

Sale

0 Trenton Ave, San Diego, CA 92117

8 Lots for sale



SALE PRICE \$3,996,000

Jeff Kane
(760) 518-4900
CalDRE #01915649

Nick Kane
(760) 518-6552
CalDRE #01968022

Faby Gonzalez
(619) 279-7167
CalDRE #01402106

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



COLDWELL BANKER
COMMERCIAL
WEST

Sale

0 Trenton Ave
0 Trenton Ave, San Diego, CA 92117

CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

Jeff Kane
(760) 518-4900
CalDRE #01915649

Nick Kane
(760) 518-6552
CalDRE #01968022

Faby Gonzalez
(619) 279-7167
CalDRE #01402106



**COLDWELL BANKER
COMMERCIAL**
WEST

Sale

0Trenton Ave
0 Trenton Ave, San Diego, CA 92117



LOCATION DESCRIPTION

Explore the vibrant Bay Park neighborhood surrounding this San Diego property. Nestled in the heart of San Diego, this coveted area offers proximity to renowned attractions such as the iconic Balboa Park, the picturesque Mission Bay, and the bustling University Town Center. With easy access to a plethora of dining and entertainment options and convenient transportation links, the location provides a desirable and dynamic setting for residential investors. The surrounding Bay Park area boasts a thriving business community and a rich cultural scene, making it an ideal choice for those seeking an investment opportunity in a prime San Diego location.

OFFERING SUMMARY

Sale Price:	\$3,996,000
Lot Size:	24,157 SF
	0 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	558	1,287	6,205
Total Population	1,395	3,103	14,315
Average HH Income	\$169,083	\$159,161	\$145,171

Jeff Kane
(760) 518-4900
CalDRE #01915649

Nick Kane
(760) 518-6552
CalDRE #01968022

Faby Gonzalez
(619) 279-7167
CalDRE #01402106



**COLDWELL BANKER
COMMERCIAL
WEST**

Sale

0 Trenton Ave
0 Trenton Ave, San Diego, CA 92117

PROPERTY DESCRIPTION



Rare Bay Park Development Opportunity – 8 Legal Lots Overlooking Mission Bay.

An extraordinary opportunity has emerged for home builders and real estate investors: eight legal lots in Bay Park, one of San Diego's most coveted coastal neighborhoods — are now available for purchase. With breath taking panoramic views of Mission Bay and the Pacific Ocean, this property is truly a once -in-a-lifetime acquisition. Property Highlights: 8 Legal Lots (24,157 SF total | approx. 3,000 SF each). Flexible Offering – Seller will consider selling all 8 lots together or in groups of 4. Preliminary Design Plans available for potential development. Most lots with water views of Mission Bay and beyond. ADU potential to maximize density and long-term value.

Investment Potential: This is a homebuilder's dream. The combination of Bay Park's quiet, established setting with stunning coastal vistas creates a rare product type: modern residences that could be pre-sold before construction is complete. Each lot is ideally sized for a luxury single-family residence with the option to add an ADU, catering to both end-users and investors seeking long-term rental income. Few opportunities remain in San Diego for infill residential development of this caliber. Investors and builders alike will recognize the scarcity and immediate value— this is one of the last remaining multi-lot development parcels with sweeping views in the city.

Location Benefits: Bay Park's central position offers the best of San Diego coastal living: Minutes to Mission Bay, Pacific Beach, and La Jolla, Easy access to I-5 and I-8 freeways for seamless connectivity, Proximity to vibrant dining, shopping, and recreation hubs, a serene residential neighborhood that feels tucked away, yet is close to everything.

The Vision: Envision a collection of luxury coastal homes perched above Mission Bay, where residents enjoy sunset ocean views, morning walks to the beach, and quick access to San Diego's most dynamic coastal communities. This property offers the unique chance to create a signature residential enclave that will define Bay Park living for years to come.

