed to be correct, however, the City of San Diego assumes no responsibility or liability for its completeness or accuracy.

# LOCATION



08

Parcel: 436-211-21-00  
Situs: 1337-45 MORENA BLVD, SAN DIEGO CA 92110

436-21

1"=100'  
N

03-05-93 KJA

CHANGES	
BLK	OLD NEW/CUT
211	20 21st 7/1/83
212	1 1st 2/1/83
213	1 1st 2/1/83
214	1 1st 2/1/83
215	1 1st 2/1/83
216	1 1st 2/1/83
217	1 1st 2/1/83
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250	1 1st 2/1/83



SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 436 PAGE 21 MAPPED FOR ASSESSMENT PURPOSES ONLY

MAP 1628 - BOLLEVARD HEIGHTS  
ROS 11721



PHOTOGRAPHS



Subject property - 1331 Morena Boulevard @ Tecolote Road, San Diego.  
The corner parcel contains  $\pm 15,681$  square feet usable.



View east across Morena Boulevard. 3-story professional office use is  $\pm 10,515$  s.f.