

**FOR SALE**  
**COMPLETE COMMUNITIES 40 STORY OPPORTUNITY**  
**PRICE: \$9,500,000**



**1035 8TH AVENUE, SAN DIEGO, CA 92101**



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

# EXECUTIVE SUMMARY

## RESIDENTIAL TOWN DEVELOPMENT OPPORTUNITY

1035 8th Avenue, San Diego, CA 92101

**Price:** \$9,500,000

**Land:** 20,000 SF

**Dimensions:** 100' Width x 200' Depth

**Street Frontage:** 8th Avenue & 9th Avenue

**Walk Score:** Walker's Paradise (99)

**APN:** 534-184-08-00

**Address:** 1035 8th Avenue, San Diego

**Zoning Designation:** CCPD-NC

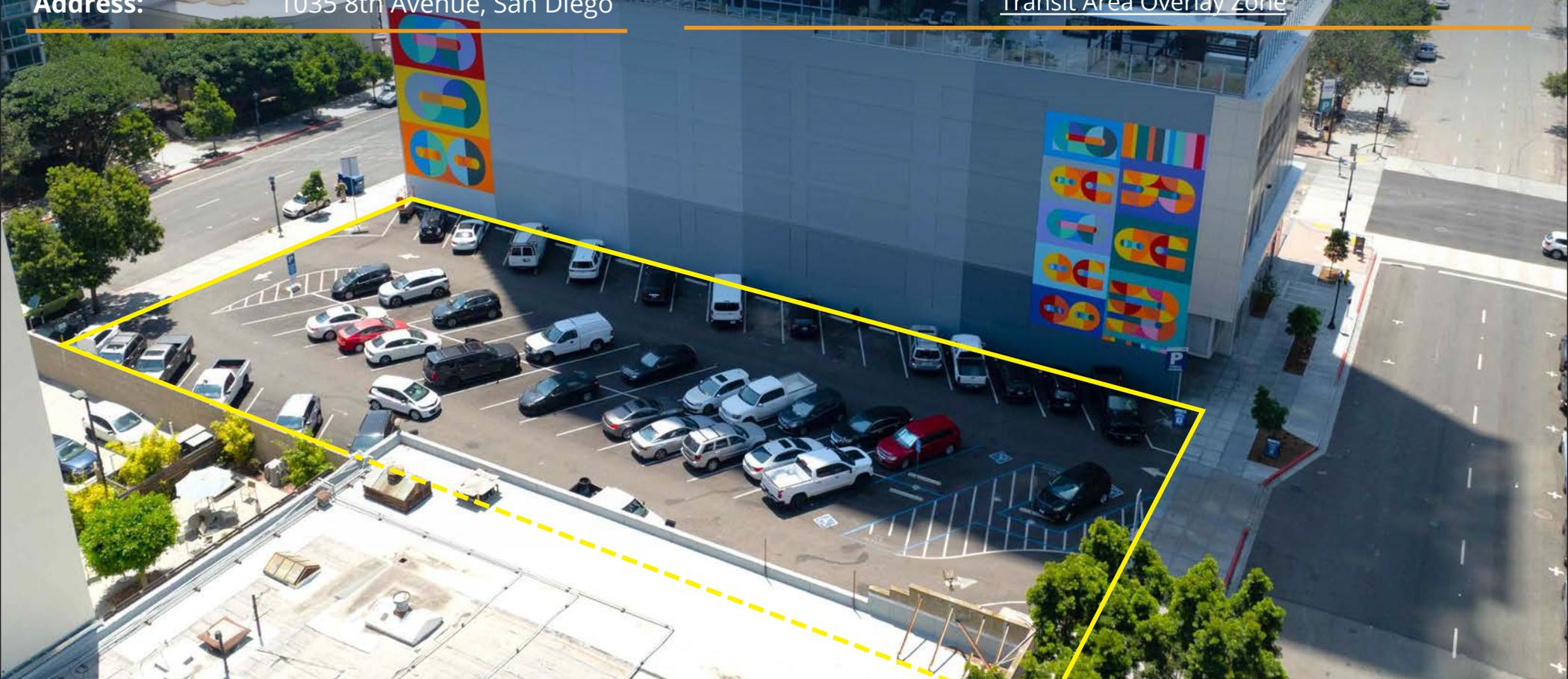
Centre City Planned District

Neighborhood Mixed Use Center

**Complete Communities:** Yes, FAR Tier 1

**Overlay Zones:** Airport Land Use Compatibility (Review Area 2)

Transit Area Overlay Zone



