



# 16th & K

**Opportunity Zone Multifamily Development Site**

FOR SALE  
EAST VILLAGE

301 16TH STREET  
SAN DIEGO, CA 92101

  
next wave  
COMMERCIAL

### The Opportunity

**16th & K** represents a unique opportunity to invest in the core high-rise district of Downtown's East Village, the most fertile neighborhood for vertical development in all of San Diego county.

At \$199 psf, 16th & K provides an unequalled entry point into this revitalized pocket where residents love the live-work-play balance found in the downtown blocks west of the 5 freeway.

Within walking distance to exciting hotspots such as Punchbowl Social, Quartyard, Callie, Lola 55, Izola and Cowboy Star, future tenants will never grow bored of the offerings at their fingertips. Petco Park, the Embarcadero, the Gaslamp Quarter, San Diego Convention Center, The Library and more round out the cultural amenities within close striking distance.

# overview

### EAST VILLAGE OPPORTUNITY ZONE MULTIFAMILY DEVELOPMENT



16TH & K



# overview

**East Village** has undergone significant redevelopment in recent years, transforming from a largely industrial area into a trendy, urban neighborhood. It features modern lofts, upscale condos, and a variety of dining options,

making it a popular place to live for young professionals. The neighborhood is home to creative spaces like the New School of Architecture & Design, Makers Quarter and the IDEA1 community, which fosters innovation and creativity.

## 16TH & K

**Price:** \$995,000

**Price PSF:** \$199

**Parcel Size:** +/-5,000 SF

### Proposed 44 Unit Apartment Building

(88' / 6 Stories over Ground Floor  
Commercial Space)

**Designs:** Included

**APN:** 535-394-04

**Zoning:** CCPD-RE

**Existing Tenant:** Mo-to-Mo at \$2,500 per  
month

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# overview



## 16TH & K



Location

site

# 16TH & K

## Elevations & Units

Ground Floor

Commercial: **2 Units / 1680 SF total**

Second Floor

Residences: **8 Units / 2888 SF total**

Third Floor

Residences: **9 Units / 3499 SF total**

Fourth Floor

Residences: **8 Units / 3398 SF total**

Fifth Floor

Residences: **8 Units / 3316 SF total**

Sixth Floor

Residences: **8 Units / 3316 SF total**

Seventh Floor

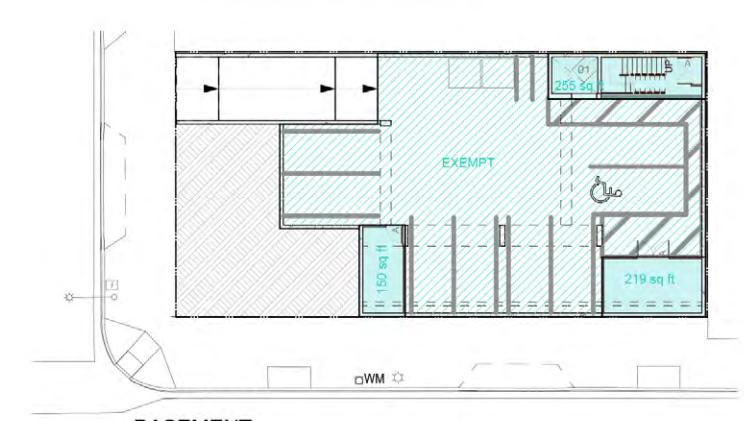
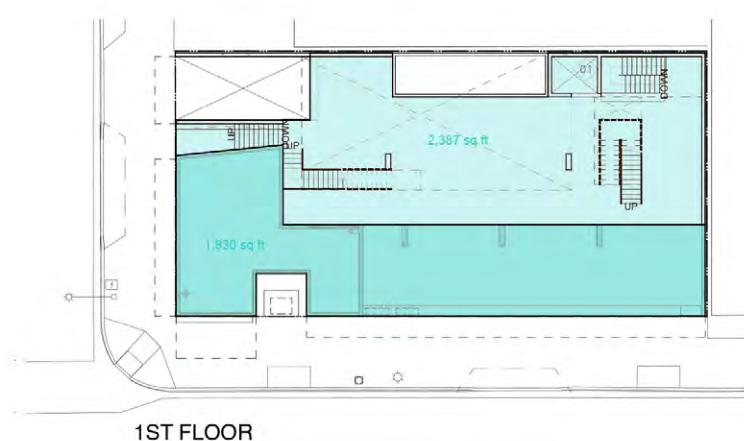
Residences: **3 Units / 1918 SF total**

