

Prime High-Density Residential Development Opportunity – Downtown San Diego

640 Broadway | San Diego, CA 92101

- 0.23 Acres | 10,032 Square Feet of Land
- Architecturally developed concept plans for 384 residential units
- Exceptional high-density infill opportunity in a premier urban location
- Existing +/- 29,096 Square Feet Commercial Building

ASKING PRICE: \$7,900,000



BROADWAY

SEVENTH AVE

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contents

3	aerials	15	height & massing section
6	location map	16	sale comparables
7	property information	17	rent comparables
8	rent roll	18	complete communities
9	proposed development summary	19	tax map
12	renderings	20	demographics
14	floor plans		





Diega
High-Rise
Apartment

BROADWAY





625
Broadway
Apartments

Krisp
Beverages
+ Natural
Foods

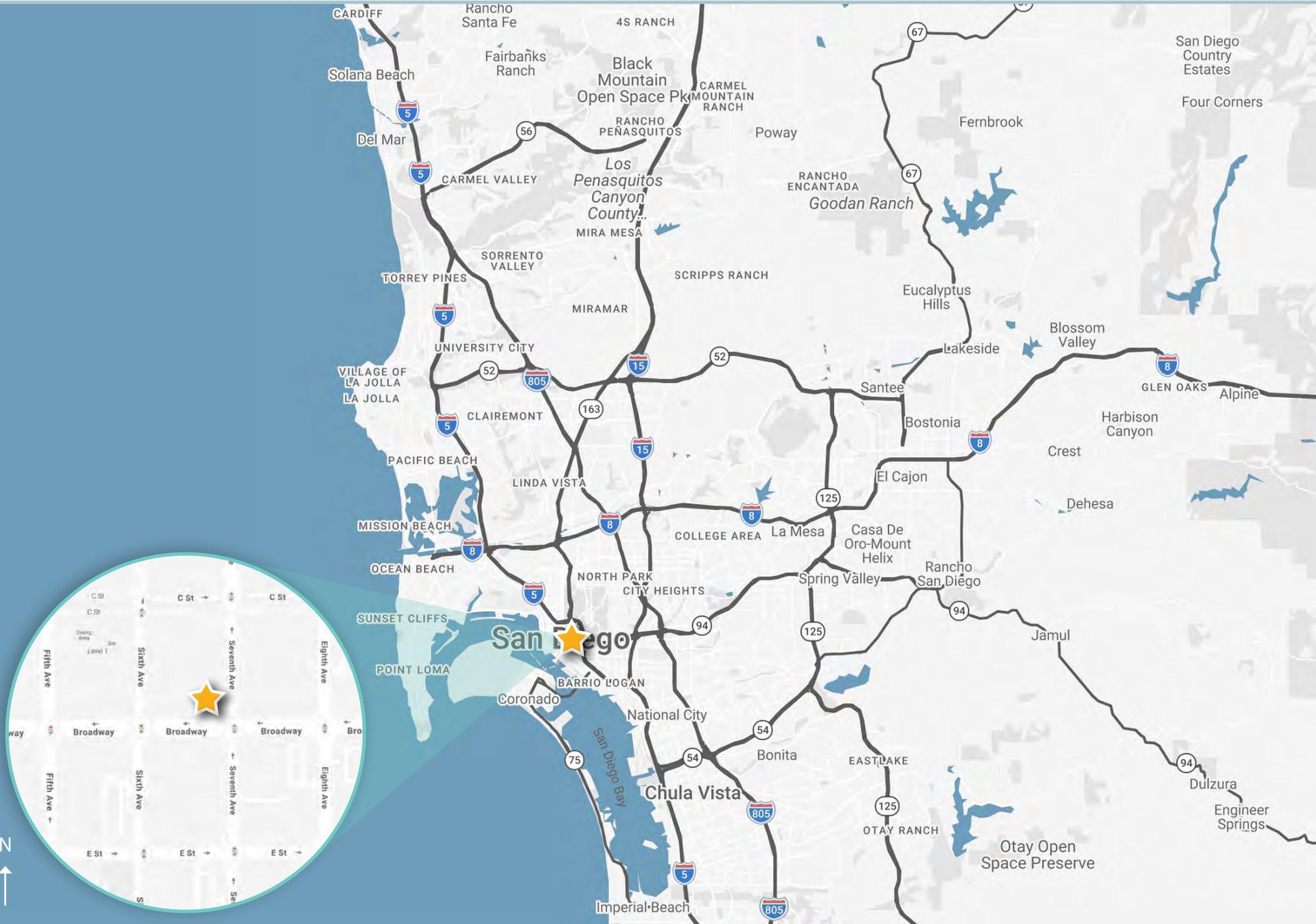
SEVENTH AVE





location map

6



property information

location:

