

\$3,800,000 - 32nd Street 02, San Diego

MLS® #260017314

\$3,800,000

Bedroom, Bathroom,
Land on 0.85 Acres

Golden Hill, San Diego, CA

Exceptional urban infill development opportunity at 32nd Street and Broadway in San Diego's Golden Hill neighborhood. The property consists of approximately 37,026 square feet of fee-owned vacant land, together with approximately 8,330 square feet of vacated Broadway paper street, creating an estimated total development footprint of $\pm 45,356$ square feet. The site is zoned RM-1-1, located within a Qualified Opportunity Zone, and positioned near Downtown San Diego, major freeways, public transportation, neighborhood amenities, and several new multifamily developments. The property is expected to benefit from the completion of adjacent street, sidewalk, and cul-de-sac improvements, which may establish the pedestrian connectivity necessary for Sustainable Development Area eligibility. Upon qualification, the site is anticipated to fall within the Tier 2 Complete Communities overlay, potentially allowing up to an 8.0 FAR, reduced parking requirements, and substantially greater residential development intensity. This offering provides an opportunity to acquire a sizable vacant development site before its anticipated future density potential is fully recognized by the broader market. Buyer to independently verify all zoning, development potential, program eligibility, site area, and entitlement requirements.



Essential Information

MLS® #	260017314
Price	\$3,800,000
Acres	0.85
Type	Land
Sub-Type	Lots/Land
Status	Active

Community Information

Address	32nd Street 02
Area	SAN DIEGO (92102)
Subdivision	Golden Hill
City	San Diego
County	San Diego
State	CA
Zip Code	92102

Amenities

Utilities	Other/Remarks
Has Pool	Yes

Interior

Fireplace	Yes
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Fees

Other Fees	\$0
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Additional Information

Date Listed	July 15th, 2026
Days on Market	21
Zoning	RM-1-1
Listing Office	Colliers International SD, Inc

Listing Details

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This information is deemed reliable but not guaranteed. You should rely on this information only to decide whether or not to further investigate a particular property. BEFORE MAKING ANY OTHER DECISION, YOU SHOULD PERSONALLY INVESTIGATE THE FACTS (e.g. square footage and lot size) with the assistance of an appropriate professional. You may use this information only to identify properties you may be interested in investigating further. All uses except for personal, non-commercial use in accordance with the foregoing purpose are prohibited. Redistribution or copying of this information, any photographs or video tours is strictly prohibited. This information is derived from the Internet Data Exchange (IDX) service provided by San Diego MLS®. Displayed property listings may be held by a

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Listing information last updated on October 9th, 2026 at 1:25am PDT