**Site Totals: 46 Units / 20,015 SF total**

# site



# 16TH & K



## Floorplans

site

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## 16TH & K



**1**

**Subject**  
Lot Size +/-5,000 sf / \$995,000 / \$199 psf For Sale / Proposed 44 Units + Commercial



**2**

**765 17th St**  
Lot Size 4077 sf / \$1,325,000 / \$325psf  
Sold: 8.26.22



**3**

**549 17th St.**  
Lot Size 5244 sf / \$1,750,000 / \$334psf  
Sold: 6.23.22 / Buyer Rise Affordable I LP



**4**

**737 17th St**  
Lot Size 5,522 sf / \$1,755,000 / \$318psf  
Sold: 12.22.21



**5**

**542 15th St**  
Lot Size 3,977 sf / \$1,900,000 / \$478psf  
Sold: 9.27.21



**6**

**516 10th Ave.**  
Lot Size 4,792 sf / \$3,750,000 / \$750psf  
Sold: 8.3.20 / Apartment Development



**1** **Subject**

**comps**

## The Neighborhood

**East Village** – This eclectic neighborhood is now an edgy mix of reclaimed warehouse chic with a touch of ultra-modern new construction. East Village has been compared to Manhattan's iconic SoHo neighborhood. This neighborhood is bursting with new development and an influx of exciting new concepts.

**"This once-ignored warehouse district** is now home to boundless urban attractions, locally owned shops, and dynamic eats." - *San Diego Magazine*

**"East Village, the largest neighborhood in downtown San Diego,** is a vibrant and eclectic area that seamlessly blends the old with the new. This neighborhood is a haven for art enthusiasts, with the San Diego City College's Saville Theatre and the Space 4 Art gallery offering a variety of performances and exhibitions. The historic Gaslamp Quarter, known for its Victorian-era buildings and lively nightlife, is just a short walk away. East Village is also home to Petco Park, where you can catch a Padres game, and the Central Library, a stunning architectural landmark. With its mix of modern high-rise apartments and converted warehouses, East Village offers a true urban living experience." - *Redfin.com*

# area



# 16TH & K

## New Developments

- Park & Market:** 426 units + 7,600 sf retail + 66,000 sf UCSD extension
- Park 12:** 718 units + 45,000 sf retail
- K1:** 222 units + 7,000 sf retail
- Alexan:** 313 units + 5,000 sf retail
- Shift:** 368 units + 18,500 sf retail
- Pinnacle on the Park:** 960 units + 8,100 sf retail
- I.D.E.A:** 295 units + 7,000 sf retail + 7,000 sf office
- Makers Quarter Block D:** 44,000 sf office + 8,000 sf retail
- Broadstone:** 265 units; 4,900 sf retail
- 625 Broadway:** 231 units + 5,000 sf retail
- Form 15:** 242 units + 10,000 sf retail
- Diega:** 617 units + 18,895 sf retail
- Genesis San Diego:** 203,000 sf office

## Future Developments

- The Rey:** 459 units
- Pacific Heights:** 279 units + 8,000 sf retail
- 11th & B:** 415 units + 7,600 sf retail
- Park & C:** 427 units + 10,933 sf retail
- 800 Broadway:** 384 units + 22,000 sf retail
- Park & Broadway:** 613 units + 18,850 sf retail
- 13th & Broadway:** 273 units + 3,200 sf retail
- 14th & Broadway:** 600,000 sf office
- Block F:** 405 units + 19,695 sf retail + 48,518 sf office
- Lucia nel Cielo:** 424 units + 3,000 sf retail
- 11th & E:** 462 units + 6,000 sf retail
- 10th & E:** 365 units + 2,600 sf retail
- Ritz-Carlton Hotel:** 153 rooms + 218 units + 156,000 sf office
- East Village Quarter:** 1.35M sf office + 612 units + 50,000 sf retail
- Makers Quarter:** 368 units + 11,000 sf retail
- Modera:** 383 units



