

Verify this report: scantheblock.com/v/sample

600 B St

Within 1,000 feet, records since 2016 | parcel 5340540700

■ SUMMARY

600 B St is a 1-unit parcel in San Diego's CCPD-CORE zone within the Downtown community plan area, last sold on 2024-10-31 with a county assessed value of \$32,214,955.

THE BUILDING & PARCEL

- Address: 600 B St, parcel 5340540700
- San Diego County assessment roll records 1 unit
- County assessed value: \$32,214,955
- Last sold: 2024-10-31
- This building has 28 permits totaling \$1,905,872 declared value, with 13 still open

ZONING & PLANNING

- Zoning: CCPD-CORE per ordinance O-19471 NS, effective 2006-05-03
- Located in the Downtown community plan area, which governs what may be built more tightly than the base zone

MAPPED HAZARDS

- Fire hazard severity zone: not in a designated fire hazard severity zone
- Flood zone: Zone X (not a special flood hazard area), panel 06073C
- Not on a mapped steep slope
- No mapped active fault at this point
- No recorded fire has reached this point
- Evacuation zone: SDC-2131

AREA ACTIVITY (COUNTS AS OF 2026-09-05)

- Police incidents (area, 10yr): 6,073, which is 33x a same-size San Diego area, trend flat
- Nearby permits (area): 751
- 311 cases (area): 15,138
- Green space: Harmony Park (Undeveloped) 580 ft away

WORTH A LOOK

- 13 permits still open at this address
- Zoning is CCPD-CORE and lies inside the Downtown community plan area
- Evacuation zone SDC-2131
- Area police incidents are 33x a same-size San Diego area (counts as of 2026-09-05)
- County assessment roll records only 1 unit for this parcel

■ WHAT WILL COME UP

13 permits still open

Filed and not recorded as finalled. Unfinalled work has to be disclosed, and the file stays open until somebody closes it. The items above are the ones that commonly change a transaction, pulled from the sections below. They are facts and their consequences, not a rating: this report does not grade a property, and the absence of a line here is not a reassurance about

anything it does not check.

■ THE BUILDING ON RECORD

UNITS

1

Assessed value	\$32,214,955
Land	\$6,527,000
Improvements	\$25,687,955
Last sold	2024-10-31

An assessment is not a valuation.

Under Proposition 13 this figure is anchored to the last sale and rises at most about two per cent a year, so a long-held building carries a number far below what it would sell for, and a seller's tax bill says nothing about a buyer's. This county publishes one roll rather than a table per year, so the run of years that makes the anchoring visible is not available here; the date the value was anchored on is shown instead. No year built, floor area or room count is published on it either.

■ THE HOUSING AROUND IT

Owned by whoever lives there	61% (+/- 20)
Rented	39% (+/- 17)
Standing empty	9% (+/- 10)
Homes in the tract	991
Houses and single units	5%
Small buildings, 2 to 9 homes	11%
Larger buildings, 10 or more	84%
Median value of owner-occupied homes	\$711,500

Buildings, not people.

This section describes the housing stock around the address and deliberately says nothing about who lives in it. The same survey publishes race, household composition and marital status; this report does not request those figures and will not show them. Characterizing a neighborhood's residents is how a Fair Housing steering claim begins, and it would land on whoever forwarded this report.

American Community Survey 2019-2023 estimates for census tract 005402, which covers several blocks and not just this one. These are survey estimates rather than counts, and the margin shown is the survey's own.

■ FEMA FLOOD ZONE

Zone	X (AREA OF MINIMAL FLOOD HAZARD)
Special Flood Hazard Area	No
FIRM panel	06073C1883H, effective 2019-12-20

This is the federal map, not the city's.

Being in or out of a federal flood zone is not the whole of a flood question, and it does not decide whether flood insurance is required. This report is not the statutory Natural Hazard Disclosure and does not replace it.

■ EARTHQUAKES ON RECORD NEARBY

Largest within 100 km	M5.7 - 19km ESE of Primo Tapia, B.C., MX, 1949-11-04
-----------------------	--

Recorded at M4+ since 1900	126
At M6 or above	0

Recorded events from the USGS catalog, distances measured from each epicenter. The earthquake maps section is the opposite kind of thing - modeled scenarios for a future rupture. Neither is a prediction.

