

# National City Development Deal Build up to 60 units

**E. Plaza Blvd**

## EAST 9TH STREET & K AVE

NATIONAL CITY, CA 91950

**MARK MORGAN**

619.300.9070

DRE 01339919

morgan@scc1031.com



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EAST 9TH STREET  
LAND FOR SALE

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**SOUTH COAST**  
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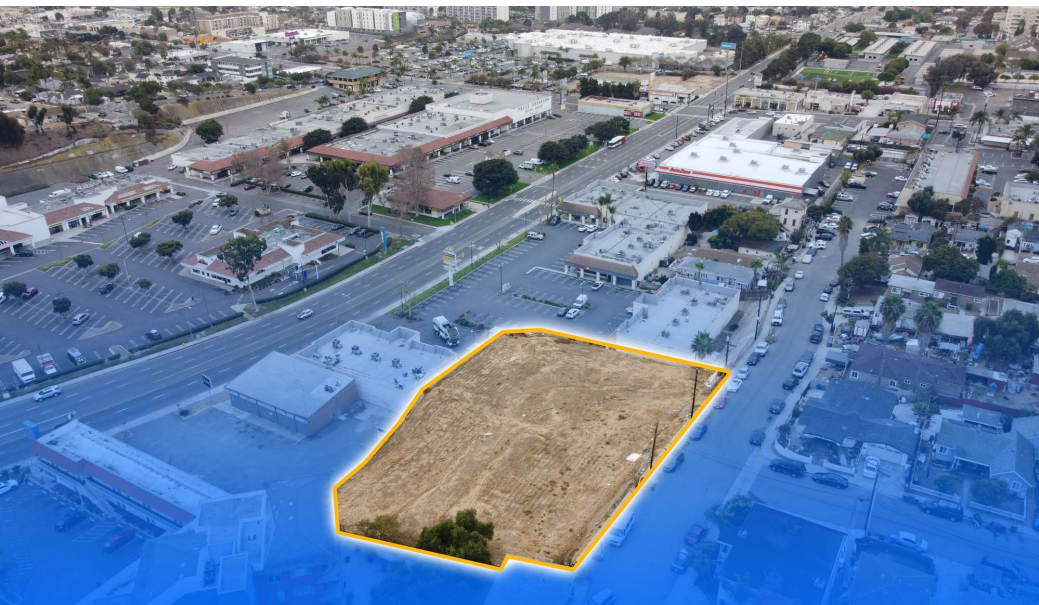
## PROPERTY INFORMATION

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EXECUTIVE SUMMARY

EAST 9TH STREET  
LAND FOR SALE



OFFERING SUMMARY

Sale Price:	\$1,695,000
Lot Size:	36,027 SF
Price / SQFT:	\$47.05
Zoning:	MXD-2
APN	556-510-58-00, 556-510-59-00

PROPERTY OVERVIEW

Introducing an exceptional investment opportunity in National City, CA. This property, zoned MXD-2, presents an ideal prospect for a multifamily investor. Boasting a prime location in the sought-after National City area, the property offers potential for mixed-use development, aligning perfectly with the area's vibrant and evolving character. With its MXD-2 zoning, the property provides a wide range of development options, making it an attractive choice for investors seeking flexibility and future growth potential. Don't miss this chance to capitalize on the thriving real estate market in National City and transform this property into a lucrative multifamily venture.

