

## **PROPERTY INFORMATION SUMMARY**

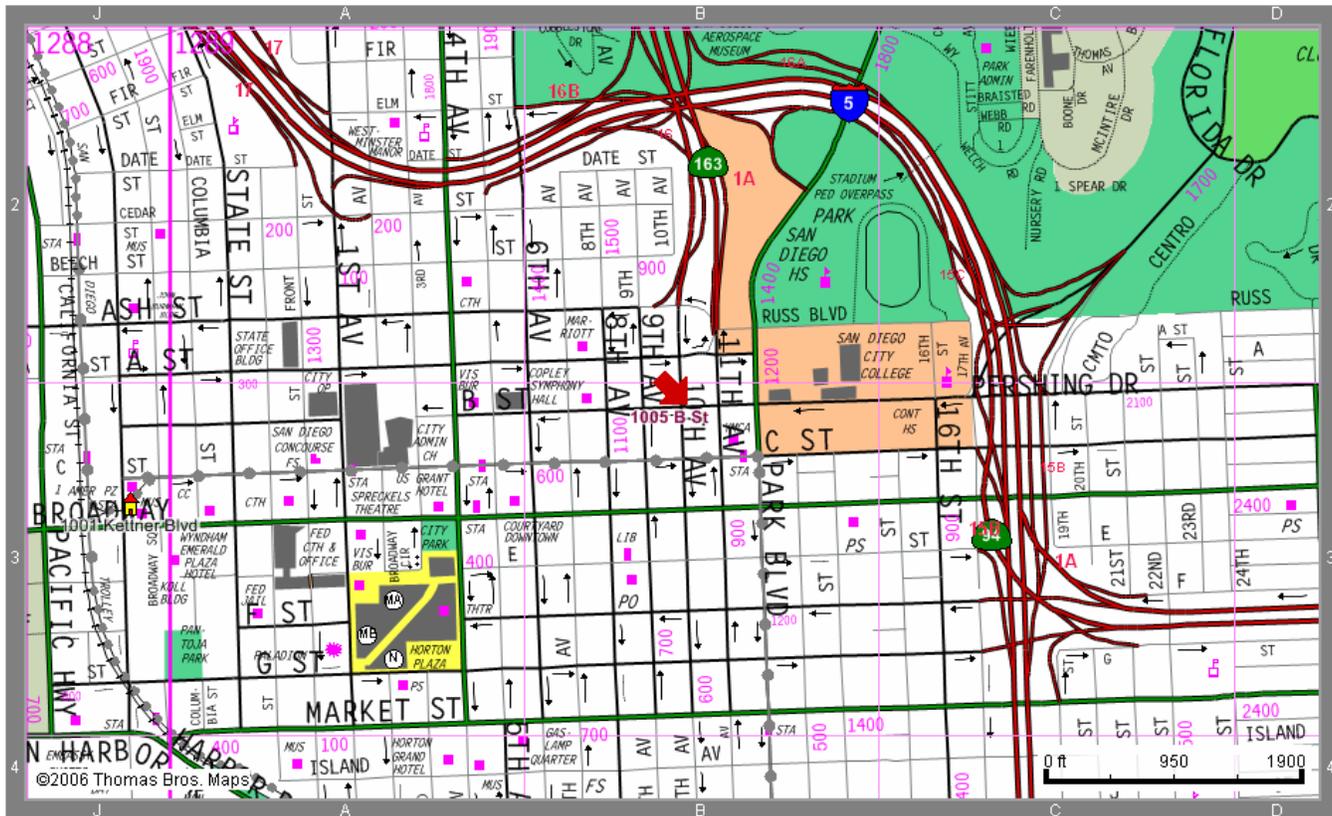
### **1005 B Street (Site 940)**

- 1. Location of Property: SW Corner of 10<sup>th</sup> Avenue and "B" Street.**
- 2. Legal Description: Lot A, Block 23, Horton's Addition**
- 3. Council District: 2**
- 4. Assessors Parcel Number: 534-192-01**
- 5. Thomas Bros Map: 1289 A3**
- 6. Size of Parcel: 4,996 square feet**
- 7. Improvements: Automotive maintenance & repair facility (Jiffy Lube)**
- 8. Community Plan / Designation: Centre City / Residential Emphasis**
- 9. Zoning/Allowed uses: CCPD-R The Residential Emphasis areas will accommodate primarily residential development. Small-scale businesses, offices, and services, and groundfloor commercial uses (such as cafés and dry cleaners) are also allowed, provided they do not exceed 20 percent of the overall building area.**
- 10. Date of acquisition: 4-2-1904**
- 11. Acquisition Purpose: Fire Station #2**
- 12. Price at acquisition (if known): \$2,400**
- 13. Origin of funds at acquisition (if known): Capital Outlay 831**
- 14. Appraised and Date of Value: \$1,700,000 - March 2005**
- 15. Distribution of Proceeds: Capital Outlay Fund**
- 16. Reason for Sale: In excess of city needs.**
- 17. Comments: Currently leased to Jiffy Lube franchise**
- 18. Property file: S411-1**

