

CASS ST.

Brokerage Services



For Sale:

404 14th Street
San Diego, CA
92101

Mike Morgan
619.253.3479
mmorgan@cass-st.com
Lic. #00988519

Mark Egan
619.253.3479
megan@cass-st.com
Lic. #01487143

Offering Summary

Location: Downtown San Diego East Village neighborhood

Site: 404 14th Street, San Diego 92101 @ NW Corner 14th St. and J

Land Area: Parcel: \pm 15,000 SF Building: \pm 10,000

Land Use: Centre City Planned District Residential Emphasis (CCDP-RE)

APN #: 535-155-07-00



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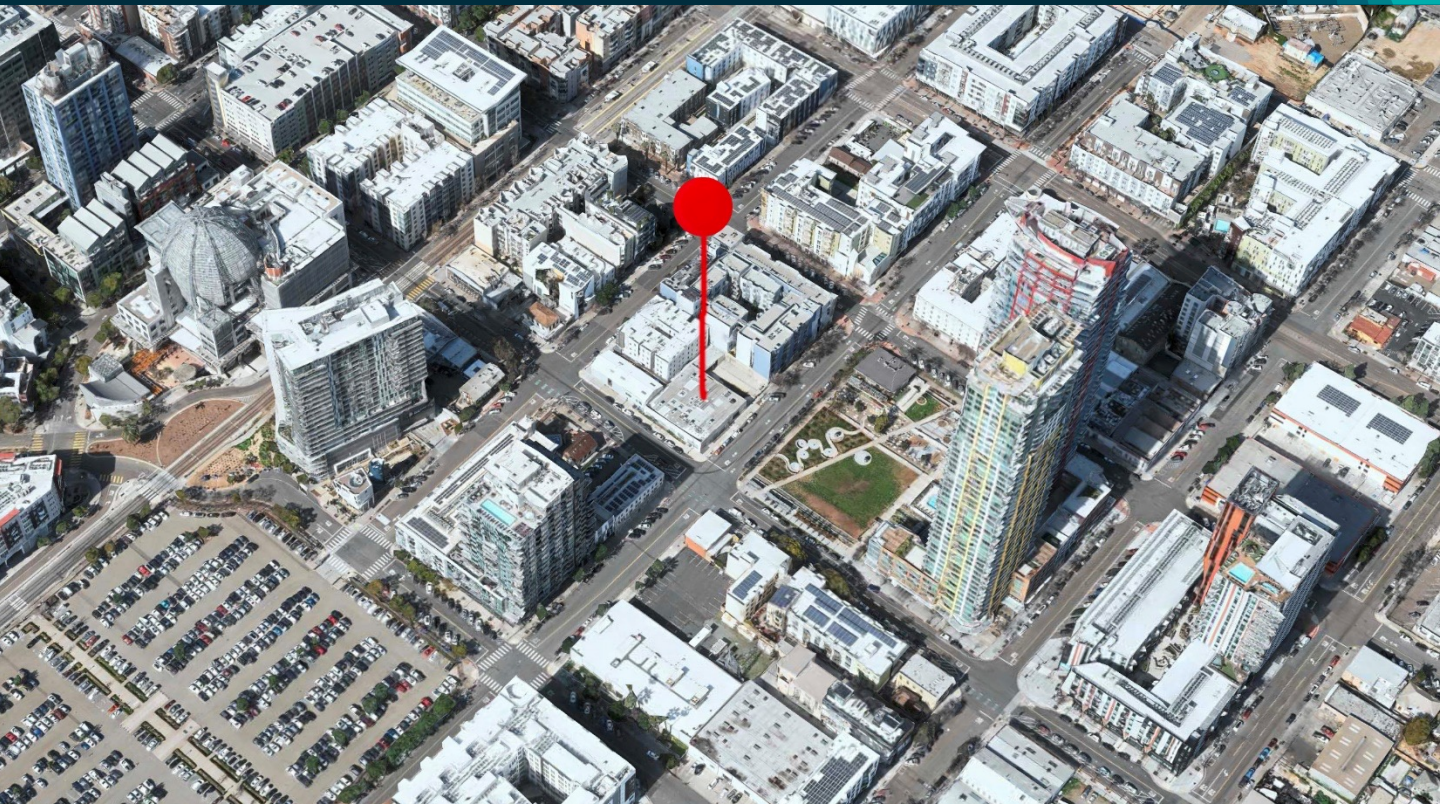
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Asking Price Not Disclosed

Development Opportunity



- Located in the Complete Communities Tier 1
- No limit on Floor Area Ratio (FAR)
- Designated Transit Priority Area with parking bonuses
- Situated in an Opportunity Zone, providing potential tax advantages
- Surrounded by proven residential developments on same block
- Over 25 multi-family residential projects in the East Village with more coming