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LOCATION  
INFORMATION

PROPERTY DESCRIPTION

EAST 9TH STREET  
LAND FOR SALE



LOCATION DESCRIPTION

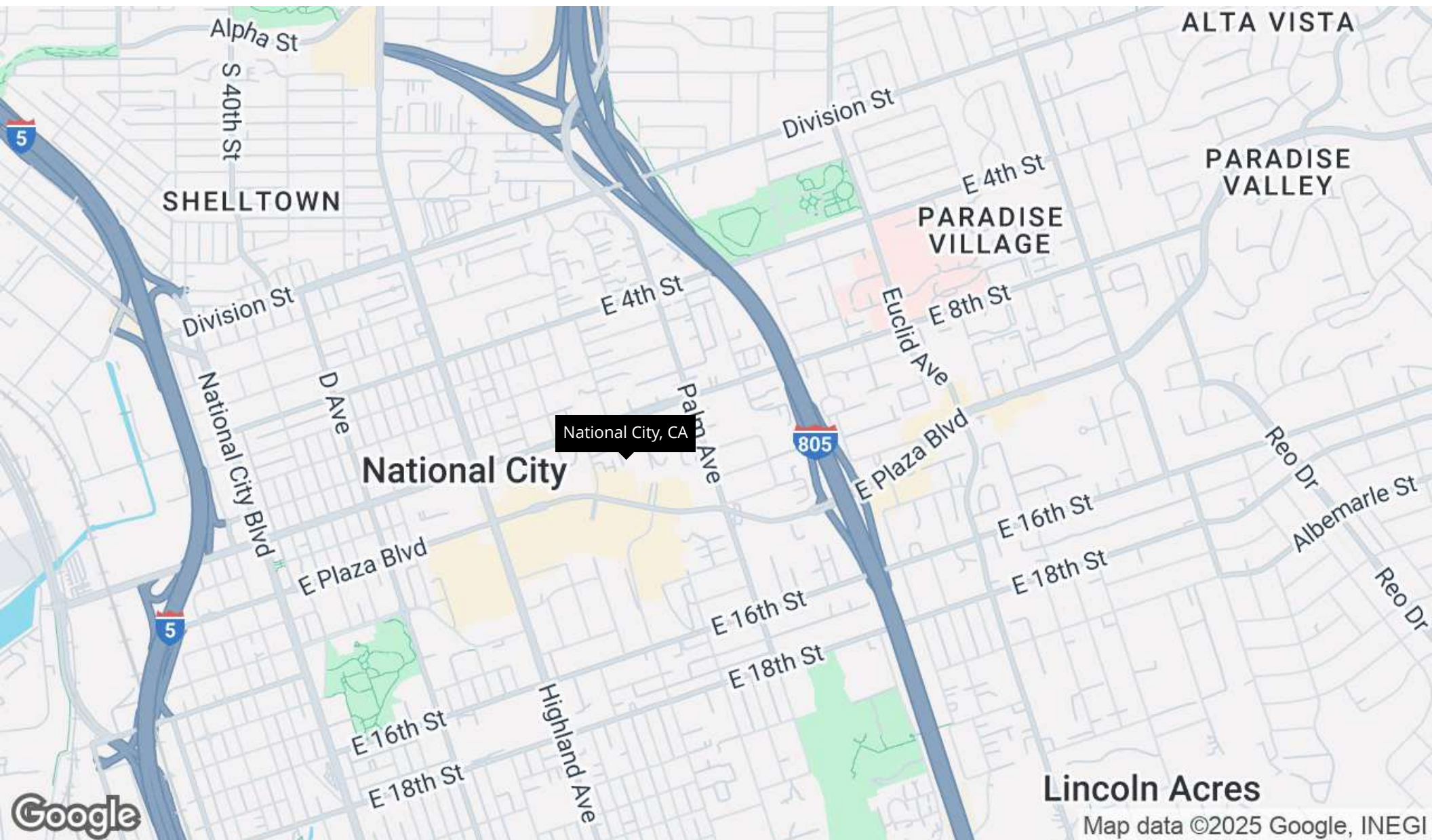
Located in the heart of National City, CA, the property offers a prime investment opportunity in a vibrant and dynamic area. National City boasts a strategic location with easy access to San Diego and Tijuana, making it a hub for both local and international business. Investors will appreciate the area's strong economic growth and diverse community, which provides a rich talent pool for businesses. Nearby attractions such as the National City Marina, Kimball Park, and the Westfield Plaza Bonita offer recreational and retail amenities for employees and visitors. With its central location and thriving environment, the property presents an enticing opportunity for office building investors seeking a strategic and dynamic investment location.