## 16TH & K

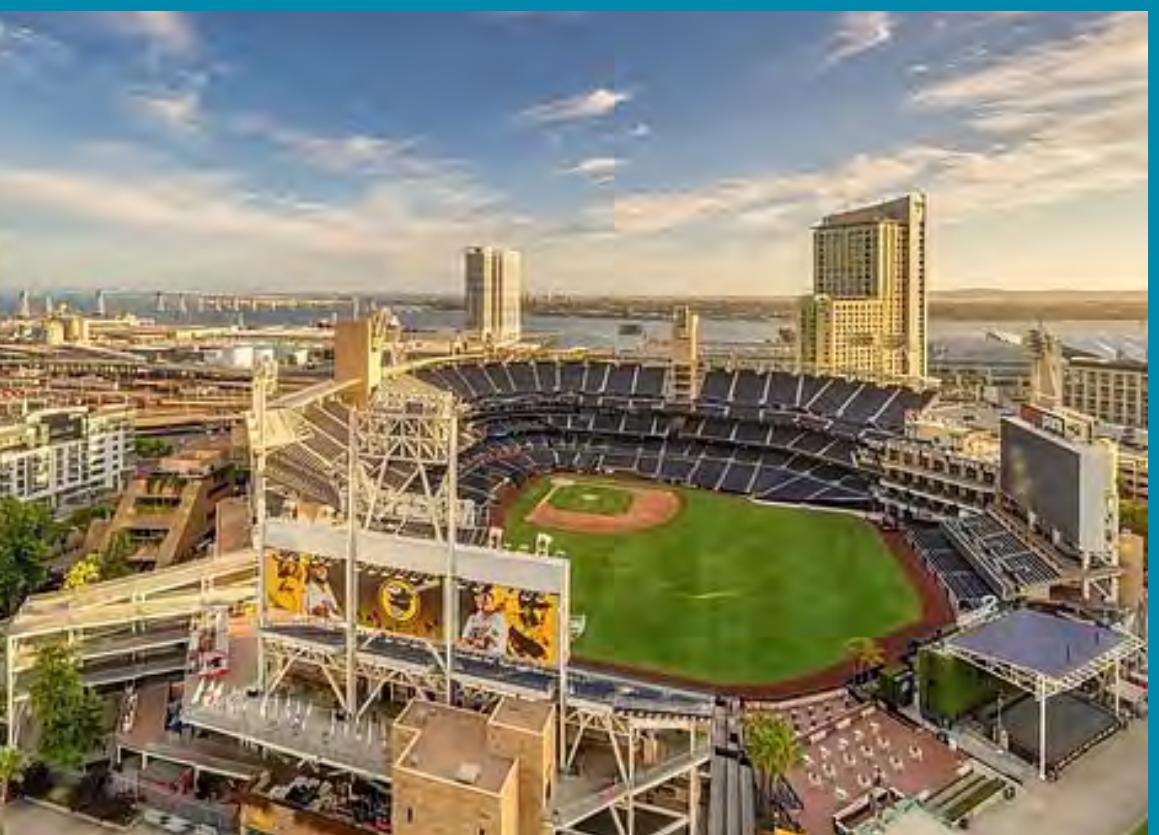
### Area Highlights

**East Village Green** - A new, 60,000 SF park that will be built across the city block between 13th, F, 15th, and G St. The park will serve as a community gathering place for the residents, nearby employees, and East Village patrons alike.

**Petco Park** - Originally opened in 2004, Petco currently hosts 84 Padres home games with an estimated 2.4M annual attendees and nearly 300 private and public events annually that results in approximately \$70M per year in visitor spending.

**The Campus at Horton** – Currently the largest adaptive reuse project in the United States as a reinvention of downtown San Diego's most iconic mall. This project will span 7 city blocks and include 1 million square feet of commercial space.