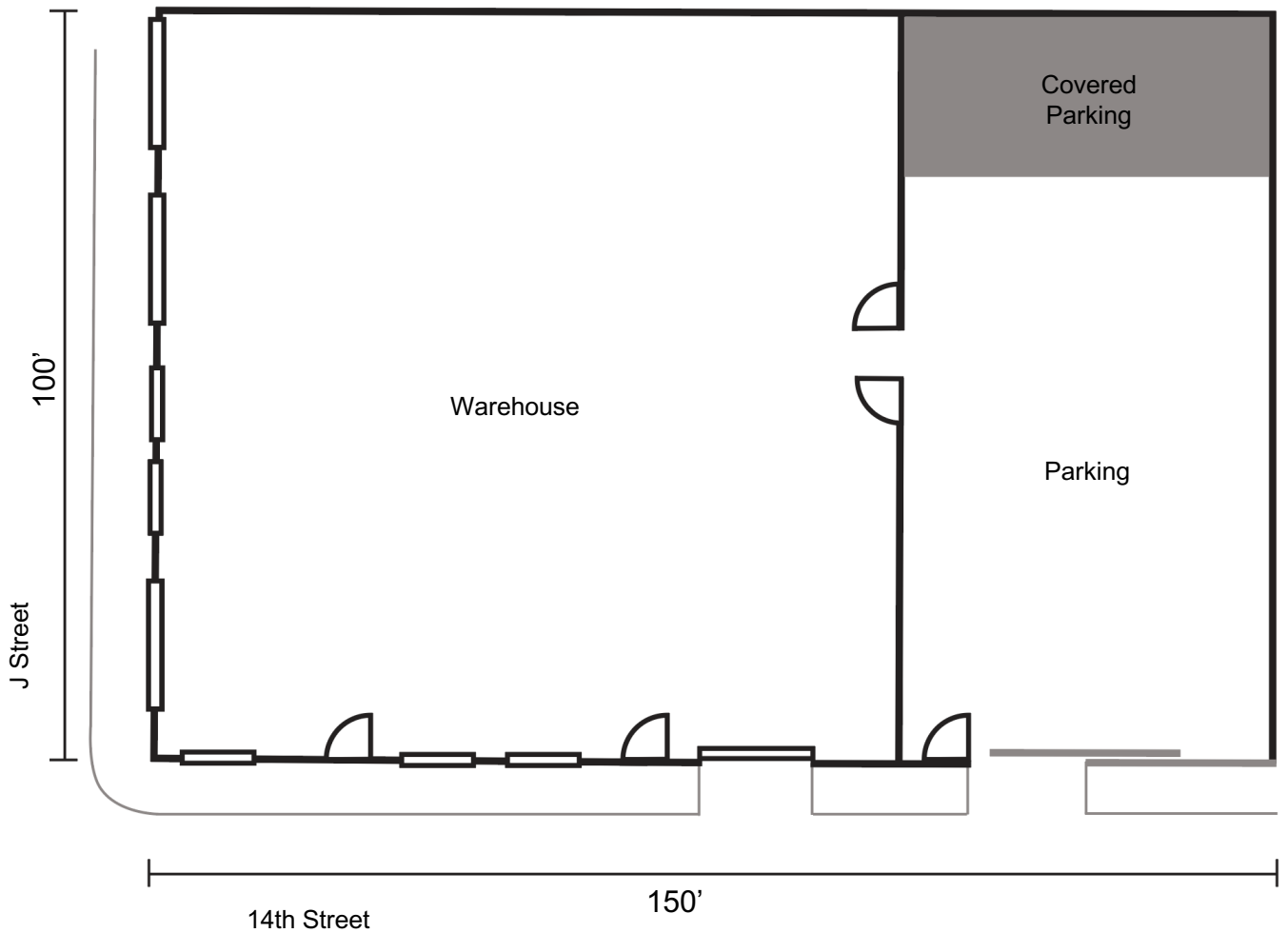
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Site Plan



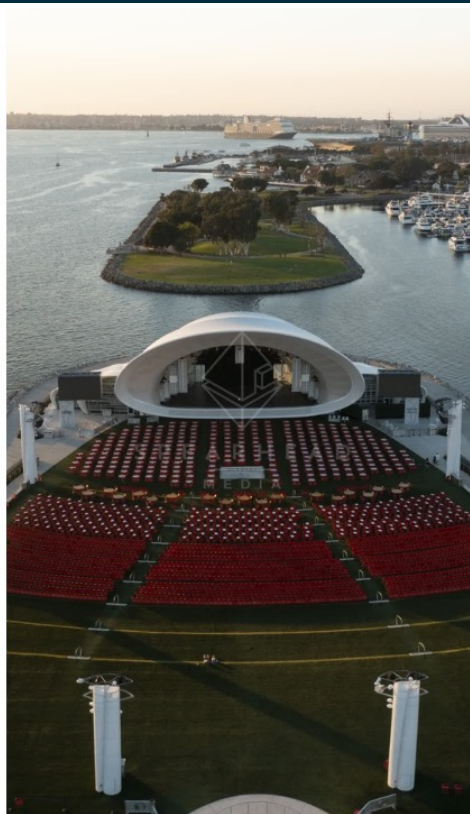
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Neighborhood Overview



- East Village is Downtown San Diego's largest neighborhood
- Walk to restaurants, coffee shops, local retail, creative office, parks
- Entertainment nearby at Petco Park, Rady Shell and Central Library
- Directly across from city park with community amenities
- Walkable score of 97 with excellent access to trolley and transit
- Easy access to I-5 and Route 94. Minutes to train station and airport

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