



Property Information Sheet



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- ▶ **Agency:**
BUSINESS HOUSING AND TRANSPORTATION
- ▶ **Department:**
MOTOR VEHICLES
- ▶ **Facility:**
San Diego Field Office
- ▶ **Address:**
3960 Normal Street, San Diego
- ▶ **County:**
San Diego
- ▶ **Price Range:**
\$1,600,000 to \$1,950,000
- ▶ **Property History:**
Constructed in 1950's. It appears that the site is underutilized.
- ▶ **Size and Shape**
Land: 2.48 ac., Building: 14,375 sf.
- ▶ **Improvements:**
One two-story office building and improved on-site parking. Building in marginal condition.
- ▶ **Highest and Best Use:**
Demolition for housing or mixed use.



Marketing Comments:

Reportedly 50 employees are at the site and would require relocation at a cost of \$25,000. Replacement rental cost would be \$2.50 per square foot. Additional value could be obtained by gaining residential/multi-fam zoning. Entitled value may be \$2.5 million to \$2.9 million.