Jeff Kane
(760) 518-4900
CalDRE #01915649

Nick Kane
(760) 518-6552
CalDRE #01968022

Faby Gonzalez
(619) 279-7167
CalDRE #01402106



COLDWELL BANKER
COMMERCIAL
WEST

Sale

0 Trenton Ave
0 Trenton Ave, San Diego, CA 92117



PROPERTY HIGHLIGHTS

- 8 Legal Lots (24,157sf total/approx. 3,000 each)
- Flexible Offering: Seller will consider selling in groups of 4
- Most lots with Breathtaking bay and ocean views
- Easy Access to I-5 and I-8 Freeways
- Minutes to Mission Bay, Pacific Beach, and La Jolla
- Proximity to vibrant dining, shopping and recreation hubs



Jeff Kane
(760) 518-4900
CalDRE #01915649

Nick Kane
(760) 518-6552
CalDRE #01968022

Faby Gonzalez
(619) 279-7167
CalDRE #01402106



COLDWELL BANKER
COMMERCIAL
WEST

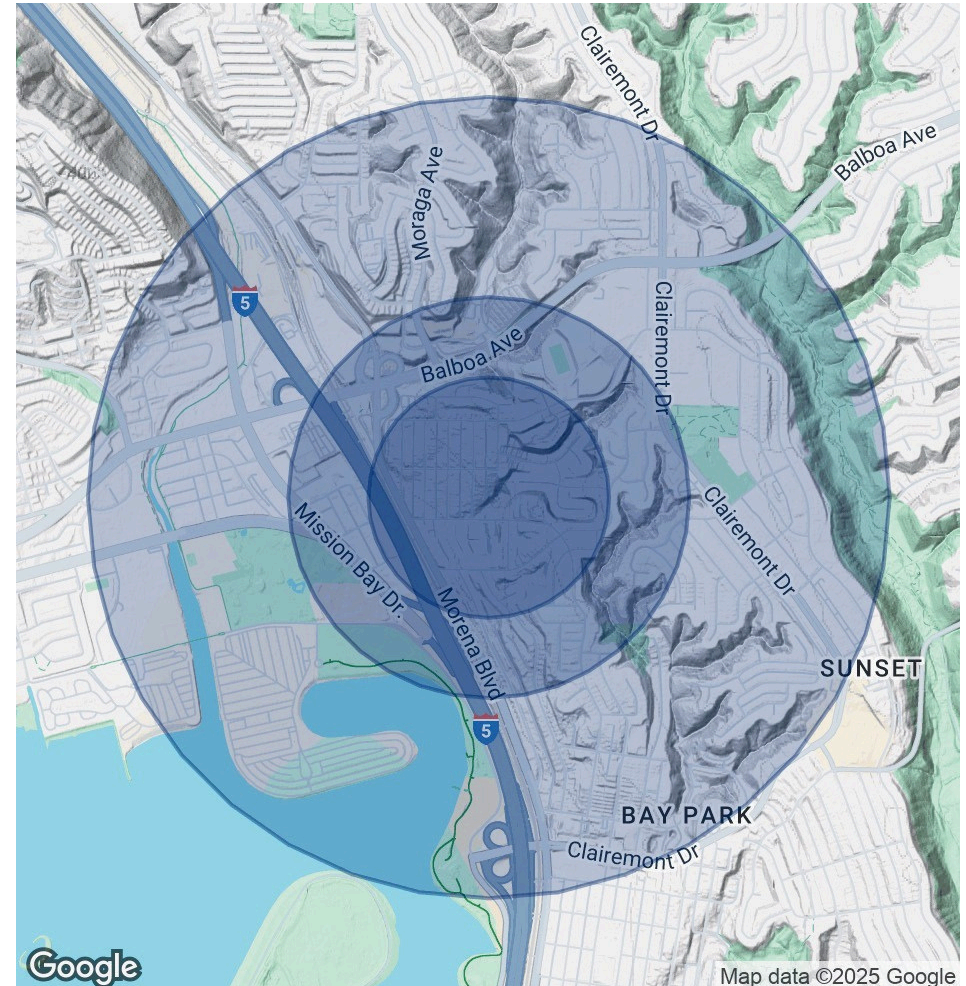
Sale

0 Trenton Ave
0 Trenton Ave, San Diego, CA 92117

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,395	3,103	14,315
Average Age	46	44	42
Average Age (Male)	44	42	41
Average Age (Female)	47	45	43

HOUSEHOLDS& INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	558	1,287	6,205
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$169,083	\$159,161	\$145,171
Average House Value	\$1,228,994	\$1,245,898	\$1,152,970

