

1460

INDIA STREET
SAN DIEGO, CA 92101

LITTLE ITALY COVERED LAND | DEVELOPMENT OPPORTUNITY

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INVESTMENT OFFERING - FOR SALE
±10,003 SF SURFACE PARKING LOT POSITIONED IN THE HEART OF LITTLE ITALY

DRE# 02077455
858. 360. 3000
caacre.com



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Seller has retained Commercial Asset Advisors as exclusive advisor for the sale of the above referenced property. The Investment Offering Memorandum and/or financial materials hereinafter referred to as “marketing materials” has been prepared by Commercial Asset Advisors for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the property or any of the documents related hereto, nor does it purport to be all inclusive or to contain all of the information which perspective investors may need or desire. All projections have been developed by Seller, Commercial Asset Advisors, and designated sources and are based upon assumptions relating to the general economy, competition, and other forces beyond the control of the Seller and are therefore subject to variation.

Seller and Commercial Asset Advisors each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate the discussions with any entity at any time with or without notice. Seller shall have no legal commitment or obligations to any entity reviewing the Investment Offering Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by the Seller, a written agreement for the purchase of the Property has been fully executed, delivered and approved by Seller and its legal counsel and any conditions to Seller’s obligations thereunder have been satisfied or waived.

The Investment Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Investment Offering Memorandum, you agree that you will hold and treat it in the strictest of confidence, that you will not photocopy or duplicate it, that you will not disclose the Investment Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you if necessary, for your determination of whether or not to make a proposal and from whom you have obtained the agreement of confidentiality) without prior written authorization of Seller and Commercial Asset Advisors and that you will not use the Investment Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller, Seller’s tenants, or Commercial Asset Advisors.

All communications and negotiations concerning the property shall be directed through Commercial Asset Advisors or the prospective party’s authorized real estate representative. All rights reserved.

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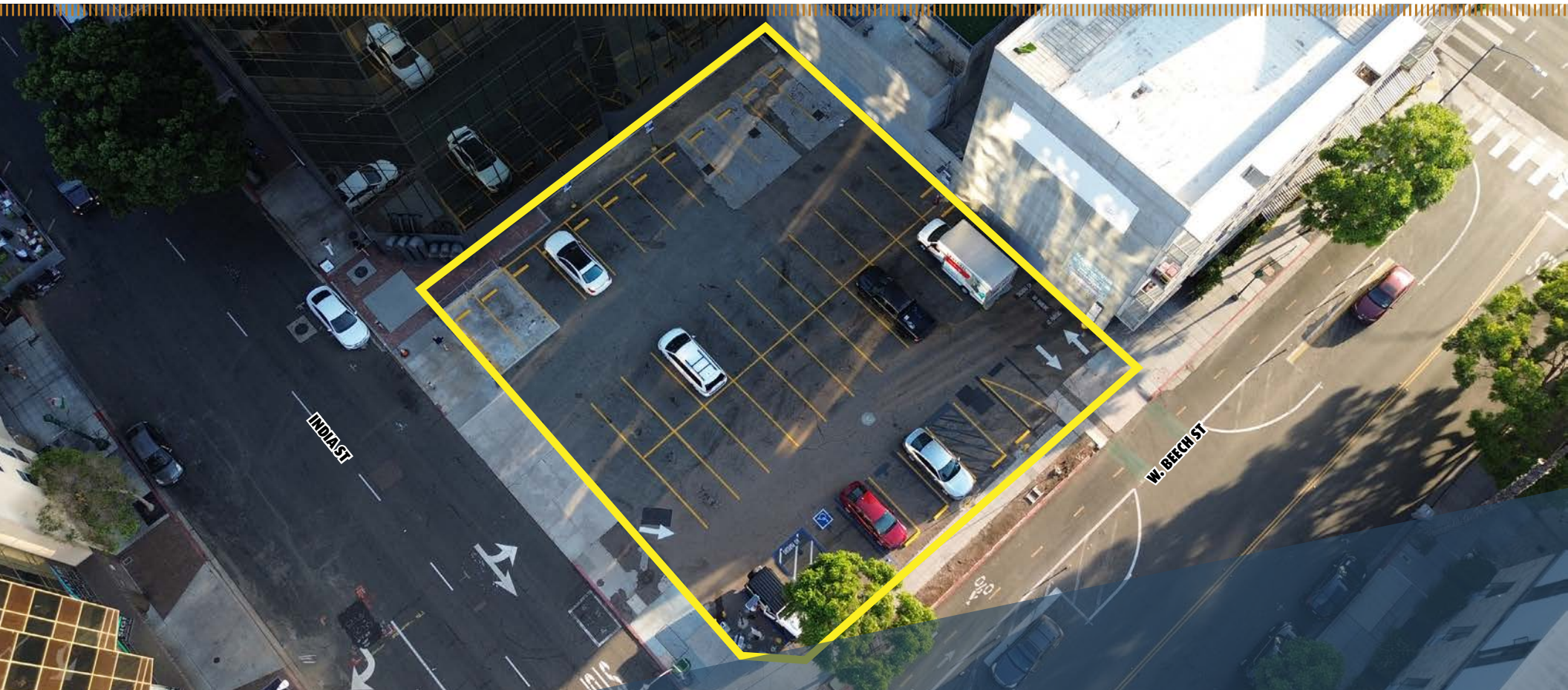
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THE OFFERING