640 Broadway is centrally located in the Downtown San Diego Core, within close proximity to the Gaslamp Quarter, Horton Plaza, and Civic Theatre, as well as a wide range of retail, dining, entertainment, and employment amenities. The property benefits from exceptional walkability and convenient access to Interstate 5, Interstate 163, Highway 94, and multiple trolley and bus lines, providing strong connectivity throughout San Diego County.

profile:

The property consists of approximately 0.23 acres (10,032 square feet) and is improved with a 29,096-square-foot mixed-use building currently accommodating retail, restaurant, office, and commercial uses.

Situated within the Downtown San Diego submarket, the property is zoned CCPD-CORE (Centre City Planned District - Core District) and lies within the Complete Communities Downtown Area, allowing for unlimited FAR and significant high-density development potential.

Architecturally developed concept plans designed by a well-known San Diego architect illustrate a potential 384-unit residential development, positioning the site as an exceptional high-rise residential mixed-use redevelopment opportunity in one of Southern California's most dynamic urban markets.

jurisdiction:

City of San Diego

APN:

534-186-07-00

acreage | square feet:

0.23 Acres or 10,032 Square Feet

building size:

+/- 29,096 Square Feet

year built:

1920

existing tenancy:

All tenants are month-to-month & 1 tenant expiring in October 2026

zoning:

CCPD-CORE

[Click Here to View Zoning](#)

complete communities:

Yes, Tier 1, Unlimited FAR

[Click Here to View Complete Communities](#)

general plan land use:

Commercial Employment, Retail, & Services

school district:

San Diego Unified School District

services:

Water/Sewer: City of San Diego Public Utilities Department

Gas/Electric: SDG&E

Fire: San Diego Fire-Rescue Department (SDFD)

Police: San Diego Police Department (SDPD)

asking price:

\$7,900,000



rent roll

Suite	Tenant	Lease Expiration	Security Deposit	Monthly Rent
1st Floor				
632				
634				
Ste A				
640	Demir Uras LLC/Firat Ercan	10/31/2026	\$30,000.00	\$17,100.00
638	Demir Uras LLC/Firat Ercan	10/31/2026	\$5,000.00	\$5,000.00
1032 7th Ave				
2nd Floor				
210	Converse Intl School of Languages	Month to Month		\$7,000.00
3rd Floor				
310				
319	Marc Mirbod & Associates	12/31/2026		\$700.00
320	Marc Mirbod & Associates	12/31/2026		\$700.00
321	Marc Mirbod & Associates	12/31/2026		\$700.00
322	Marc Mirbod & Associates	12/31/2026		\$700.00
323				
324	Petter Ortiz	Month to Month	\$600.00	\$600.00
640	Care First Mobile Medical Group/ Mary Galez	Month to Month	\$600.00	\$650.00
326				
327	Emmanuel Eyong	Month to Month	\$500.00	\$500.00
328				
329				
330	Marc Mirbod & Associates	12/31/2026		\$1,200.00
Total			\$36,700.00	\$34,950.00



