



Economic Development Department
Successor Agency

VIA Email

November 18, 2022

To All Interested Parties:

**RE: Notice of Availability/Offer to Sell Surplus Property:
3067 University (former Woolworth Building), San Diego, CA**

As required by Government Code Section 54220 of the State of California, the City of San Diego ("City") is providing notification that the City intends to sell the surplus property **listed above**.

Development of the property will require Street Level Retail/Commercial Use, Second Story residential use, and rehabilitation of the property to comply with National Secretary of the Interior Standards, as applicable. As a former Redevelopment Agency property, and in accordance with redevelopment dissolution law, the City is seeking fair market value for the property with a minimum sales price of not less than \$1.4M which represents the 2011 Appraised Value of the property.

In accordance with Government Code Section 54222, you have sixty (60) days from the date this offer was sent via electronic mail to notify the City of your interest in purchasing the property. However, this offer shall not obligate the City to sell property to you. Instead, the City would enter into at least ninety (90) days of negotiations with you pursuant to Government Code Section 54223. If no agreement is reached on terms, the City may market the property to the general public.

As required by Government Code Section 54227, if the City receives more than one letter of interest for the same property during this 60 day period, it will give first priority to entities proposing to develop housing where at least 25 percent of the units will be affordable to lower income households. If more than one such proposal is received, priority will be given to the proposal with the greatest number of affordable units. If more than one proposal specifies the same number of affordable units, priority will be given to the proposal that has the lowest average affordability level.

In the event your agency or company is interested in purchasing the property, you must notify the City in writing within sixty (60) days of the date this notice was sent via certified mail or electronic mail by **Tuesday, January 17, 2023**. Notice of your interest and/or questions shall be emailed or sent via US Mail to:

Michael Wong
City of San Diego, Economic Development Department
1200 Third Ave, Suite 1400
San Diego, CA 92101
Email: miwong@sandiego.gov

Entities proposing to submit a letter of interest are advised to review the requirements set forth in the Surplus Land Act (Government Code Section 54220-54234).

The property will be sold "as is" with no warranties – written, implied or expressed – by the City and its agents or employees. Any future developer of the property will be solely responsible for obtaining all permits, land use approvals, and environmental clearances necessary to complete their proposed project(s).

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For additional information about the City of San Diego's planning, zoning and/or building regulations, please visit:

<https://www.arcgis.com/apps/webappviewer/index.html?id=3057676023954a828ad92ef22b5ff349>

Sincerely,

Christina Bibler, Director

Economic Development Department