Commercial Asset Advisors is pleased to present the exclusive listing of 1460 India Street, a compelling covered land opportunity in the heart of Little Italy, allowing an investor to generate stable in-place income while advancing plans for a high-density redevelopment. The $\pm 10,003$ SF site is currently leased to Diamond Parking Services LLC, producing \$780,000 in annual gross income with minimal landlord responsibility — offsetting carry costs during the entitlement and design phase.

Positioned within Downtown's CCHS Tier 1 designation, the property carries no limit on Floor Area Ratio, giving a future developer significant flexibility to maximize unit count and building efficiency. Combined with its central position in Little Italy — one of Downtown San Diego's most in-demand and rapidly densifying neighborhoods — this represents a rare, assembled land-banking opportunity just blocks from the Waterfront, Little Italy's restaurant row, and the Santa Fe Depot Trolley Station.

In the meantime, investors retain full optionality: hold 1460 India Street as a low-management, cash-flowing asset today, or advance entitlements toward Tier 1 mixed-use redevelopment on their own timeline — a rare blend of income stability and long-term upside in one of San Diego's most supply-constrained submarkets.



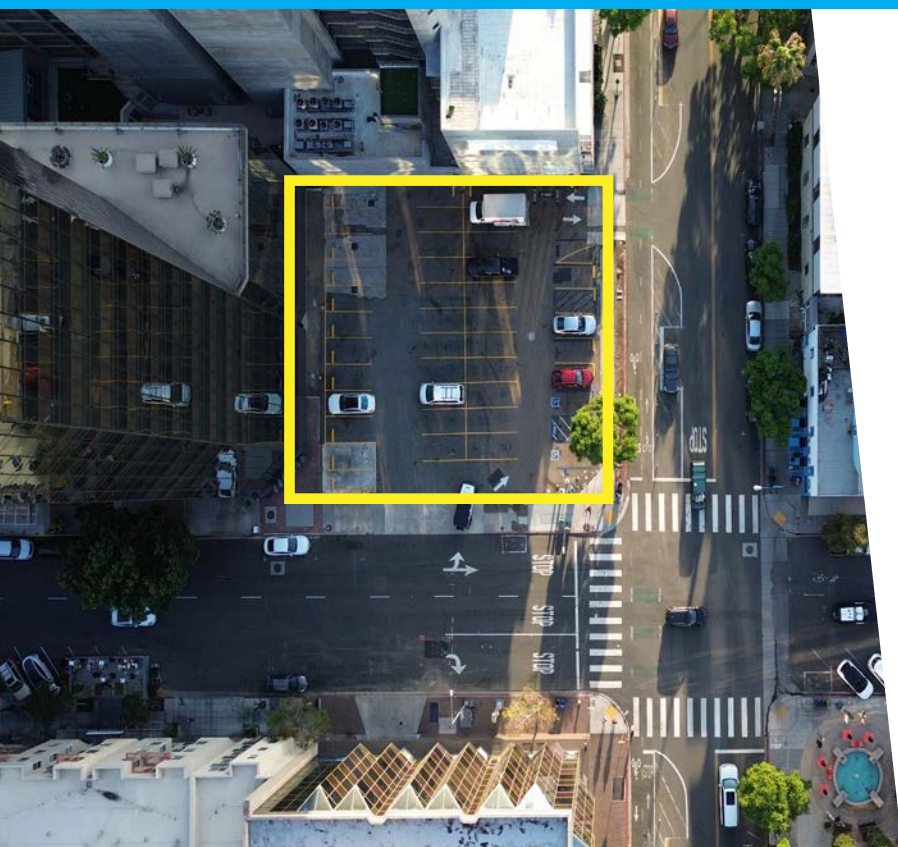