■ ON THE NATIONAL REGISTER NEARBY

Listings within the radius	3
San Diego Trust and Savings Bank Building	849 ft, listed 1999
Holzwasser--Walker Scoot Building and Owl Drug Building	854 ft, listed 2005
El Cortez Apartment Hotel	908 ft, listed 2002

Federal listing is not the city's designation.

San Diego's own landmark designations decide what may be altered and what review it needs, and they are a separate register from this one. A National Register listing opens federal rehabilitation tax credits and by itself restricts nothing. A listing near an address is not a fact about that address.

■ WETLANDS MAPPED HERE

Mapped where this address stands	None
Mapped within the radius	0

The federal inventory at the scale it was flown, not a delineation: only the Corps of Engineers sets a wetland boundary for a permit. A wetland on a parcel engages the Clean Water Act, which is why it is counted apart from what is nearby.

■ REGULATED BY THE EPA NEARBY

Sites with an EPA record within the radius	67
Out of compliance today	0
Formal enforcement actions nearby	0
600 B STREET SAN DIEGO OWNER, LLC - Hazardous waste	9 ft
LINCOLN PROPERTY COMPANY - Hazardous waste	129 ft
SAN DIEGO SYMPHONY ORCHESTRA ASSOCIATION - Hazardous waste	145 ft
400 W BROADWAY LLC - Hazardous waste	151 ft
FAMILY HEALTH CENTERS OF SAN DIEGO - Hazardous waste	202 ft

A record is a registration, not a hazard.

Most of these are small-quantity waste generators - a garage, a print shop, a dental surgery - and a dense commercial block has dozens. What carries meaning is the compliance state above the list, not the count. Sites registered under a name shaped like a person's are counted and not listed. The EPA publishes a risk screening for these sites and this report does not read it.

■ THE NEAREST OF EACH THING

Café - Old Gallery Coffee House	183 ft, 1 min
Bank or cash machine - Bank of America	346 ft, 1 min
Pharmacy - CVS Pharmacy	564 ft, 2 min
Clinic - Medarts Weight Loss Specialists	594 ft, 2 min
Convenience store - 7-Eleven	626 ft, 2 min

Not within the radius: Food shop, Hospital, Library, Post office, Petrol station.

© OpenStreetMap contributors, under the ODbL. A volunteer map. The city's own records do not say what any nearby

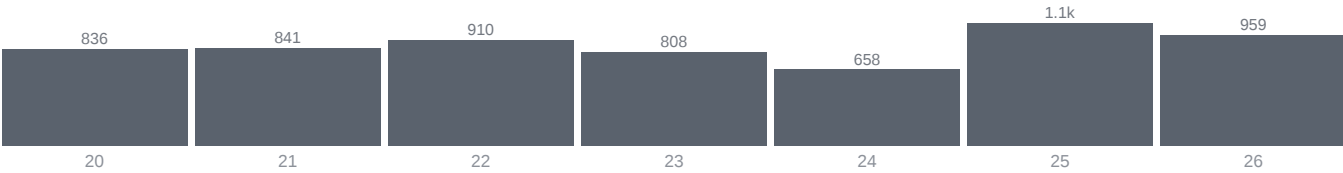
business is. This can, but it cannot promise a shop is still open.

POLICE INCIDENT REPORTS

Total since 2020 **6,073 (about 2 a day)**

33x the San Diego average

An average area this size holds 184.



2023 to 2025	2% flat
Property crime	1,602
Violent crime	924
Drugs and disorder	1,229
Other and administrative	1,555

Filed incident reports under the NIBRS standard, which the department publishes from 2020. About three per cent of rows carry no usable coordinate and are absent rather than counted somewhere they did not happen.

311 SERVICE REQUESTS

Total since 2020 **15,138 (about 6 a day)**

17.2x the San Diego average

An average area this size holds 881.