# PROPERTY HIGHLIGHTS

## RESIDENTIAL TOWN DEVELOPMENT OPPORTUNITY

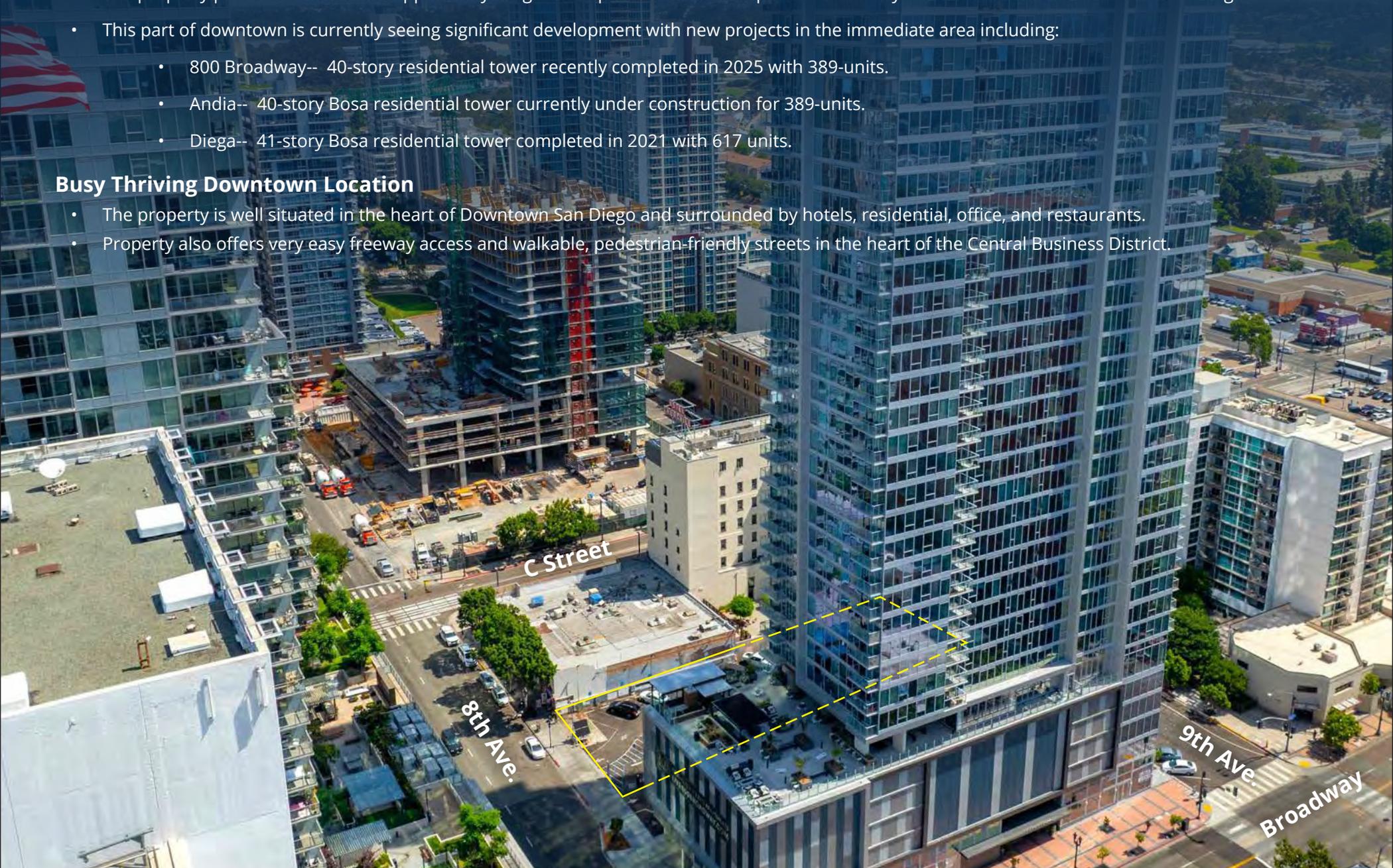
1035 8th Avenue, San Diego, CA 92101

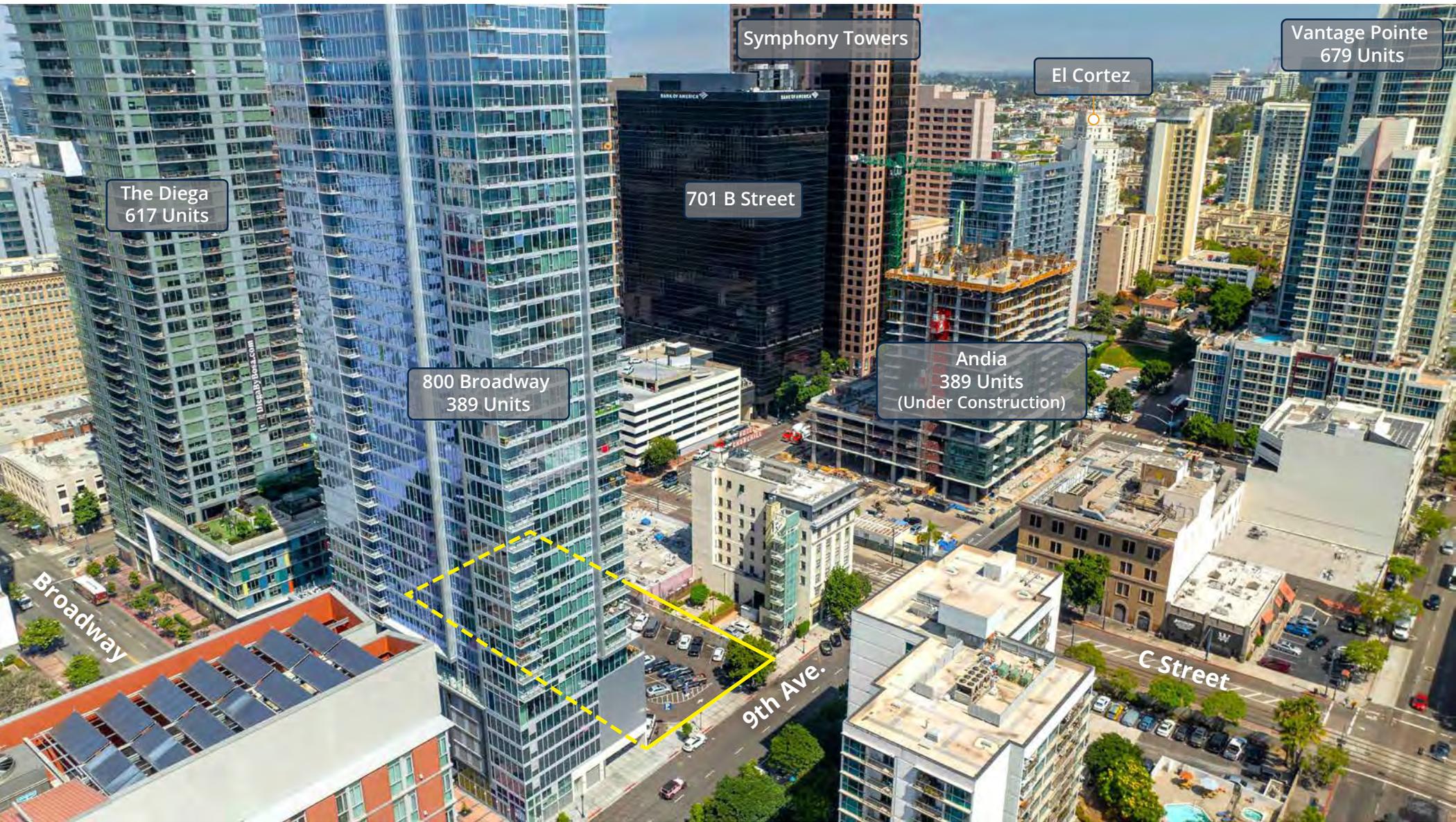
### Tower Development Opportunity

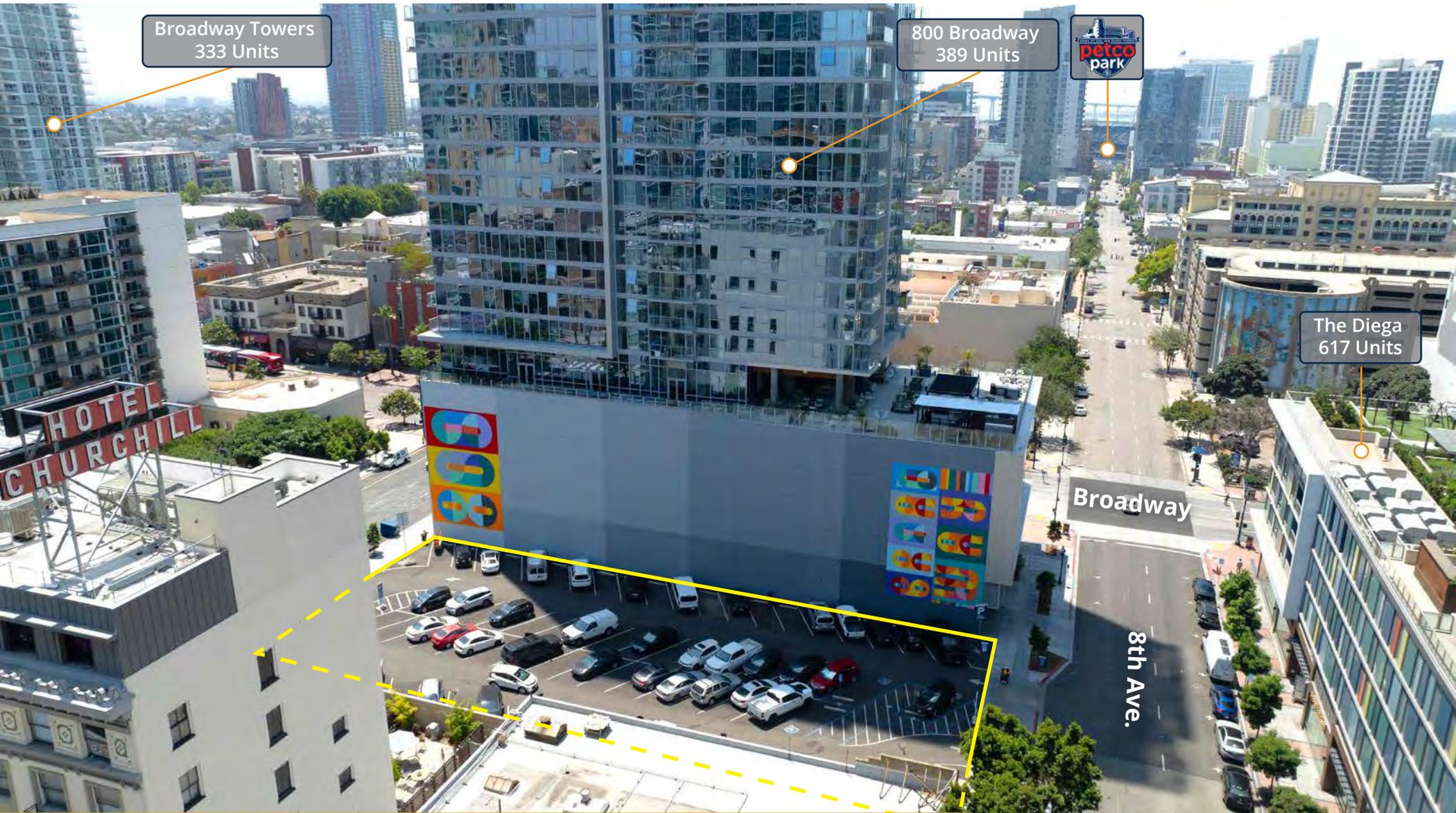
- The property presents an excellent opportunity for ground up construction of a potential 40-story residential tower in Downtown San Diego.
- This part of downtown is currently seeing significant development with new projects in the immediate area including:
  - 800 Broadway-- 40-story residential tower recently completed in 2025 with 389-units.
  - Andia-- 40-story Bosa residential tower currently under construction for 389-units.
  - Diega-- 41-story Bosa residential tower completed in 2021 with 617 units.