THE OFFERING



OFFERING MEMORANDUM
1460 INDIA STREET
San Diego | CA 92101



PROPERTY DESCRIPTION



Street Address	1460 India Street, San Diego, CA 92101
Submarket	Little Italy, Downtown San Diego
Project Size	± 10,003 SF
Site Area	± 0.23 Acres
APN	533-324-16-00
Current Use	Surface Parking Lot
No. of Parking Spaces	
Zoning	CCPD-ER (Employment/Residential Mixed-Use) Complete Communities Tier 1, Unlimited FAR*
Tenant	Diamond Parking Services, LLC
Term	5-year (7/1/2026 - 6/30/2031); auto-renews m-to-m
In-Place Income:	\$780,000/yr (\$65,000/mo), flat – no escalations
Expense Responsibility	Landlord: taxes, insurance, capital improvements (capped at \$10,000)
Lease Structure:	Landlord termination right – 60 days' notice anytime
Price	\$11,000,000
Cap Rate	± 6.0%

*Buyer to verify zoning, and entitlement feasibility.

RENDERINGS

PREVIOUSLY ENTITLED FOR A HIGH RISE DEVELOPMENT^{**}. INQUIRE FOR ADDITIONAL INFORMATION.

^{**}Buyer to verify zoning, and entitlement feasibility.



PERSPECTIVE LOOKING SOUTH



PERSPECTIVE LOOKING NORTH WEST



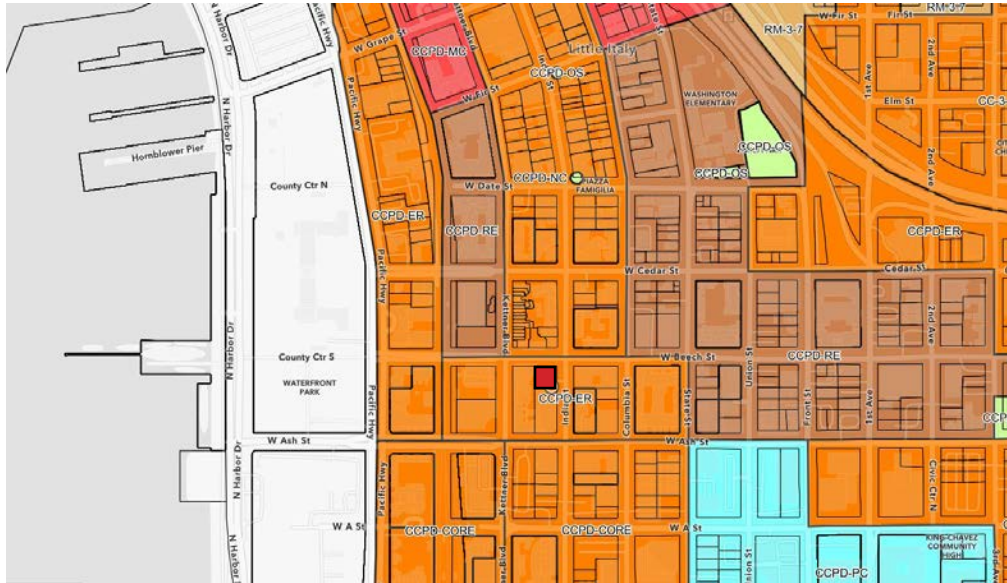
PERSPECTIVE LOOKING NORTH



PERSPECTIVE LOOKING SOUTH EAST

AI illustrative renderings are concepts only. Interested parties should verify all information through personal due diligence and should not rely on these images for evaluation or decision-making.