proposed development summary

9

636 BROADWAY												
Level	Program	Gross Area	Net Res. Rentable		FAR ONLY	Unit Mix			Parking Stalls			Floor to Floor
			Core	Rentable		Studio	1 Bed	2 Bed	Cars	Bicycles	Motorcycle	
B4	Parking <i>Circulation/Care Storage/Utility</i>	8,905 SF 1,441 SF 549 SF	-	-	FAR Exempt				13			-9'-09"
B3	Parking <i>Circulation/Care Storage/Utility</i>	9,459 SF 1,441 SF 549 SF	-	-	FAR Exempt				13			-9'-09"
B2	Parking <i>Circulation/Care Storage/Utility</i>	9,459 SF 1,441 SF 549 SF	-	-	FAR Exempt				13			-9'-09"
B1	Parking <i>Circulation/Care Storage/Utility</i>	9,459 SF 1,441 SF 549 SF	-	-	FAR Exempt				13		6	-9'-09"
B0	Transformer/Utility <i>Circulation/Care Storage/Utility</i>	2,456 SF 1,441 SF 549 SF	-	-	FAR Exempt				0			-12'-08"
1	Ground Level <i>Bike Storage Lobby/Leasing Amenity Utility Loading Circulation/Care</i>	<i>1,625 SF 1,207 SF 1,674 SF 510 SF 672 SF 3,172 SF</i>	-	-	1,625 SF 1,207 SF 1,674 SF 510 SF 672 SF 3,172 SF					122		10'-00"
	Co-Working/Amenity <i>Co-Working/Amenity Utility Circulation/Care</i>	<i>7,776SF 97 SF 1,445 SF</i>	-	-	7,766SF 97 SF 1,445 SF							10'-00"
3	Residential <i>Fitness Center/Sauna</i>	6,930 SF 1,771 SF	2,085 SF	4,845 SF	6,930 SF 1,771 SF	2	3	2				9'-09"
4	Residential <i>Fitness Center/Sauna</i>	6,836 SF 1,385 SF	1,946 SF	4,890 SF	6,836 SF 1,771 SF	2	3	2				9'-09"
5	Residential	8,701 SF	1,988 SF	6,713 SF	8,701 SF	3	4	3				9'-09"

FAR	34.46
Net Rentable	238,177 SF
Gross Area	370,148 SF
Unit Mix - 618 SF avg	384 units
Studio - 450 SF	115 units
1 Bd - 600 SF	186 units
2 Bd - 800 SF	83 units
Parking	52 spaces
Parking Ratio	0.14
Bicycle Parking	122 Spaces
Motorcycle Parking	6 Spaces

proposed development summary

10

636 BROADWAY												
Level	Program	Gross Area	Net Res. Rentable		FAR ONLY	Unit Mix			Parking Stalls			Floor to Floor
			Core	Rentable		Studio	1 Bed	2 Bed	Cars	Bicycles	Motorcycle	
6	Residential	8,100 SF	1,986 SF	6,114 SF	8,100 SF	3	5	2				9'-09"
7	Residential	8,100 SF	1,986 SF	6,114 SF	8,100 SF	3	5	2				9'-09"
8	Residential	8,100 SF	1,986 SF	6,114 SF	8,100 SF	3	5	2				9'-09"
9	Residential	8,100 SF	1,986 SF	6,114 SF	8,100 SF	3	5	2				9'-09"
10	Residential	8,100 SF	1,986 SF	6,114 SF	8,100 SF	3	5	2				9'-09"
11	Residential	8,100 SF	1,986 SF	6,114 SF	8,100 SF	3	5	2				9'-09"
12	Residential	8,100 SF	1,986 SF	6,114 SF	8,100 SF	3	5	2				9'-09"
13	Residential	8,100 SF	1,986 SF	6,114 SF	8,100 SF	3	5	2				9'-09"
14	Residential	8,100 SF	1,986 SF	6,114 SF	8,100 SF	3	5	2				9'-09"
15	Residential	8,100 SF	1,986 SF	6,114 SF	8,100 SF	3	5	2				9'-09"
16	Residential	8,100 SF	1,986 SF	6,114 SF	8,100 SF	3	5	2				9'-09"
17	Residential	8,100 SF	1,986 SF	6,114 SF	8,100 SF	3	5	2				9'-09"
18	Residential	8,100 SF	1,986 SF	6,114 SF	8,100 SF	3	5	2				9'-09"
19	Residential	8,100 SF	1,986 SF	6,114 SF	8,100 SF	3	5	2				9'-09"
20	Residential	8,100 SF	1,986 SF	6,114 SF	8,100 SF	3	5	2				9'-09"
21	Residential	8,100 SF	1,986 SF	6,114 SF	8,100 SF	3	5	2				9'-09"
22	Residential	8,100 SF	1,986 SF	6,114 SF	8,100 SF	3	5	2				9'-09"
23	Residential	8,100 SF	1,986 SF	6,114 SF	8,100 SF	3	5	2				9'-09"
24	Residential	8,100 SF	1,986 SF	6,114 SF	8,100 SF	3	5	2				9'-09"
25	Residential	8,100 SF	1,986 SF	6,114 SF	8,100 SF	3	5	2				9'-09"
26	Residential	8,100 SF	1,986 SF	6,114 SF	8,100 SF	3	5	2				9'-09"
27	Residential	8,100 SF	1,986 SF	6,114 SF	8,100 SF	3	5	2				9'-09"
28	Residential	8,100 SF	1,986 SF	6,114 SF	8,100 SF	3	5	2				9'-09"
29	Residential	8,100 SF	1,986 SF	6,114 SF	8,100 SF	3	5	2				9'-09"
30	Residential	8,100 SF	1,986 SF	6,114 SF	8,100 SF	3	5	2				9'-09"
31	Residential	8,100 SF	1,986 SF	6,114 SF	8,100 SF	3	5	2				9'-09"
32	Residential	8,100 SF	1,986 SF	6,114 SF	8,100 SF	3	5	2				9'-09"