Demographics data derived from AlphaMap



Jeff Kane
(760) 518-4900
CalDRE #01915649

Nick Kane
(760) 518-6552
CalDRE #01968022

Faby Gonzalez
(619) 279-7167
CalDRE #01402106



COLDWELL BANKER
COMMERCIAL
WEST

Sale

0 Trenton Ave
0 Trenton Ave, San Diego, CA 92117



Jeff Kane
(760) 518-4900
CalDRE #01915649

Nick Kane
(760) 518-6552
CalDRE #01968022

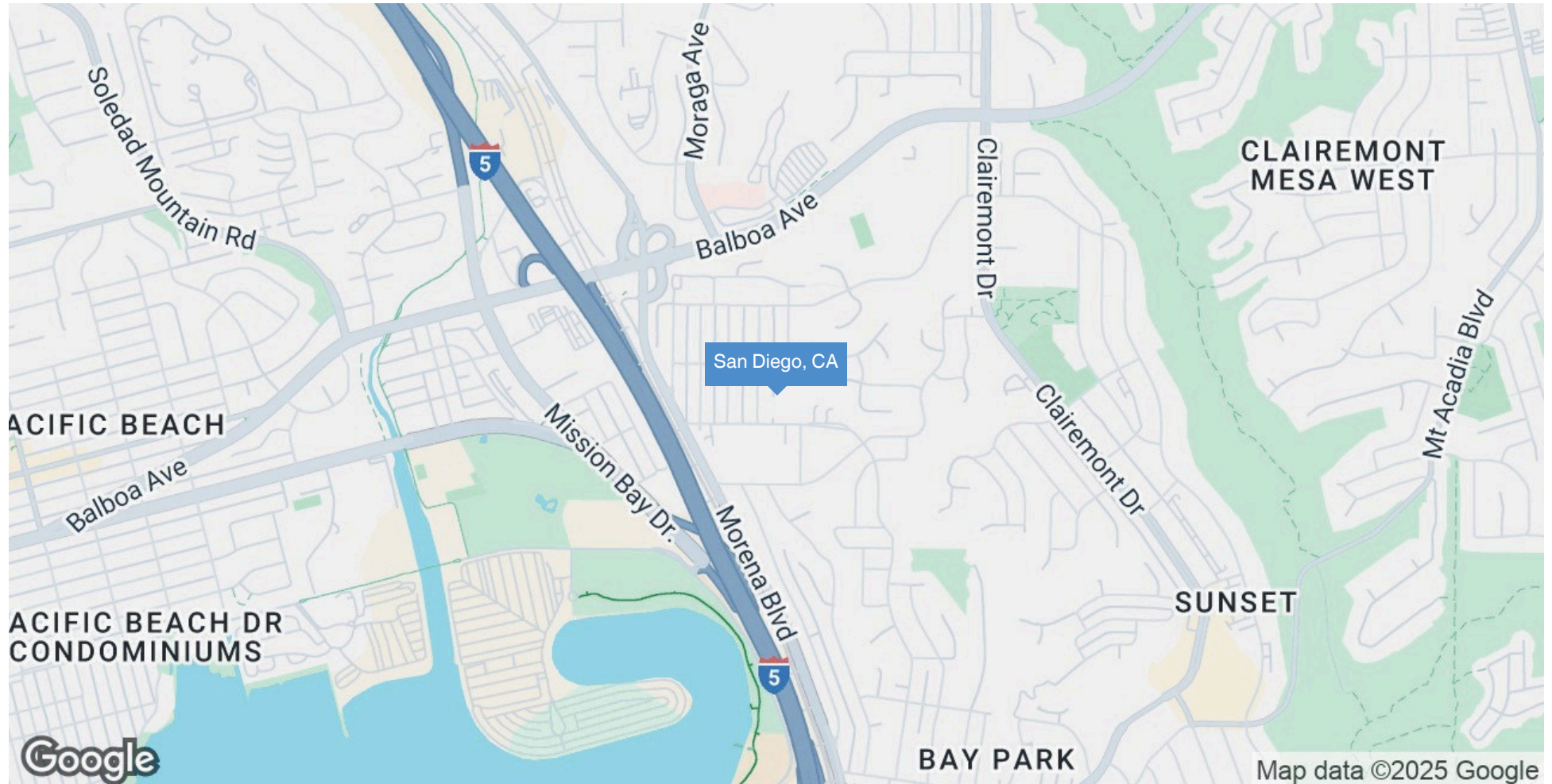
Faby Gonzalez
(619) 279-7167
CalDRE #01402106