ZONING MAPS



BASE ZONING - CCPD-ER

Zoned CCPD-ER (Employer/Residential Mixed-Use)

1460 INDIA STREET - PARCEL ZONING

APN: 5333241600

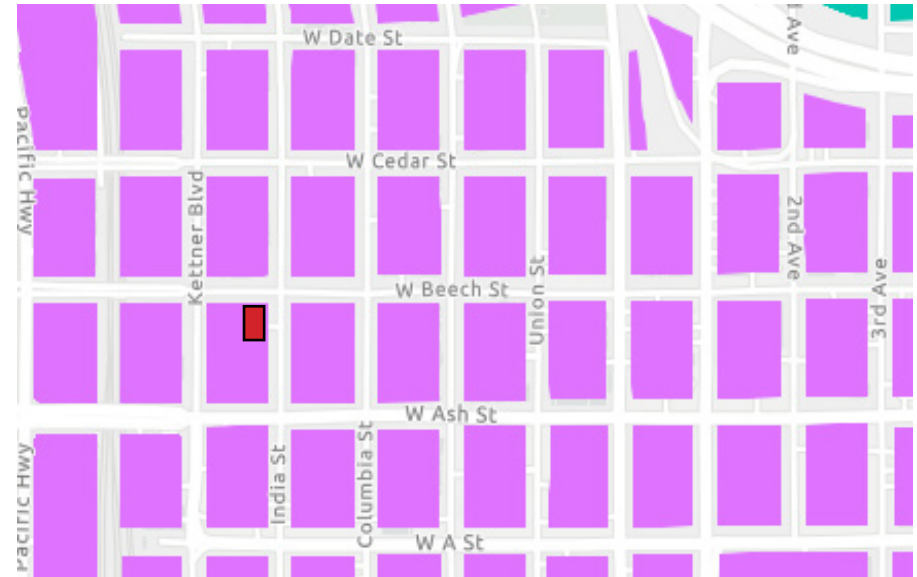
BASE ZONE: CCPD-ER O-19471 NS

Communities Housing Solutions (CCHS): FAR Tier 1: No Limit on FAR

General Plan Land Use Designation (GPLU): Multiple Use

Community Plan Land Use Designation (CPLU): Employment/Residential Mixed-Use

Adequate Sites Inventory (ASI) : Net Potential Units: 123



COMPLETE COMMUNITITES HOUSING SOLUTIONS AREAS - TIER 1

Allowance FAR Tier 1 - No Limit Far





BUILDING VIBRANT. CONNECTED. SUSTAINABLE NEIGHBORHOODS.

San Diego's framework for fostering vibrant and sustainable neighborhoods through smart growth, development incentives, and community collaboration.



COMPLETE COMMUNITIES – SAN DIEGO'S INITIAL FRAMEWORK

KEY FEATURES OF THE INITIATIVE



DEVELOPMENT INCENTIVES

Offered incentives such as density bonuses and reduced parking requirements to encourage projects that support walkability and local amenities.



MIXED-USE ZONING

Promoted developments that combine residential, commercial, and recreational spaces, with incentives for projects that met these criteria.



INFRASTRUCTURE IMPROVEMENT

Focused on enhancing local infrastructure—such as streets, parks, and public services—to improve quality of life in neighborhoods.



COMMUNITY ENGAGEMENT

Emphasized involving local residents in planning to ensure developments align with community needs and preferences.



STRONGER NEIGHBORHOODS.

**GREATER ACCESS.
BETTER QUALITY OF LIFE.**

COMPLETE COMMUNITIES 2.0 – EXPANDED & REFINED APPROACH

ENHANCING INCENTIVES. EXPANDING OPPORTUNITIES. ADVANCING EQUITY.



ENHANCED DEVELOPMENT INCENTIVES

Introduces targeted incentives including additional density bonuses, expedited review processes, and reduced impact fees for projects that deliver affordable housing, green features, or community benefits.



FLEXIBLE ZONING TOOLS

Offers more flexible zoning regulations to accommodate diverse housing types and mixed-use projects, increasing options and supporting community goals.



AFFORDABLE HOUSING FOCUS

Incentivizes affordable housing through increased density allowances and financial subsidies to more effectively address housing affordability.



SUSTAINABILITY MEASURES

Provides benefits for sustainable designs such as energy efficiency and low-impact development to promote environmental responsibility.



EQUITY FOCUS

Offers specific incentives for projects that address social and economic disparities, ensuring equitable benefits across all communities.



ADVANCED COMMUNITY ENGAGEMENT

Provides incentives for comprehensive engagement with community stakeholders during planning to ensure projects meet local needs and preferences.