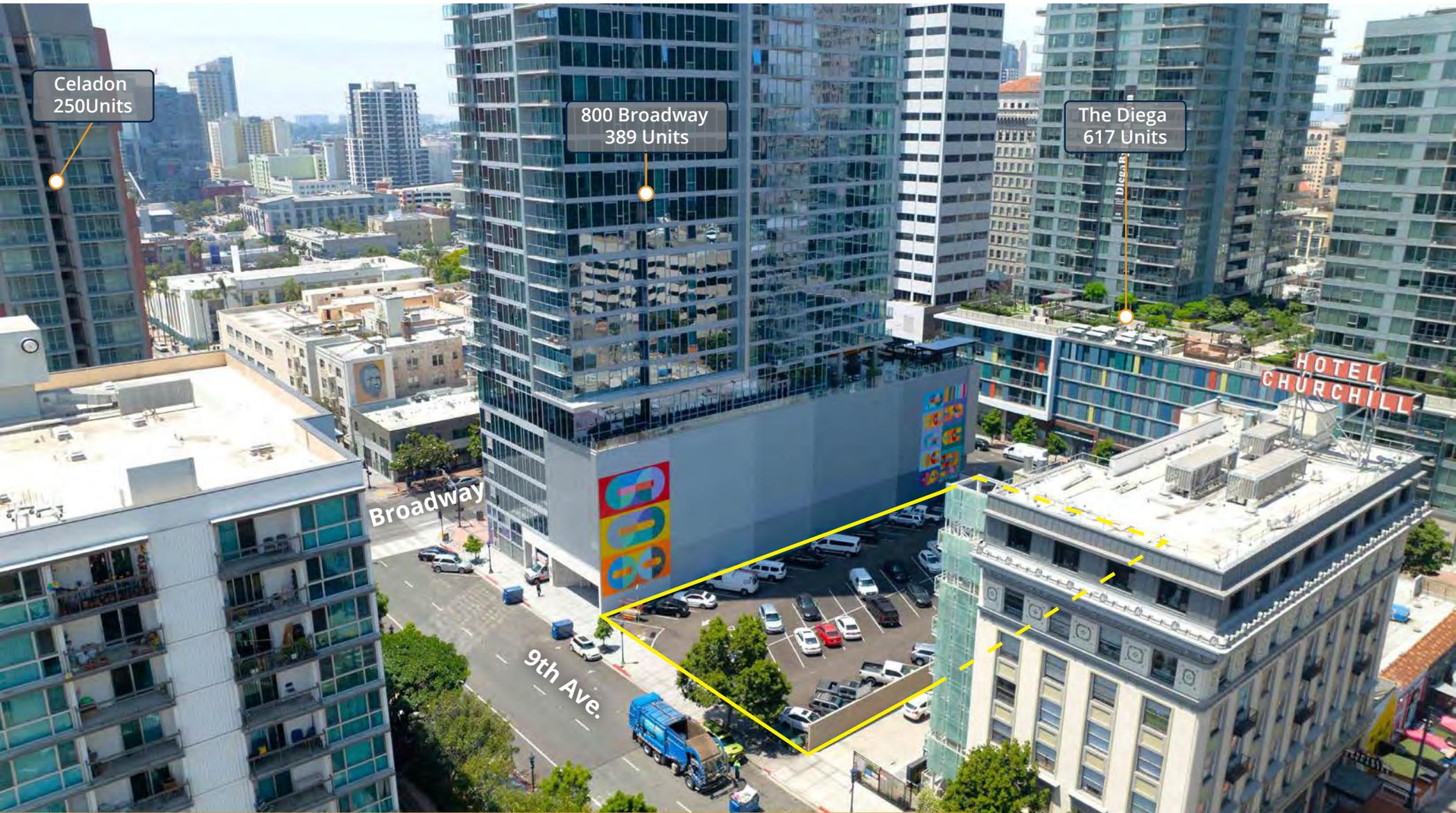
### Busy Thriving Downtown Location

- The property is well situated in the heart of Downtown San Diego and surrounded by hotels, residential, office, and restaurants.
- Property also offers very easy freeway access and walkable, pedestrian-friendly streets in the heart of the Central Business District.





