



# City Heights Square

Residential / Retail

## Project Summary

**Housing Type:** Family Rental Apartments

**Location:** 4332 University Avenue  
(City Heights Project Area)

**Lot Size:** 60,984 SF

**Total Units:** 92

**Affordable Units:** 14

### Income Mix:

Very Low	Low	Mod	Unrestricted
4	10	0	78

### Unit Mix:

0 BD	1 BD	2 BD	3 BD	4 BD
0	6	19	67	0

## Development Team

**Developer:** City Heights Realty, LLC

**Architect:** David T. Lorimer Architect & Associates, APC

## Development Budget

Total Development Costs: \$38,626,665

## Funding Sources

Redevelopment Agency; Developer Equity

## Project Description

City Heights Square is a mixed-use project (retail, office, and residential) at the northwest corner of the intersection of University Avenue and Fairmount Avenue. The residential component consists of 92 units, of which 14 three-bedroom units are made available to families earning 50% to 65% of the area median income. The project includes approximately: 20,500 square feet of retail space; 3,000 square feet of office space; two levels of subterranean parking; and 45 covered surface-level parking spaces. As part of the bigger project, a pocket park will also be built next door. Construction began in January 2010 and was completed in November 2011.