WALKABLE NEIGHBORHOODS



MORE HOUSING CHOICES



STRONGER COMMUNITIES



SUSTAINABLE FUTURE



EQUITABLE GROWTH

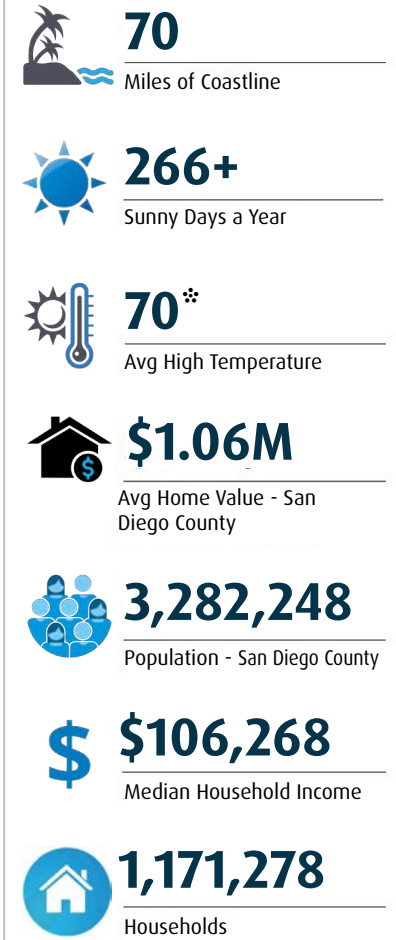


Learn more about Complete Communities and incentives:
sandiego.gov/development-services/complete-communities



This information is provided for general reference only and is subject to change.
For full program details and eligibility requirements, please visit the City of San Diego website.

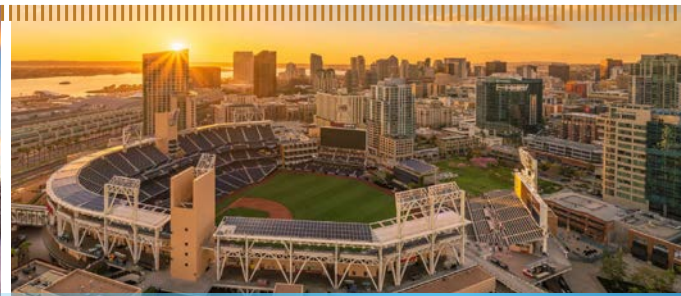
SAN DIEGO COUNTY



VIBRANT COASTAL PARADISE

San Diego County is a vibrant coastal paradise with a diverse economy and endless opportunities for residents and visitors alike to enjoy 266+ days a year of sunshine and 70 miles of pristine Southern California coastline. From its stunning beaches and famous theme parks to its rich cultural scene and thriving entertainment sector. Whether you're looking to soak up the sun on one of San Diego's many beautiful beaches, explore its world-class museums and cultural attractions, or enjoy its lively nightlife and dining scene, San Diego has it all.

Source: [US Census.gov](https://www.census.gov)



