

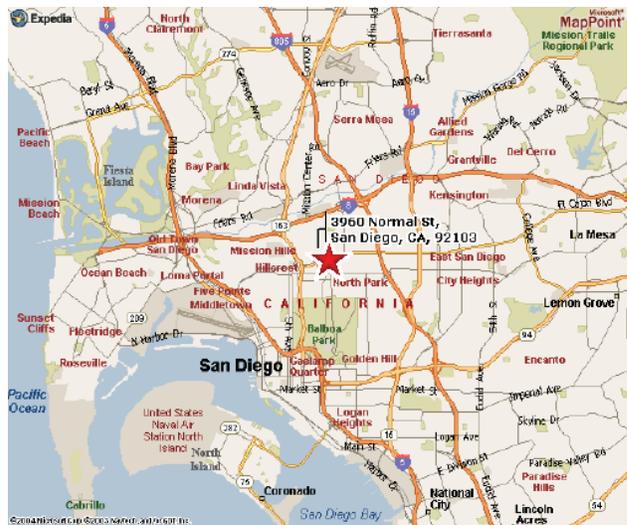


SAN DIEGO DMV FIELD OFFICE

RP #: 889
 Address: DMV Field Office
 3960 Normal Street
 San Diego, CA 92103
 San Diego County
 Agency: Motor Vehicles
 Parcel Size: 2.48 acres

The site is improved with a 14,000 square foot Department of Motor Vehicle Field Office built in 1988. Sale of this parcel would require relocation of this facility into a new stand alone location or consolidation with one of the other Department of Motor Vehicles field offices in San Diego.

The site is located in the midst of dense multi-family development and some retail commercial. Freeway access is very good and location is in the path of growth of the "Uptown" San Diego area.



ESTIMATED VALUE

UNENTITLED PROPERTY	ENTITLED PROPERTY
Price Per Square Foot: \$15-\$18	Price Per Square Foot: \$24-\$37
Price Per Acre: \$653,000-\$784,000	Price Per Acre: \$1,045,000-\$1,600,000
Total Value: \$1,620,000-\$1,945,000	Total Value: \$2,600,000-\$4,000,000
	Comments: Likely alternative highest and best use is residential multi-family. Residential land demand in Central San Diego is strong. the current DMV operation here generates a lot of traffic thus alternative uses might be considered more acceptable by members of the community.