COLDWELL BANKER
COMMERCIAL
WEST

Sale

0 Trenton Ave
0 Trenton Ave, San Diego, CA 92117



Jeff Kane
(760) 518-4900
CalDRE #01915649

Nick Kane
(760) 518-6552
CalDRE #01968022

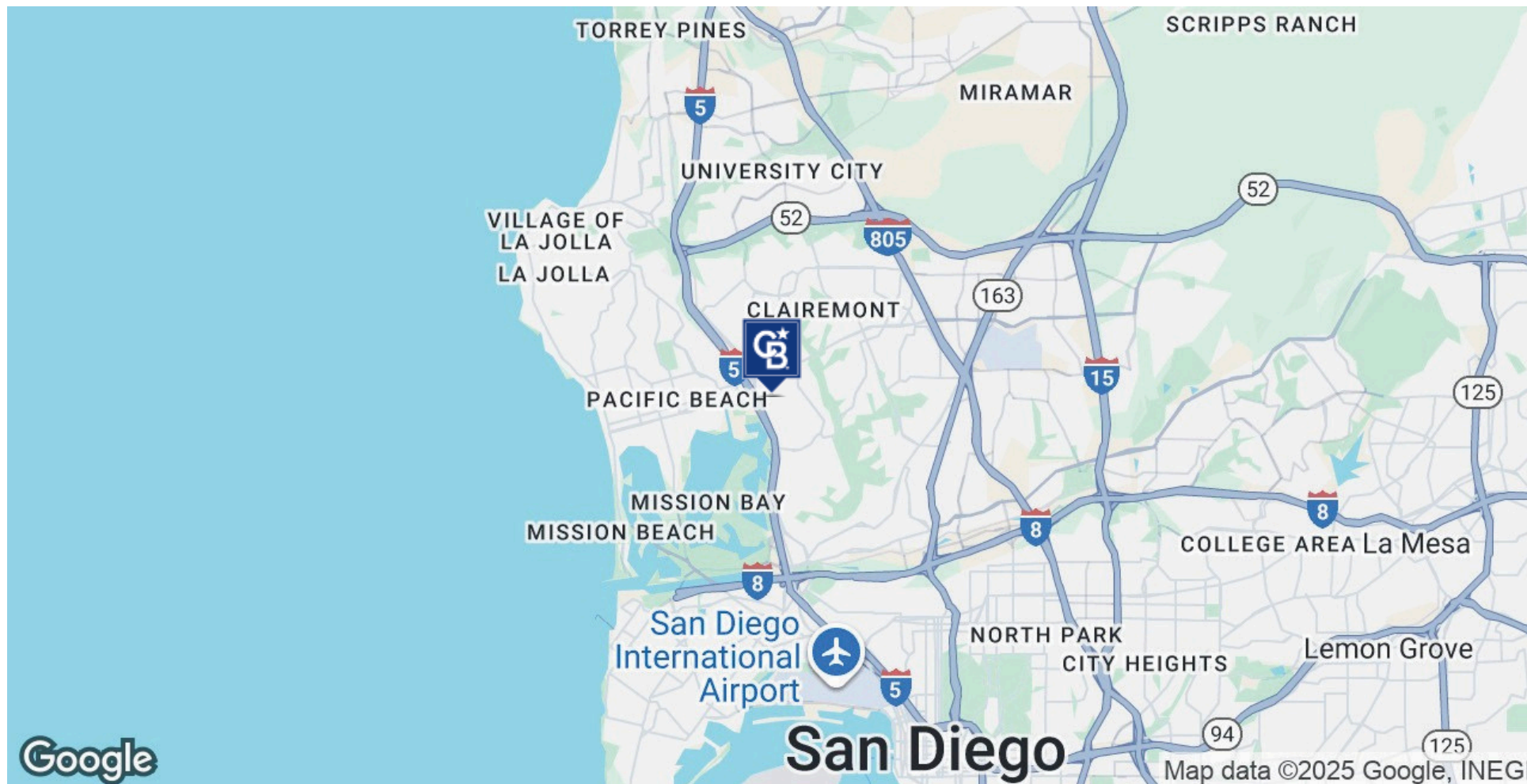
Faby Gonzalez
(619) 279-7167
CalDRE #01402106