proposed development summary

11

636 BROADWAY												
Level	Program	Gross Area	Net Res. Rentable		FAR ONLY	Unit Mix			Parking Stalls			Floor to Floor
			Core	Rentable		Studio	1 Bed	2 Bed	Cars	Bicycles	Motorcycle	
33	Residential	8,100 SF	1,986 SF	6,114 SF	8,100 SF	3	5	2				9'-09"
34	Residential	8,100 SF	1,986 SF	6,114 SF	8,100 SF	3	5	2				9'-09"
35	Residential	8,100 SF	1,986 SF	6,114 SF	8,100 SF	3	5	2				9'-09"
36	Residential	8,100 SF	1,986 SF	6,114 SF	8,100 SF	3	5	2				9'-09"
37	Residential	8,100 SF	1,986 SF	6,114 SF	8,100 SF	3	5	2				9'-09"
38	Residential	8,100 SF	1,986 SF	6,114 SF	8,100 SF	3	5	2				9'-09"
39	Residential	8,100 SF	1,986 SF	6,114 SF	8,100 SF	3	5	2				9'-09"
40	Residential	8,100 SF	1,986 SF	6,114 SF	8,100 SF	3	5	2				9'-09"
41	Residential	8,098 SF	1,986 SF	6,112 SF	8,098 SF	3	1	6				14'-06"
42	Amenity Clubhouse Residential Pool/Spa	1,262 SF 3,564 SF	1,937 SF	1,627 SF	1,262 SF 3,564 SF							15'-00"
					Subtotal Unit Types	115	186	83				
TOTALS		370,148 SF	79,452 SF	238,177 SF	340,601 SF	384 units			52	122	6	420'-00"
Total Parking/Util.		49,688 SF										
Total Leaseable Residential		238,177 SF		Parking Spaces 52 Spaces		Studio	450 SF	30%				
Property Area		10,000 SF		Avg. Unit Size 620 SF		1 Bed	620 SF	48%				
Total FAR		34.06		Parking Ratio 0.14		2 Bed	805 SF	22%				
Efficiency		69.9%				2BD PH	1,350 SF					
BUILDING AREA NOTES:												
*GROSS AREA - measured to exterior face of wall and does not include open to below areas or open exterior occupied space.												
*RESIDENTIAL - Leasable area is gross residential / unit area measured to the exterior face of wall, exterior face of corridor or shaft, and centerline of demising walls. Balcony area is not included.												
*BUILDING HEIGHT- All schemes height shall be verified by the FAA.												