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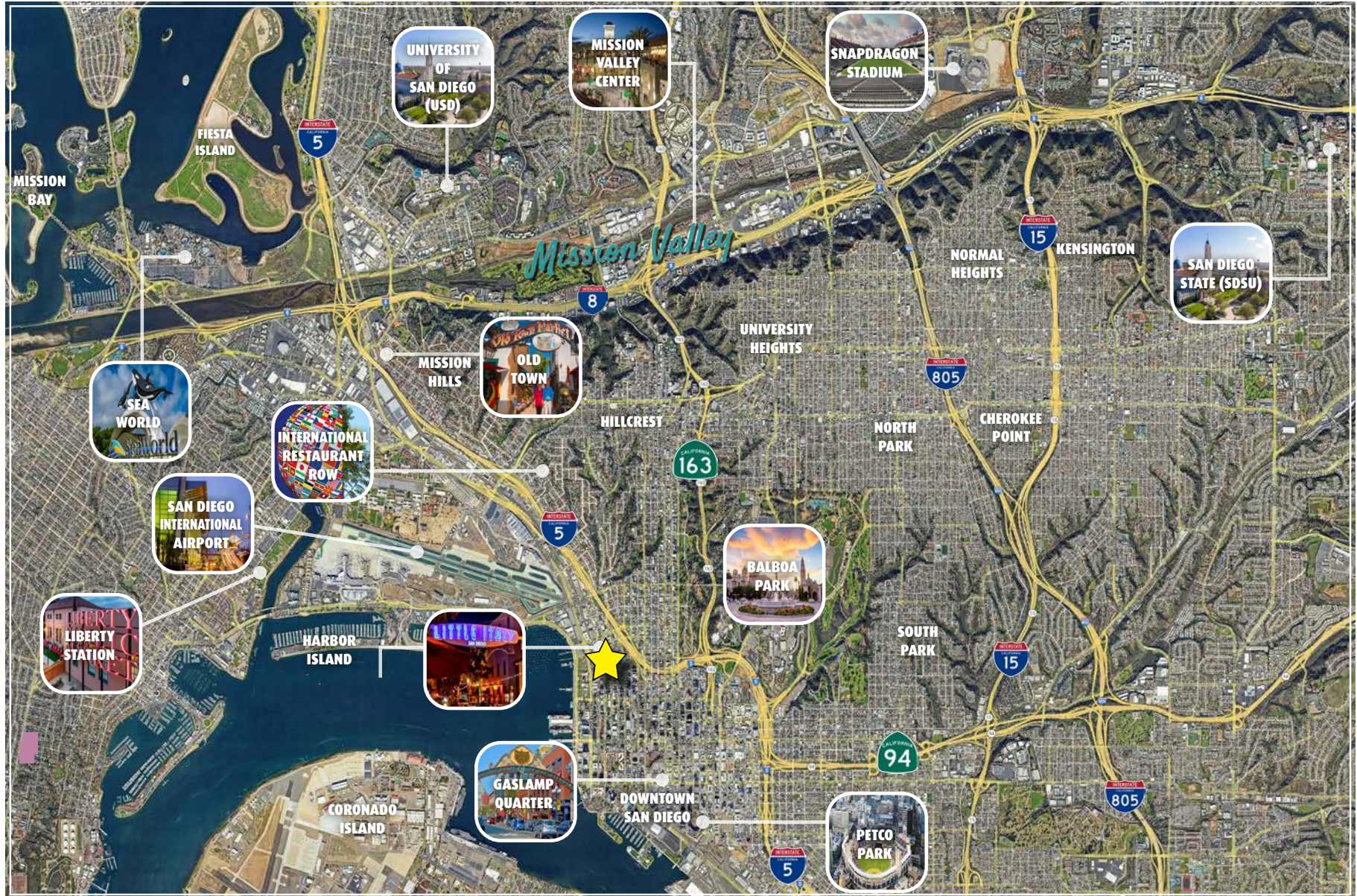


LOCATION

1460 India Street is situated in Little Italy, one of Downtown San Diego's most vibrant and walkable urban neighborhoods, just steps from the Waterfront and Seaport Village. Immediate access via I-5 connects guests and residents to the entire San Diego metro area in minutes, while the neighborhood's Trolley and Coaster access puts the whole region within easy reach without a car. San Diego consistently ranks among the most visited and most livable cities in the United States, drawing millions of tourists annually while attracting a growing population of residents who choose to put down roots in one of the country's most desirable urban environments. Little Italy sits at the epicenter of that demand — a neighborhood defined by its celebrated culinary scene, walkable streets, and a thriving local economy that continues to draw people from across the region. Key destinations all within easy reach include the Downtown Waterfront and Seaport Village (0.8 miles), the Gaslamp Quarter and Downtown core (1 mile), Petco Park — home of the San Diego Padres (1.5 miles), Balboa Park and the San Diego Zoo (2 miles), Old Town San Diego (3.6 miles), San Diego International Airport (1.7 miles), Coronado Island (6.5 miles), and SeaWorld and Mission Bay (7 miles).