**COLDWELL BANKER
COMMERCIAL
WEST**

Sale

0 Trenton Ave
0 Trenton Ave, San Diego, CA 92117



Jeff Kane
(760) 518-4900
CalDRE #01915649

Nick Kane
(760) 518-6552
CalDRE #01968022

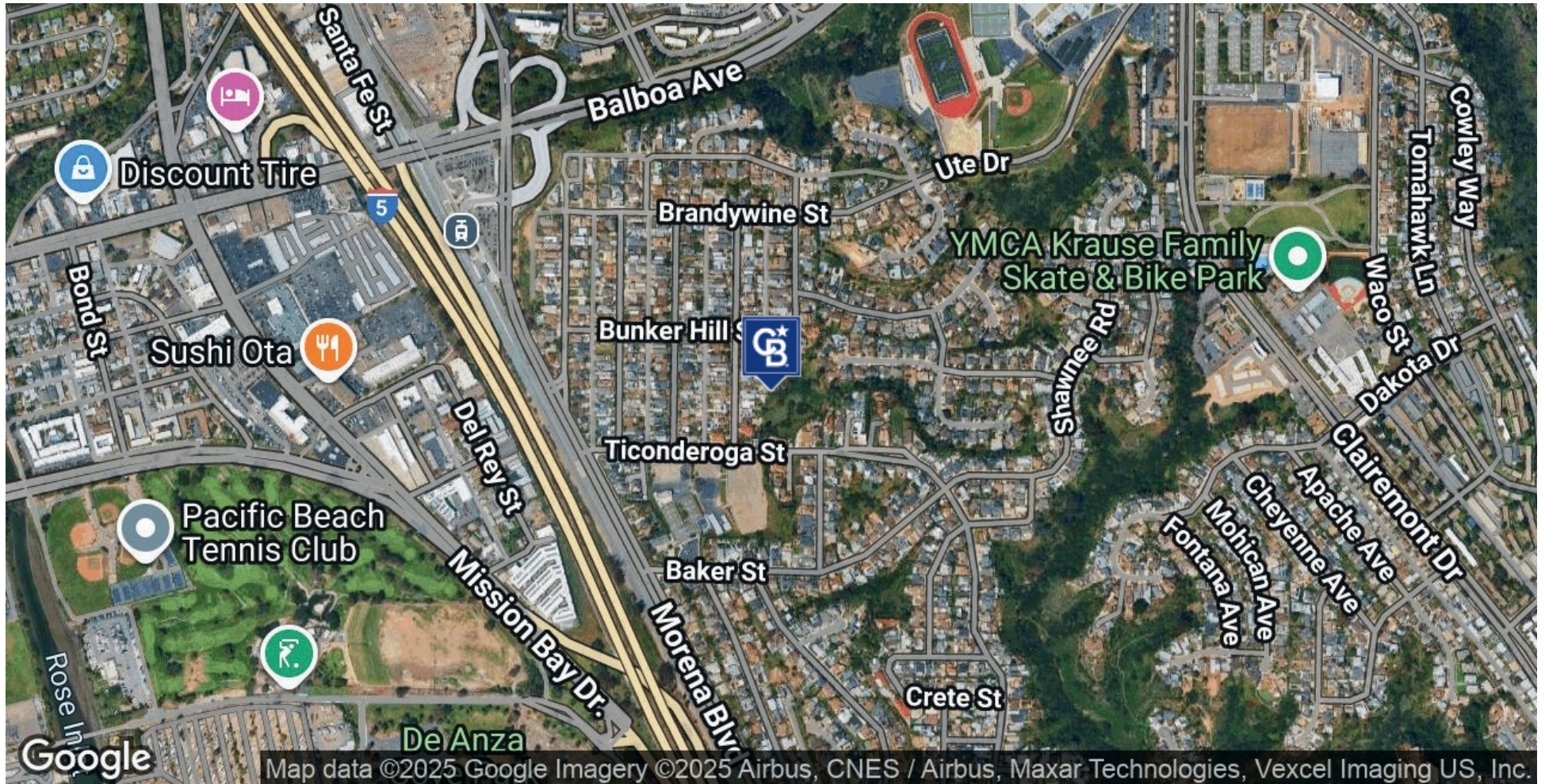
Faby Gonzalez
(619) 279-7167
CalDRE #01402106



COLDWELL BANKER
COMMERCIAL
WEST

Sale

0 Trenton Ave
0 Trenton Ave, San Diego, CA 92117



Jeff Kane
(760) 518-4900
CalDRE #01915649

Nick Kane
(760) 518-6552
CalDRE #01968022

Faby Gonzalez
(619) 279-7167
CalDRE #01402106



COLDWELL BANKER
COMMERCIAL
WEST

Sale

0 Trenton Ave

0 Trenton Ave, San Diego, CA 92117



SALE PRICE \$3,996,000

Jeff Kane

(760) 518-4900

CalDRE #01915649

Nick Kane

(760) 518-6552

CalDRE #01968022

Faby Gonzalez

(619) 279-7167

CalDRE #01402106

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



COLDWELL BANKER
COMMERCIAL
WEST