2023 to 2025	29% up
Encampment	5,923
Street Light Maintenance	914
Other	829
Shared Mobility Device	803
Traffic Signal Issue	773
Graffiti - Code Enforcement	744

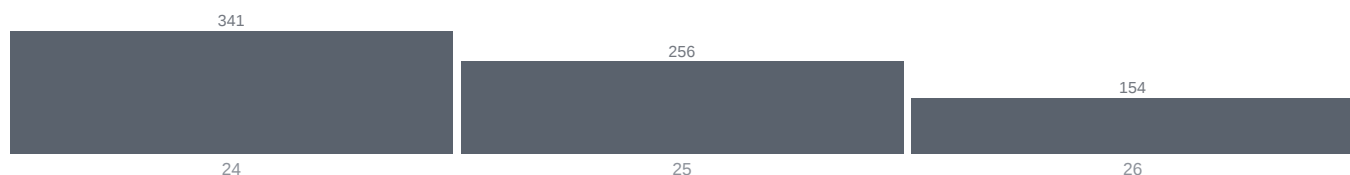
What residents reported, which is not the same as what happened. Both the closed years and the open file are read, or anything still open would be missing.

DEVELOPMENT PERMITS ISSUED

Total since 2024 **751 (about 1 a day)**

15.4x the San Diego average

An average area this size holds 49.



Traffic Control Permit	247
Construction Noise Permit	87
Building Permit	54
Electrical Pmt	51
Approval - Construction - Fire Pmt - Alarm	47
Mechanical Pmt	40

Approvals issued, which is the point at which work may start - not applications, and not construction. The city publishes issued, created and closed as separate files; this is issued, and only from 2024, which is where that file begins.

■ WHAT CHANGED HANDS NEARBY

Parcels transferred since 2016	406
Parcel 5340451004 (2026-07-08)	\$395,646
Parcel 5340320521 (2026-07-07)	\$554,758
Parcel 5340451115 (2026-06-26)	\$636,724
Parcel 5340320510 (2026-06-22)	\$134,759
Parcel 5334341100 (2026-06-05)	\$4,896,000
Parcel 5343220100 (2026-06-05)	\$775,000
Parcel 5343220200 (2026-06-05)	\$8,225,000
Parcel 5340421413 (2026-06-03)	\$779,407

The dollar figure is the assessment, not the price.

Parcels within the radius whose most recent recorded document falls in the window, newest first. San Diego County publishes no sale price and no transfer-tax value, so the figure is the assessment. Under Proposition 13 it resets to the price when a parcel transfers, so a recent date makes it a fair proxy for what was paid. The county records the document type as a number it publishes no key for, so nothing here separates a sale from a correction, a family transfer or a deed into a trust: this is what changed hands, meaning a document recorded.

■ THIS BUILDING'S PERMITS

Permits on this parcel	28
Earliest on file	2024-03-11
Declared work	\$1,905,872
Structural or major	5
Still open	13

Open permits.

Work filed and not recorded as finished. A buyer can inherit an open permit and the obligation to close it: 2026-03-17, Traffic Control Permit; 2026-03-02, Approval - Construction - Right Of Way Pmt-Const Plan - DOWN; 2026-02-02, Approval - Construction - Fire Pmt - Alarm - Standalone Fire

2026-05-05 Approval - Construction - Fire Pmt - Alarm - Downtown: Buildin	-
2026-03-26 Approval - Construction - Fire Pmt - Suppression - Downtown: B	-
2026-03-24 Plumbing Pmt - Downtown: Building, Electrical, Mechanical, and	-

2026-03-24 Building Permit - Downtown: Building, Electrical, Mechanical,	\$1,051,960
2026-03-24 Electrical Pmt - Downtown: Building, Electrical, Mechanical, a	-
2026-03-24 Mechanical Pmt - Downtown: Building, Electrical, Mechanical, a	-
2026-03-17 Traffic Control Permit	-
2026-03-02 Approval - Construction - Right Of Way Pmt-Const Plan - DOWNTOWN	-

■ TRAFFIC ON THE NEAREST COUNTED STREET

7th Ave between C St & B St, 394 ft away, counted 2023-11-02	5,623 vehicles a day
Counted one way only	Northbound

This city's counts record volume and direction and no speed, so nothing here says whether the street is driven faster than it is signed. A count on a nearby street is a count on a nearby street.