CLICK TO VIEW SITE PLAN, FLOOR PLANS, & RENDERINGS 

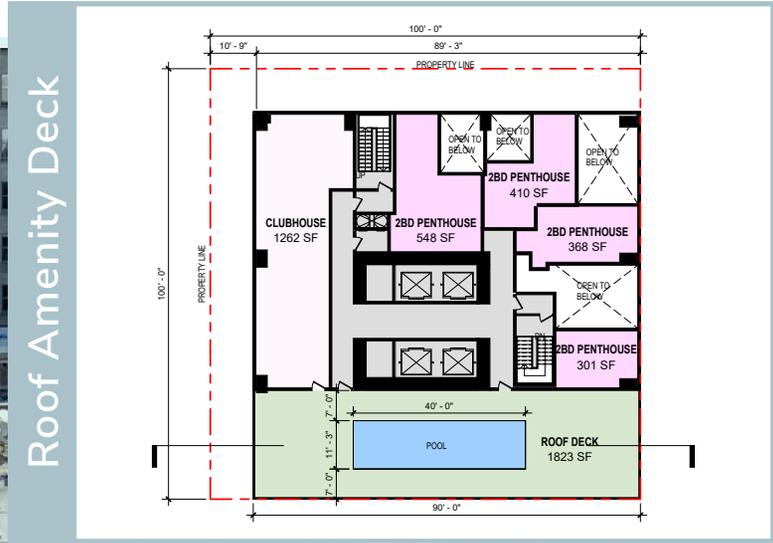
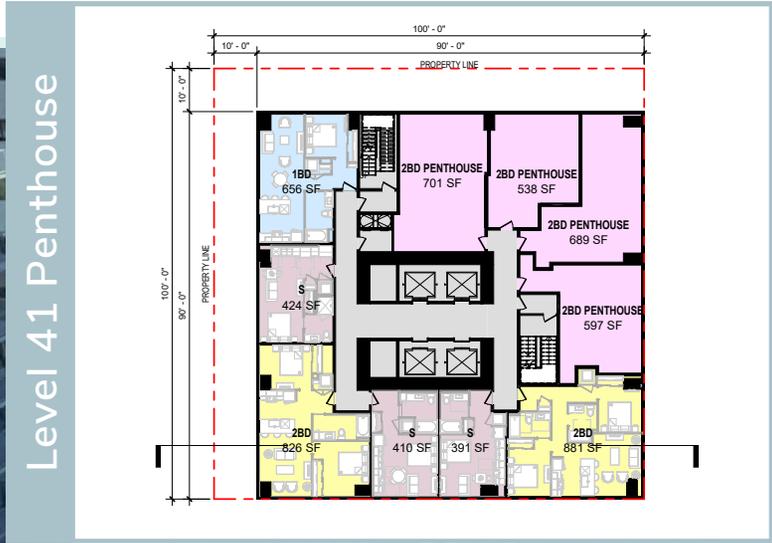
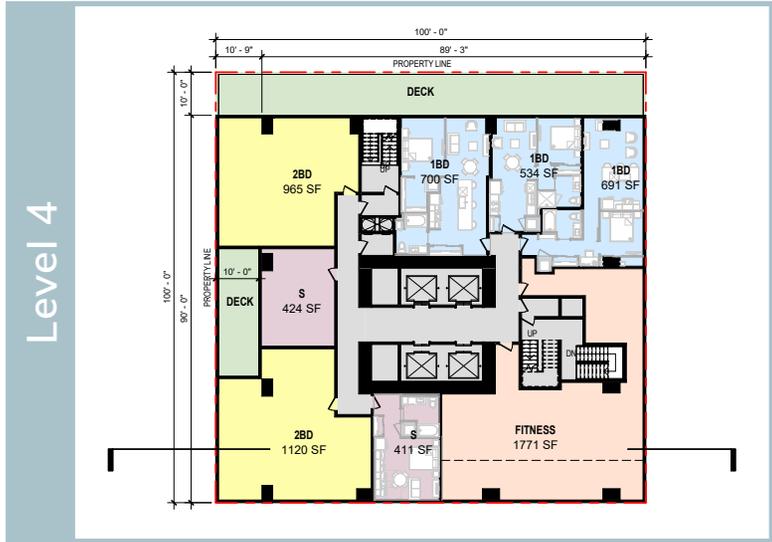