LOCATION DETAILS

County	San Diego
Submarket	National City

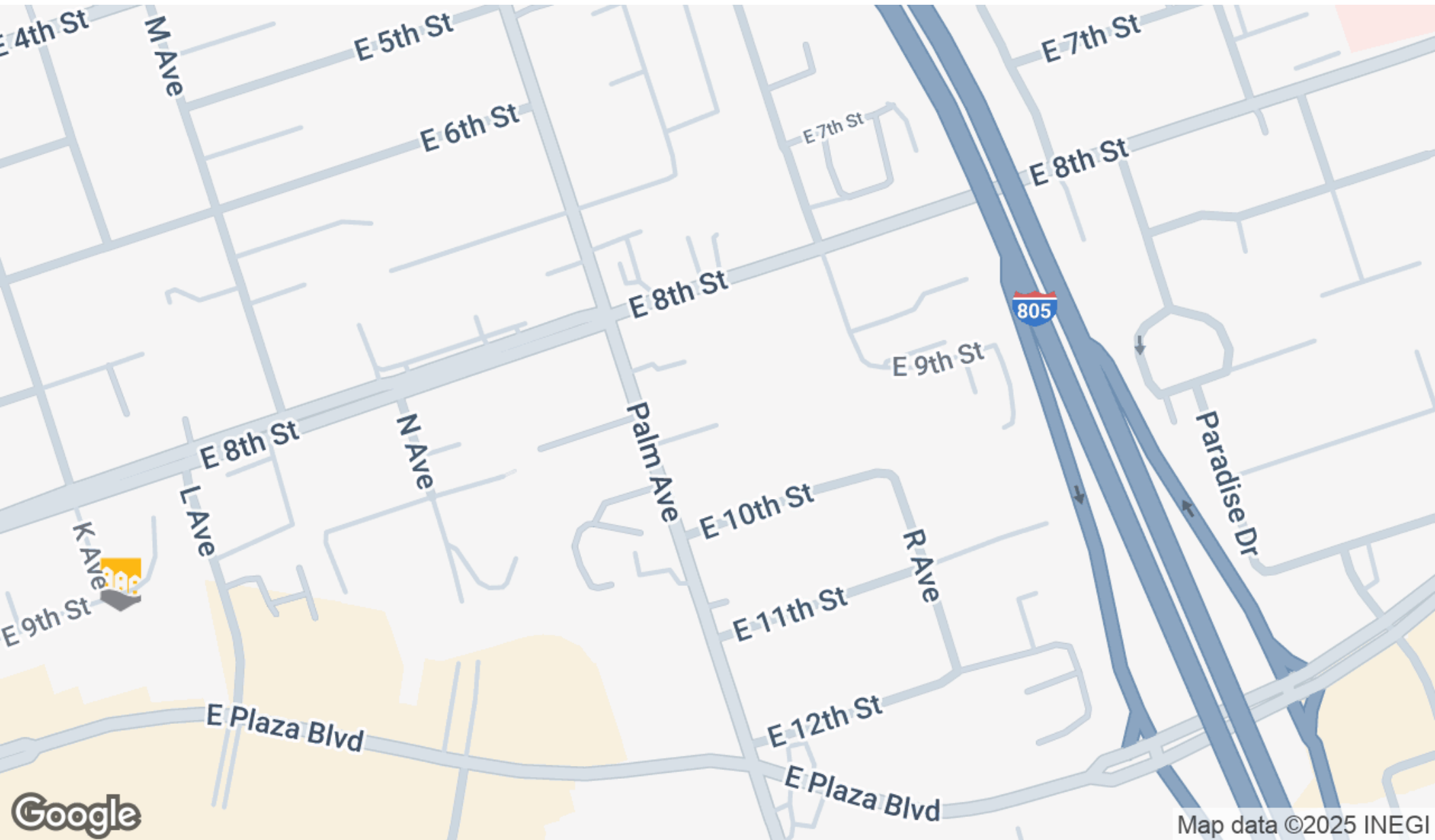
## REGIONAL MAP

EAST 9TH STREET  
LAND FOR SALE



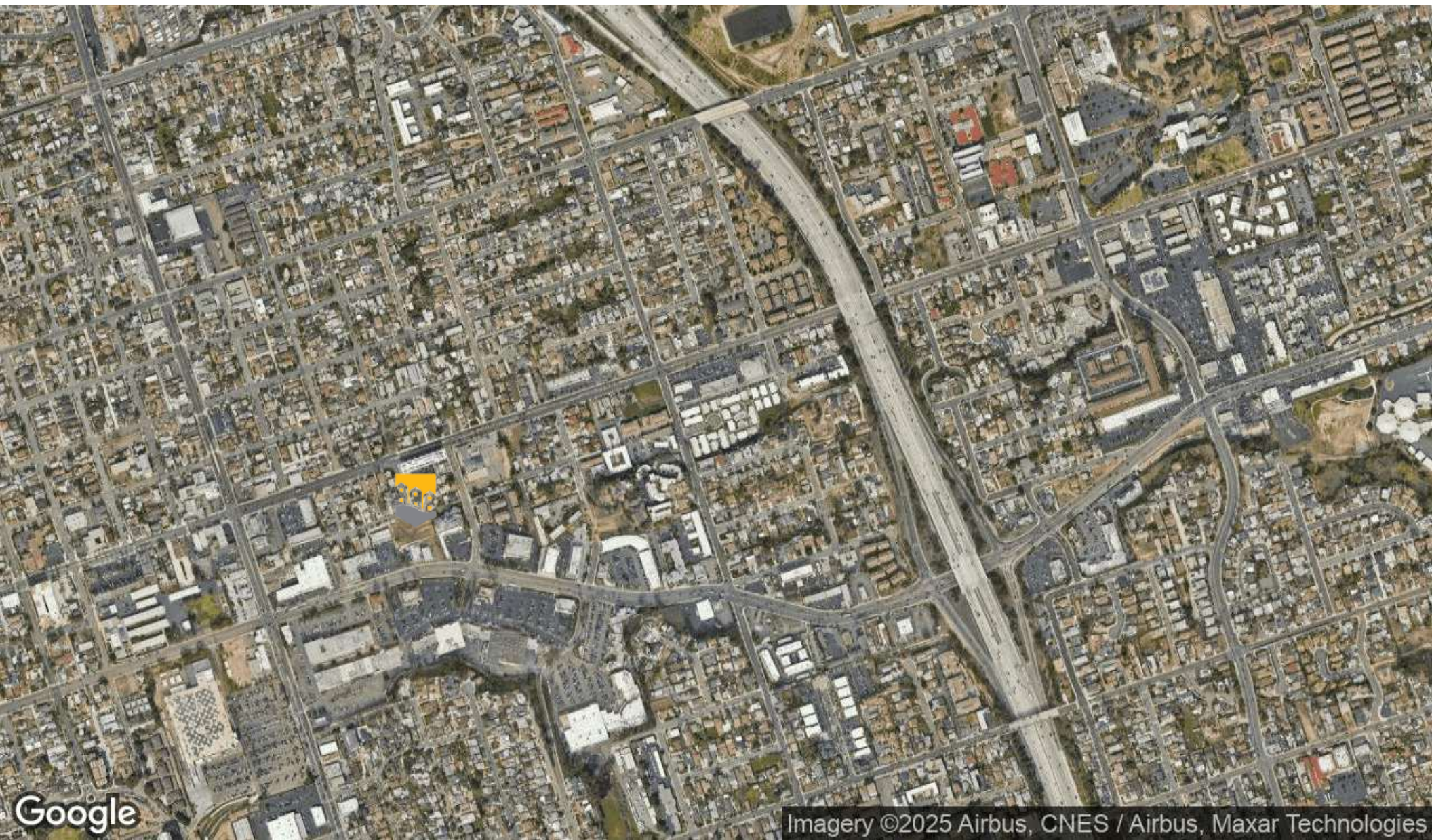
## LOCATION MAP

EAST 9TH STREET  
LAND FOR SALE



# AERIAL MAP

EAST 9TH STREET  
LAND FOR SALE



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SITE PLANS

## ADDITIONAL PHOTOS

EAST 9TH STREET  
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### ZONING ANALYSIS

Date	January 8, 2025
Address	E 9 <sup>th</sup> Ave National City, CA 91950
APN	Lot 1: 556-510-58-00 Lot 2: 556-510-59-00
Zone	MXD-2 Mixed Use Corridor - Major
Community Plan	The MXD-2 zone supports the creation of mixed-use districts that serve as primary activity centers within the city. These activity centers will function as twenty-four-hour neighborhoods for residents, workers, and visitors. Housing, employment, retail, and recreational uses located within close proximity to one another will reduce dependence on the automobile. Urban-scale development will contribute to a lively, dynamic, and unique sense of place. Streets established in the zone support a pedestrian-oriented environment and accommodate all modes of transportation. New civic spaces required for large redevelopment projects will reinforce the urban design character of the district and provide a gathering place for residents, workers, and visitors.
Overlays	Opportunity Zone