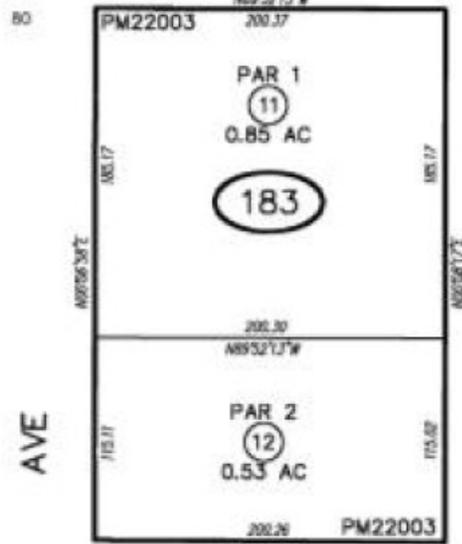
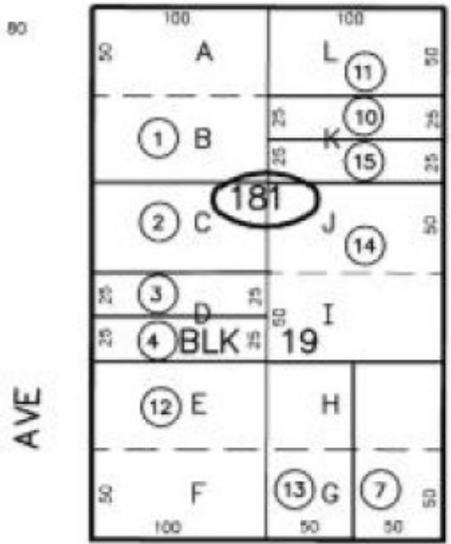






PARCEL MAP

533  
52



1<sup>st</sup> CONDO  
FLETCHER BUILDING  
DOC2008-0342015  
DOC11-0549523  
(SEE SHT 2)  
2\* 760-247-15

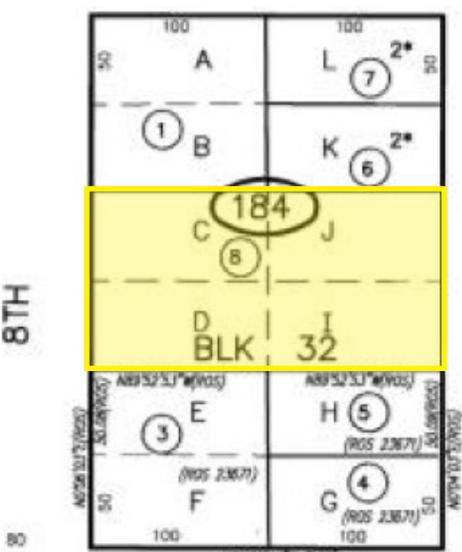
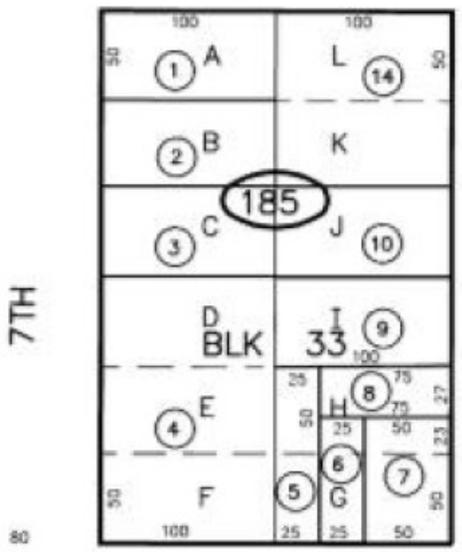
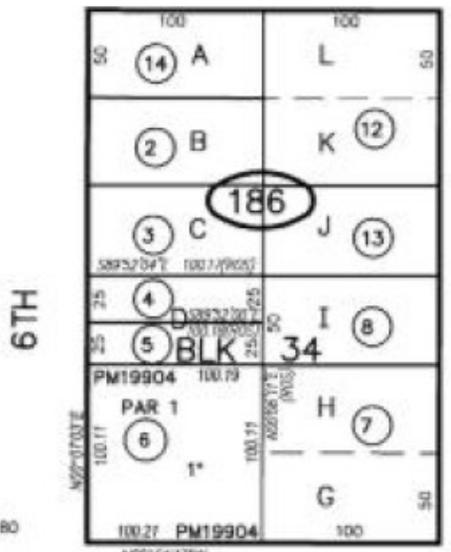
C

ST

AVE

AVE

19



6TH

7TH

8TH

9TH

BROADWAY

# RESIDENTIAL TOWER DEVELOPMENT OPPORTUNITY

1035 8TH AVENUE, SAN DIEGO, CA 92101



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BROKERAGE • INVESTMENT • DEVELOPMENT

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