CLICK TO VIEW SITE PLAN, FLOOR
PLANS, & RENDERINGS 



floor plans

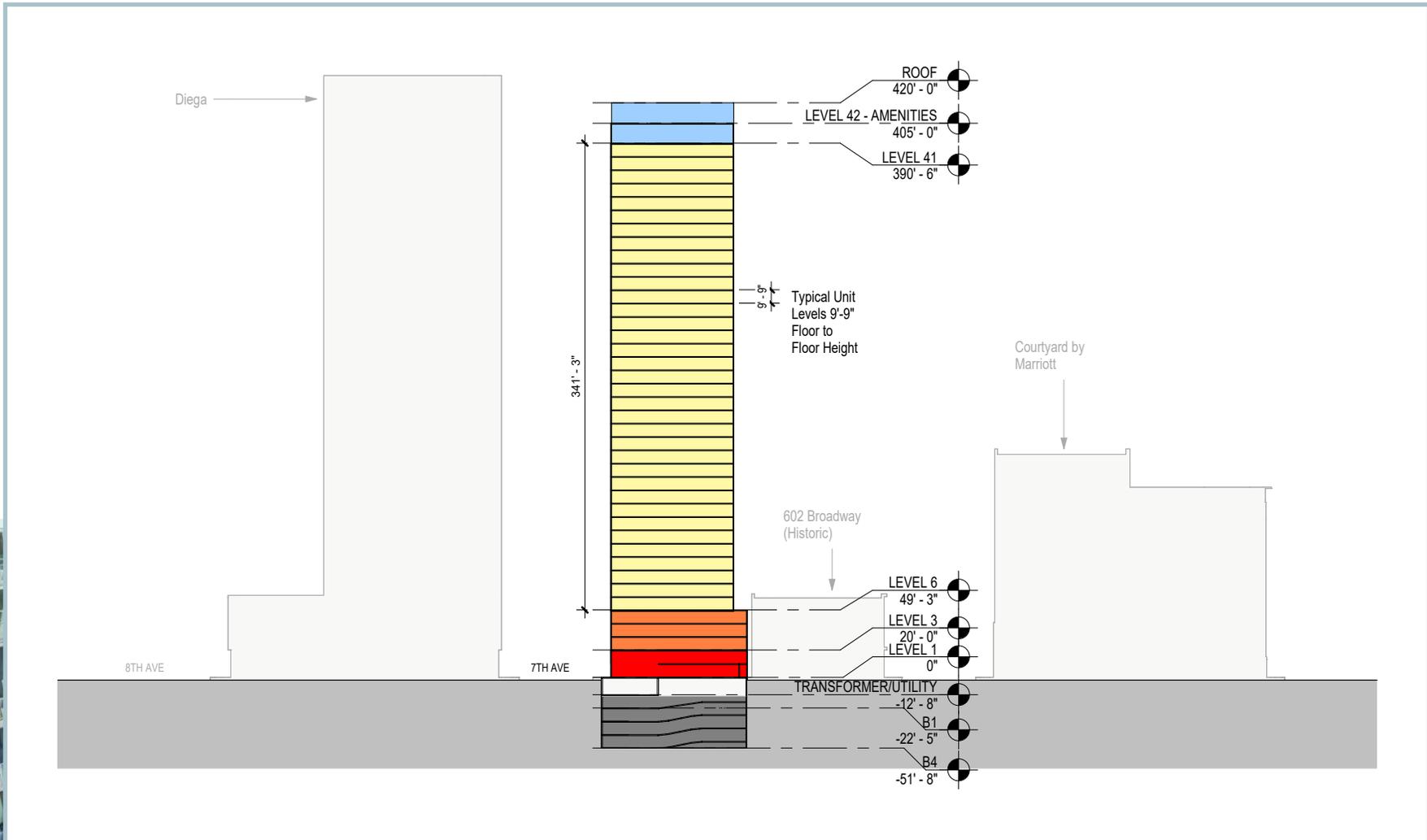
CLICK TO VIEW SITE PLAN, FLOOR PLANS, & RENDERINGS



height & massing section

CLICK TO VIEW SITE PLAN, FLOOR PLANS, & RENDERINGS

15



sale comparables

16

LAND SALE COMPARABLES FOR MULTI-FAMILY REDEVELOPMENT							
Picture	Address	COE	Sale Price	Lot Square Feet	\$/SF	Proposed Units	Proposed Stories
	1460 India St San Diego	1/29/2026	\$8,000,000	10,000	\$800.00	328	34
	1304 India St San Diego	12/7/2022	\$7,600,000	9,993	\$760.53	233	8
	702 Market St San Diego	8/5/2022	\$9,100,000	10,019	\$908.27	302	17