Permitted Uses	Dwelling Unit, Single Dwelling Unit, Multiple Commercial Recreation Retail, goods and services Eating Establishments; dine in Hotel Office Medical Offices/Clinics Parking Garage Storage Additional uses per 18.24.050

Lot Size	Lot 1: 21,780 SF (≈ 0.500 acres) Lot 2: 14,247 SF (≈ 0.327 acres) Total: <b>36,027 SF</b> (≈ 0.827 acres)
Max. Permitted Res. Density	48 dwelling units per acre
Max Structure Height	3 Stories/ 50 feet
FAR	2.0 Max Mixed Use (Min. 10% commercial) 1.0 Max Single Use  23,360.4 x 2.0 = <b>72,054 SF Max (Mixed Use)</b> 23,360.4 x 1.0 = 36,027 SF Max (Single Use)
Setbacks	Front: 15' Max Side: 0' Rear: 0' Parking: 40' Min from front PL
Base Residential Density	.5 acres * (48 du /acre) = 24 base units .327 acres* (48 du /acre) = 15.70 or 16 base units <b>40 Base Units Total</b>
Available Affordable Housing Density Bonuses	<b><u>Option 1 (20% Density Bonus):</u></b> 40 Base Units – 2 Very Low Income Affordable Units <ul style="list-style-type: none"><li>2/40 = 5% Affordable</li><li>≥5% Very Low Income Affordable = 20% Density Bonus</li><li>1 Development Incentive</li><li>40 x 20% Bonus = 8 Bonus Units</li><li>48 Units Total: 46 Market Rate, 2 Very Low Income</li></ul> <b><u>Option 2 (50% Density Bonus):</u></b> 40 Base Units – 6 Very Low Income Affordable Units <ul style="list-style-type: none"><li>6/40 = 15% Affordable</li><li>≥15% Very Low Income Affordable = 50% Density Bonus</li><li>3 Development Incentive</li><li>40 x 50% Bonus = 20 Bonus Units</li><li>60 Units Total: 54 Market Rate, 6 Very Low Income</li></ul>