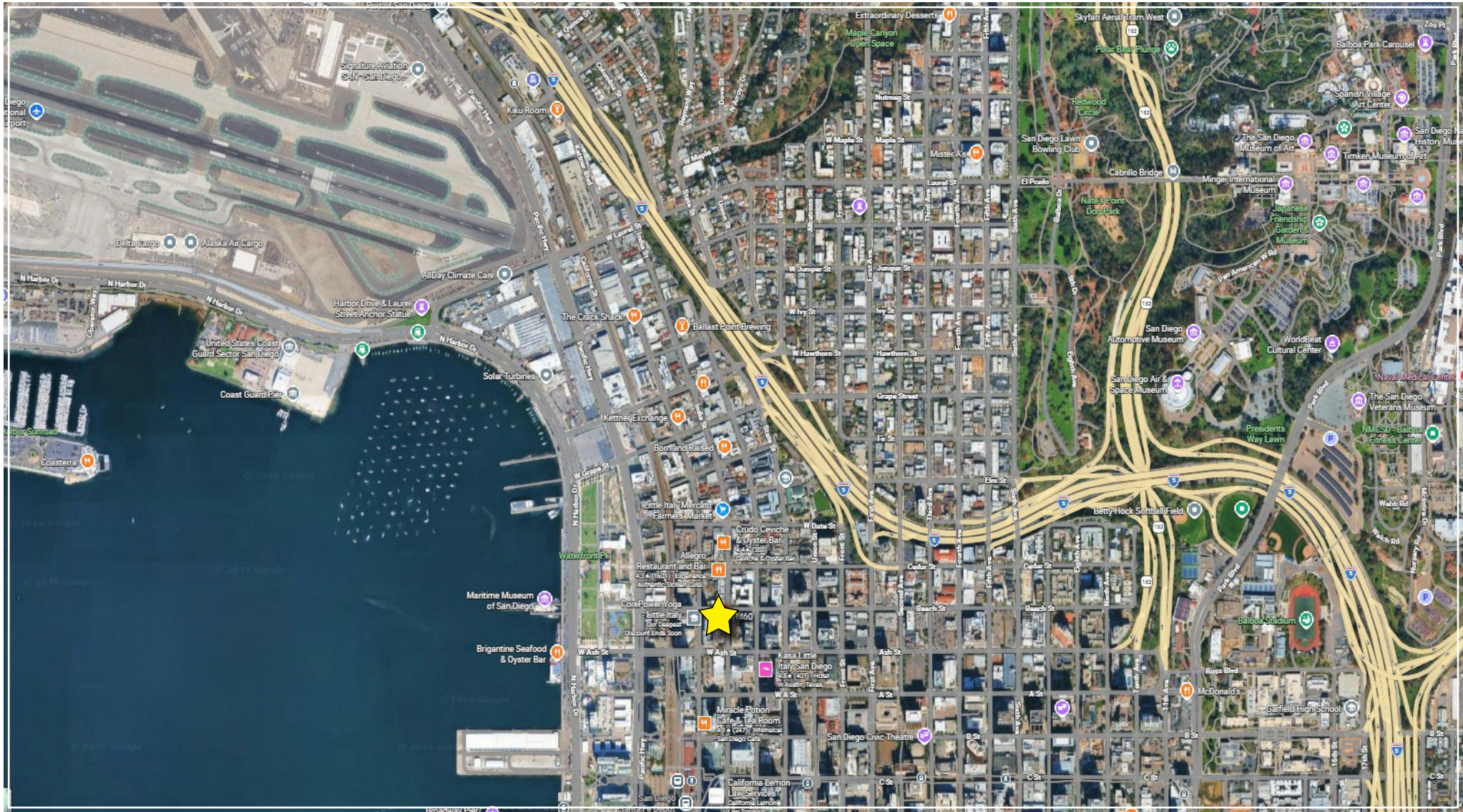


LOCATION



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Located at 1460 India Street in San Diego's vibrant, walkable Little Italy neighborhood, this property is close to acclaimed restaurants, entertainment, Balboa Park, the San Diego Zoo, the harbor, the airport, and major freeways.



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DEMOGRAPHICS

POPULATION & GROWTH

	1 MILE	3 MILES	5 MILES
2025 population	40,195	183,212	459,398
2030 projected population	41,057	186,086	463,822
Median age	42.9	39.5	37.8

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2025 households	22,926	87,052	189,769
2030 projected households	23,448	88,523	191,852
Annual growth 2025–2030	0.4%	0.3%	0.2%
Avg household size	1.5	1.9	2.2
Avg household vehicles	1	1	2
Renter-occupied households	17,381	63,980	131,103

Consumer Spending

	1 MILE	3 MILES	5 MILES
Total specified consumer spending	\$704.5M	\$2.8B	\$6.1B
Food & Alcohol	\$201.2M	\$790.2M	\$1.74B
Transportation & Maintenance	\$154.0M	\$640.1M	\$1.48B



HOUSING OCCUPANCY (3 MILES)

72%

renter-occupied
households

28%

owner-occupied
households



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