rent comparables

17

Picture	Project	Address	Beds	Bath	Rent	Sqft	\$/SF
	800 Broadway	800 Broadway San Diego, CA 92101	Studio	1	\$2,405.00	415	\$5.80
	800 Broadway	800 Broadway San Diego, CA 92101	1	1	\$3,555.00	563	\$6.31
	800 Broadway	800 Broadway San Diego, CA 92101	2	2	\$4,285.00	1,009	\$4.25
	800 Broadway	800 Broadway San Diego, CA 92101	3	2.5	\$12,060.00	1,718	\$7.02
	Ancora	110 Beech St San Diego, CA 92101	Studio	1	\$2,957.00	486	\$6.08
	Ancora	110 Beech St San Diego, CA 92101	1	1	\$3,814.00	586	\$6.51
	Ancora	110 Beech St San Diego, CA 92101	2	1	\$4,532.00	816	\$5.55
	The Lindley	1331 Columbia St San Diego, CA 92101	Studio	1	\$3,309.00	473	\$7.00
	The Lindley	1331 Columbia St San Diego, CA 92101	1	1	\$4,990.00	753	\$6.63
	The Lindley	1331 Columbia St San Diego, CA 92101	2	2	\$9,000.00	1,384	\$6.50
	The Lindley	1331 Columbia St San Diego, CA 92101	3	2	\$13,255.00	1,795	\$7.38

complete communities

18



San Diegans' quality of life depends on a vibrant economy, a healthy environment and thriving neighborhoods. Complete Communities is an initiative to set us on a path to achieve our goals and shape a future that works for all of us with a focus on four key areas: housing, mobility, parks and infrastructure.

Complete Communities includes planning strategies that work together to create incentives to build homes near transit, provide more mobility choices and enhance opportunities for places to walk, bike, relax and play. These efforts ensure that all residents have access to the resources and opportunities necessary to improve the quality of their lives.

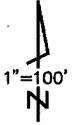
Thoughtful and inclusive planning initiatives and programs aim to create a healthy environment and thriving communities that will serve to enhance the quality of life for all residents, regardless of their background and identity.



08

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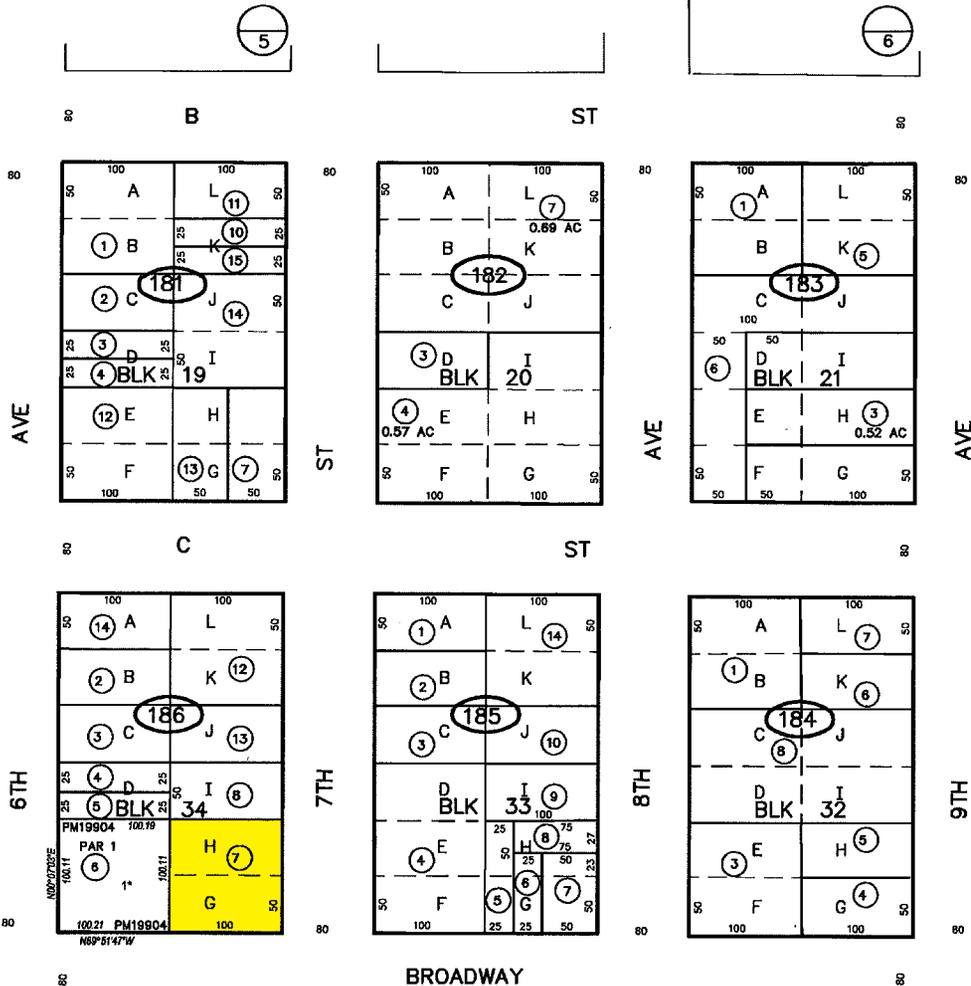
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SHT 1 OF 2



