PROPERTY INFORMATION SUMMARY

3970-90 Sherman Street
(Site 122)

1. **Location of Property: 3970-90 Sherman Street in Midway District**

2. **Legal Description: Portion of PL 278 & 279, Sherman Street**

3. **Council District: 2**

4. **Assessors Parcel Number: 441-540-18 Thomas Bros Map: 1268 E-4**

5. **Size of Parcel: 6.46 acres / approx. 281,397 square feet**

6. **Improvements: 148,160 square feet of office space**

7. **Community Plan / Designation: Midway / Pacific Highway Corridor (1999) / Light Industrial**

8. **Zoning/Allowed uses: IS-1-1 The purpose of the IS zone is to provide for small-scale industrial activities within urbanized areas. The property development regulations of the IS zone are intended to accommodate the *development* of small and medium sized industrial and commercial activities by providing reduced lot area, landscaping, and parking requirements.**

9. **Date of acquisition: 1-7-1954**

10. **Acquisition Purpose: Public Housing for Veterans**

11. **Price at acquisition (if known): Multi-site acquisition**

12. **Origin of funds at acquisition (if known):**

13. **Appraised and Date of Value:**

14. **Distribution of Proceeds: Capital Outlay Fund**

15. **Reason for Sale: Underperforming asset**

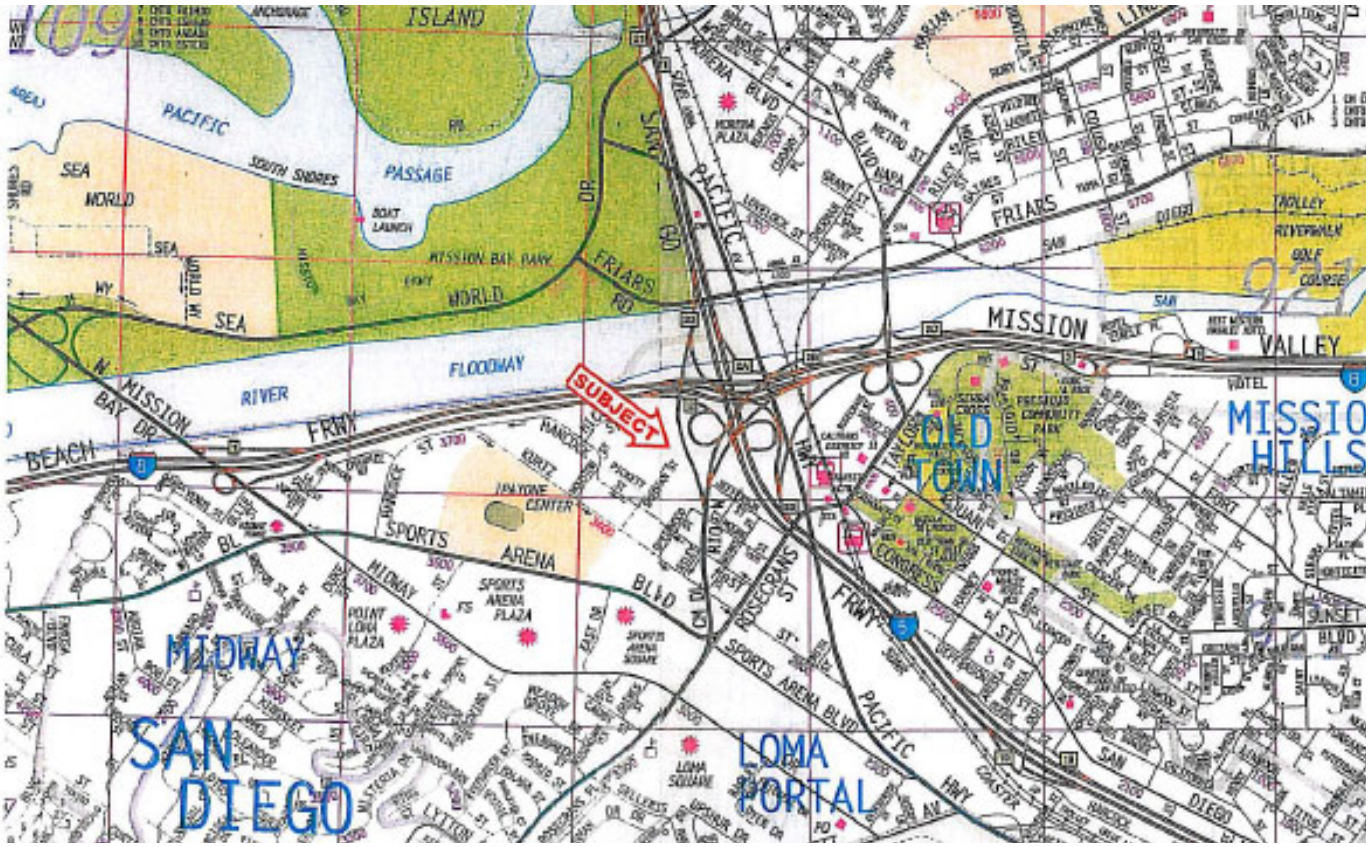
16. **Comments: Currently leased with annual revenue over $500,000**

17. **Property file: Q321-1 to 3**

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


ISLAND
PACIFIC
PASSAGE
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WORLD
SOUTH SHORES
BOAT LAUNCH
MISSION BAY PARK
FRIARS
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VALLEY
OLD TOWN
MISSIO HILLS
BEACH
FRWY
SPORTS
ARENA
BLVD
MIDWAY
SAN DIEGO
LOMA PORTAL
PACIFIC
HWY
ROSECRANS ST
SPORTS ARENA BLVD
SUNSET BLVD

San Diego Fwy
Pacific Hwy
Mission Valley Fwy
Ocean Beach Fwy
Mission Valley Fwy
Fwy
n Beach Fwy
Hicock St
Hancock St
Houston St
Pickett St
Sherman St
San Diego Fwy
San Diego Fwy
Jefferson St
Riley St
Kurtz St
Hancock St
Moore St
Ipayone Center at the Sports Arena
San Diego
Rosecrans St
150 yds

Ocean Beach Fwy
Ocean Beach Fwy
8
San Diego Fwy
Hilcock St
Houston St
Hancock St
Pickett St
San Diego

30 yds
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