■ BUSINESSES ON THE BLOCK

Registered nearby	542
Longest established	
DLUXWARE	1930
ALLIANT INSURANCE SERVICES INC	1946
SELTZER CAPLAN MCMAHON VITEK	1974
PROCOPIO CORY HARGREAVES & SAVITCH	1974
HIGGS FLETCHER & MACK LLP	1974
SOLOMON WARD SEIDENWURM & SMITH	1974
Most recently arrived	
BLUEJAY CAFE	2026
UHURU GROUP	2026
POWERSMITH INC	2026
JOEL HUICOCHEA-DELGADO	2026
THE BALDWIN COMPANY	2026
T SHAYNE BEAUTY	2026

Registration is not occupancy: a business that closed without deregistering stays on the list. The city publishes no usable industry classification, so this cannot say what kind of business each is.

■ SHORT-TERM RENTALS NEARBY

Licensed within 1,000 ft	22
Community plan area	DOWNTOWN
Tier 3 - Whole home, more than 20 nights a year	12
Tier 2 - Whole home, up to 20 nights a year	10

Dwellings licensed by the city to be let for under a month, in force today, counted within the radius. A licence is not a listing: a licensed home may sit empty all year, and one let without a licence does not appear here at all. The register names a host and a local contact, and this report reads neither.

■ SCHOOLS NEARBY

Nearest elementary	Washington Elementary - 3,275 ft, 12 min
Nearest high	San Diego High - 1,643 ft, 6 min
Home & Hosp/Transition Support	K-12, grades K-12, Public - 1,145 ft
San Diego High	High, grades 9-12, Public - 1,643 ft

East Village Middle College High	High, grades 9-12, Public - 1,929 ft
Urban Discovery Academy Charter	K-8, grades K-8, Charter - 2,484 ft
Garfield High	High, grades 9-12, Public - 2,851 ft
San Diego Virtual	High, grades 9-12, Charter - 3,113 ft
Washington Elementary	Elementary, grades P-5, Public - 3,275 ft
e3 Civic High	High, grades 9-12, Charter - 3,512 ft

Distance and facts only.

This report does not rate schools or publish test scores. School quality is the most common proxy for characteristics the Fair Housing Act protects, and characterizing a neighborhood is how a steering claim starts.

INTERNET SERVICE

The internet-availability source could not be read for this report; the rest is unaffected.

GREEN SPACE

Harmony Park (Undeveloped)	580 ft, 0.5 acres
St. Joseph'S Park (Undeveloped)	1,087 ft, 0.7 acres
Horton Plaza Np	1,220 ft, 1.3 acres
Balboa Park	1,656 ft, 1149.2 acres
Tweet St Mp	1,778 ft, 0.5 acres
G St Mp	2,131 ft, 0.1 acres
East Village Green Park (Undeveloped)	2,512 ft, 1.4 acres
Davis House Mp	2,796 ft, 0.1 acres

Distance is to the edge of the park, not its center, which is how far you actually walk to be in it.

WHAT THIS REPORT IS

Almost every count here is a public record - held by the City of San Diego and SANDAG, the U.S. Census, or the FCC - within a radius of the address asked about. The exceptions are the third-party estimates (market value, and a unit's likely rent), each labeled as that provider's and shown with its range. Nothing here is scored, predicted or interpreted.

Police data is anonymised to the block.

San Diego does not publish address-level incident locations, so nothing here describes a specific building, only an area. A count near an address is not a statement about that address.

TERMS ACCEPTED WHEN THIS REPORT WAS RUN

I understand this report is compiled from public records, describes an area and a parcel rather than any person, is not a consumer report and may not be used to screen tenants or make decisions about individuals, is not a valuation, appraisal or statutory natural hazard disclosure, and may be incomplete or out of date because its sources are.

Accepted by Sample - no account at unknown (terms 2026-08-b).

Registered sex offender information is deliberately excluded: California Penal Code 290.46(j)(2) makes it unlawful to use the Megan's Law database for purposes relating to housing. Consult www.meganslaw.ca.gov yourself, which is the use the law permits.

Compiled from the City of San Diego and SANDAG public records on 2026-09-19. Nothing here is scored, predicted or interpreted.