8/04/14 MGC

CHANGES				
BLK	OLD	NEW	YR	CUT
185	11	12/13	69	3662
181	5	12/13	70	4972
186	9/10	11	76	1229
186	11	12/13	77	2144
184	1-3	14	78	3645
184	2-4	8	80	1084
185	2-4	6	82	1655
185	12/13	14	82	2889
182	4-5	7	83	2008
181	2-4	13-15	88	1061
188	6	15	513	

1" CONDO
FLETCHER BUILDING
DOC2008-0342015
DOC11-0548523
(SEE SHT 2)



533
52

19

32

SAN DIEGO COUNTY
ASSESSORS MAP
BOOK 534 PAGE 18

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

DB 3 PG 522 - HORTONS ADD LOCKING

2025 demographics

1 mile



population
63,604



estimated households
35,975



average household income
\$132,848



median household income
\$109,374



total employees
70,193

3 miles



population
211,903



estimated households
101,125



average household income
\$140,105



median household income
\$107,644



total employees
130,893

5 miles



population
508,032



estimated households
209,791



average household income
\$129,478



median household income
\$102,901



total employees
260,379

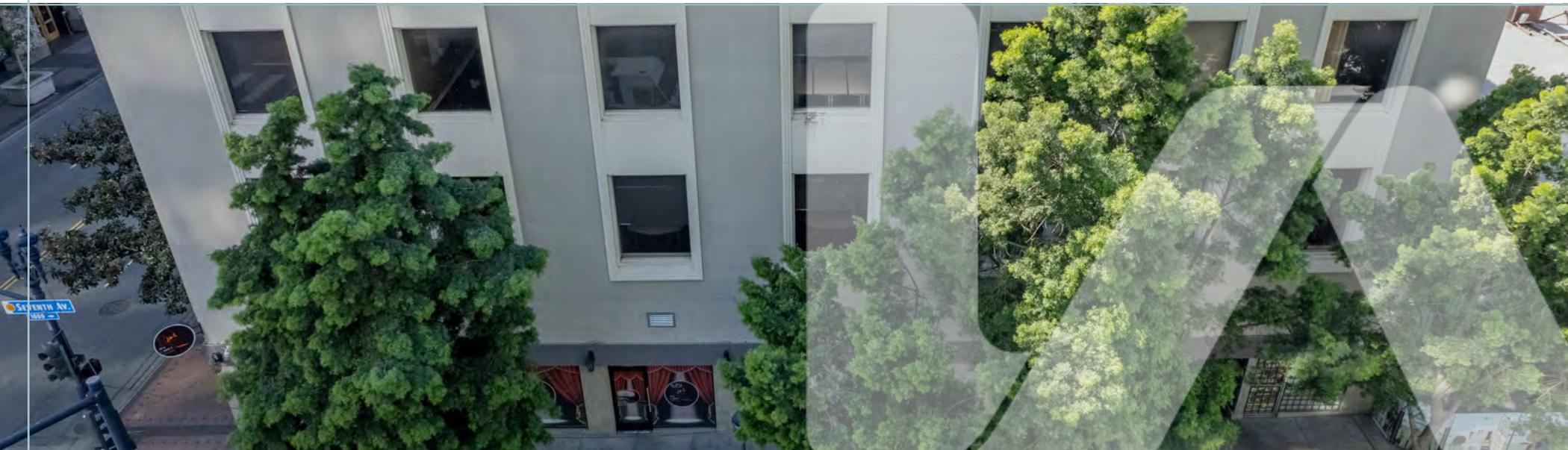
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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





 **CONVERSE INTERNATIONAL SCHOOL OF LANGUAGES**

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