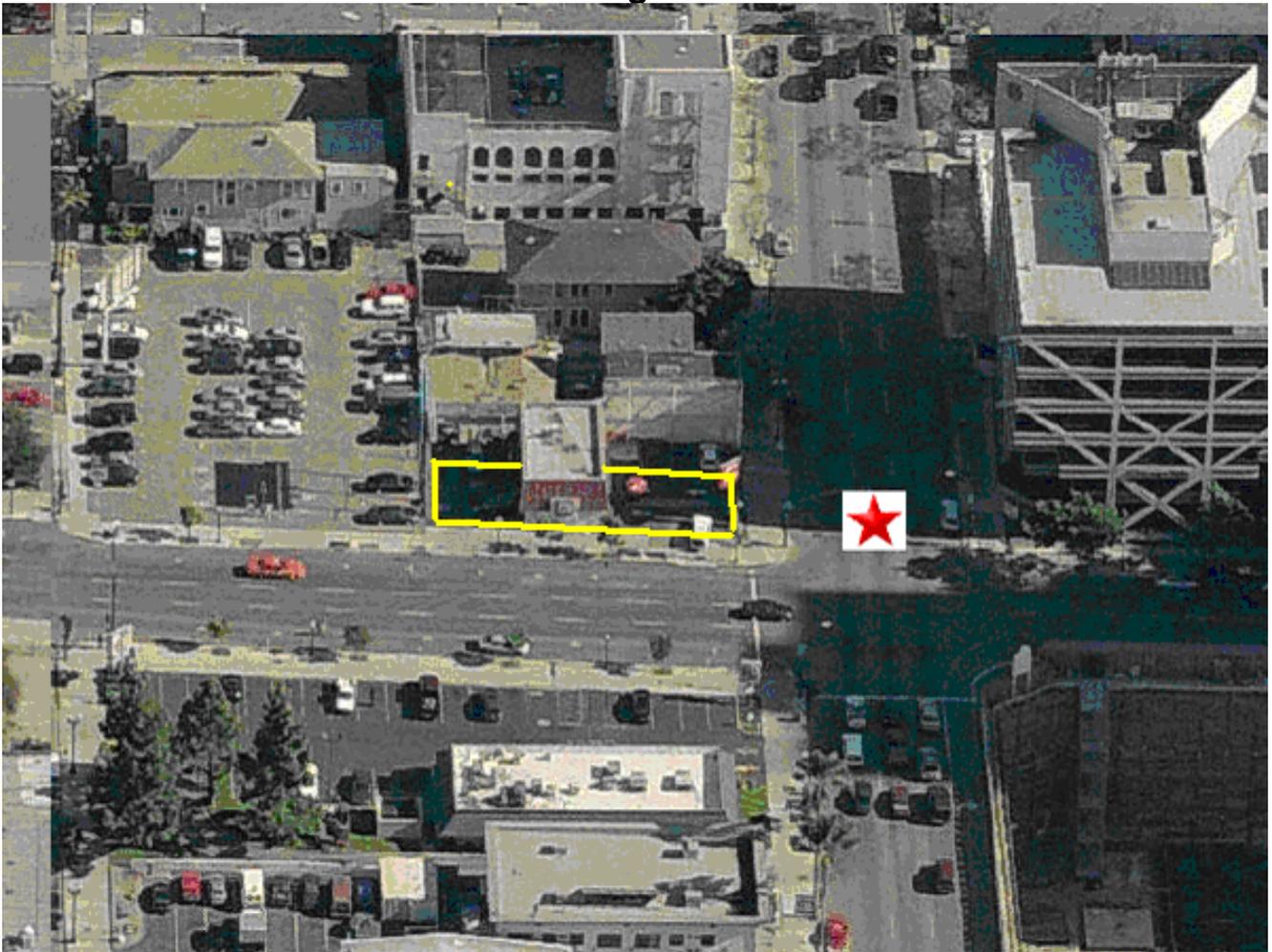
#### **DUE DILIGENCE**

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



Looking South



Looking East