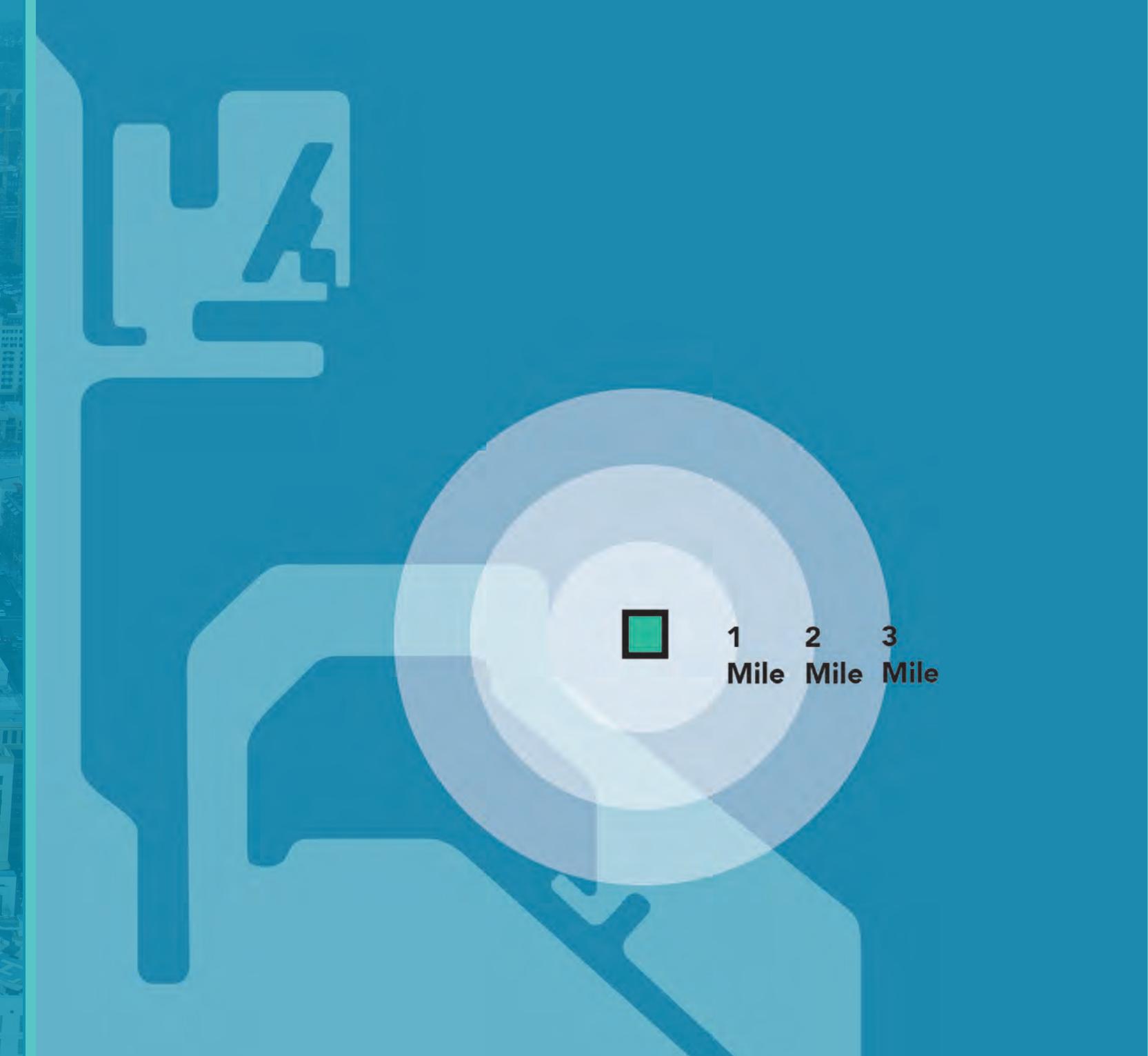
# area



16TH & K



demos



East Village	1 Mile	2 Mile	3 Mile
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**Residential Population**

42,423	52,905	111,797	201,493
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**Employee Population**

46,802	45,368	109,145	187,289
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**Average Household Income**

\$108,606	\$87,803	\$97,080	\$101,715
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**contact**

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