## ADDITIONAL PHOTOS

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### Parking

Use Type	Required Parking
Multifamily Dwelling	1 Bedroom Unit: 1.3 space/unit 2+ Bedroom Unit: 1.5 spaces/unit; 1 space shall be covered Guest Parking: 1 space/2 units (less than 20 units) Guest Parking: 1 space/4 units (more than 20 units)
Mixed-Uses in the MXD Zone	Non Residential Use: 2 spaces/1000 SF floor area Residential (Studio, 1 bedroom, and 2 bedroom units): 1 space/unit Residential (3 bedroom unit): 1.5 space/unit
Restaurant (Sit-Down)	10 spaces per 1,000 square feet floor area
Retail	1 space/250 SF gross floor area
Office; Corporate, Regional Administrative, Business, and Professional	1 space/350 SF gross floor area

- Half of the required guest parking spaces may include parking spaces on dedicated public streets along the sides of the streets that are adjacent to the site
- For new development on property adjacent to a rear alley, vehicle and service access to the property shall be provided only through the rear alley.
- Two-way driveway width minimum 20'
- Tandem parking shall be permitted only in multi-family or mixed-use development for units of three bedrooms or more.

### Bicycle Parking

Use Type	Required Parking
Multifamily	1 space/10 parking spaces
Commercial	1 space/20 parking spaces
Office	1 space/10 parking spaces
Retail	1 space/10 parking spaces
Industrial	1 space/10 parking spaces

- Bicycle parking facilities shall be installed in a manner which allows adequate spacing for access to the bicycle and the locking device when the facilities are occupied. Space allowances shall be thirty inches wide and six feet long per bicycle and include a five-foot maneuvering space behind the bicycle. At least seven feet of vertical clearance is required.
- Bicycle parking facilities shall be located in view of building entrances or in view of windows and/or security personnel stations. At least fifty percent of required bicycle parking must be located within fifty feet of a customer entrance, and the remainder must be located within one hundred feet of any entrance.
- Bicycle spaces shall be separated from sidewalks, motor vehicle parking spaces or aisles by a fence, wall, or curb, or by at least five feet of open area, marked to prohibit motor vehicle parking.

### ADU Allowances:

2 ADUs allowed by right; detached  
 Floor Area: 1200 SF Max  
 Height: 16'  
 Interior Side setback: 4'  
 Rear setback: 4'

DEVELOPERS  
DESIGNERS  
> ARCHITECTS  
BUILDERS  
INVESTORS

LOCAL

**Sacramento Address**  
1214 F St  
Sacramento, CA 95814  
(916) 545-2512

Parcel map showing lots, streets, and acreages. The map includes a title block with the text: MAP 2241-MARSHALL TRACT, MAP 166-RANCHO DE LA NACION-POR 1/4 SEC 132, L S 219, 237, ROS 13498. The map shows a grid of lots, with some lots shaded in green. Streets shown include Eighth, Ninth, Tenth, and Plaza Blvd. The map also includes a 'CHANGES' table with columns for 'BLK', 'OLD', 'NEW', and 'CUT'. The table contains the following data: (52, 442), (510, 522, 542, 562, 582, 602, 622, 642, 662, 682, 702, 722, 742, 762, 782, 802, 822, 842, 862, 882, 902, 922, 942, 962, 982, 1002).

MAP 2241-MARSHALL TRACT  
MAP 166-RANCHO DE LA NACION-POR 1/4 SEC 132  
L S 219, 237  
ROS 13498



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ADDITIONAL  
PHOTOS



## ADDITIONAL PHOTOS

EAST 9TH STREET  
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DEMOGRAPHICS

## DEMOGRAPHICS MAP & REPORT

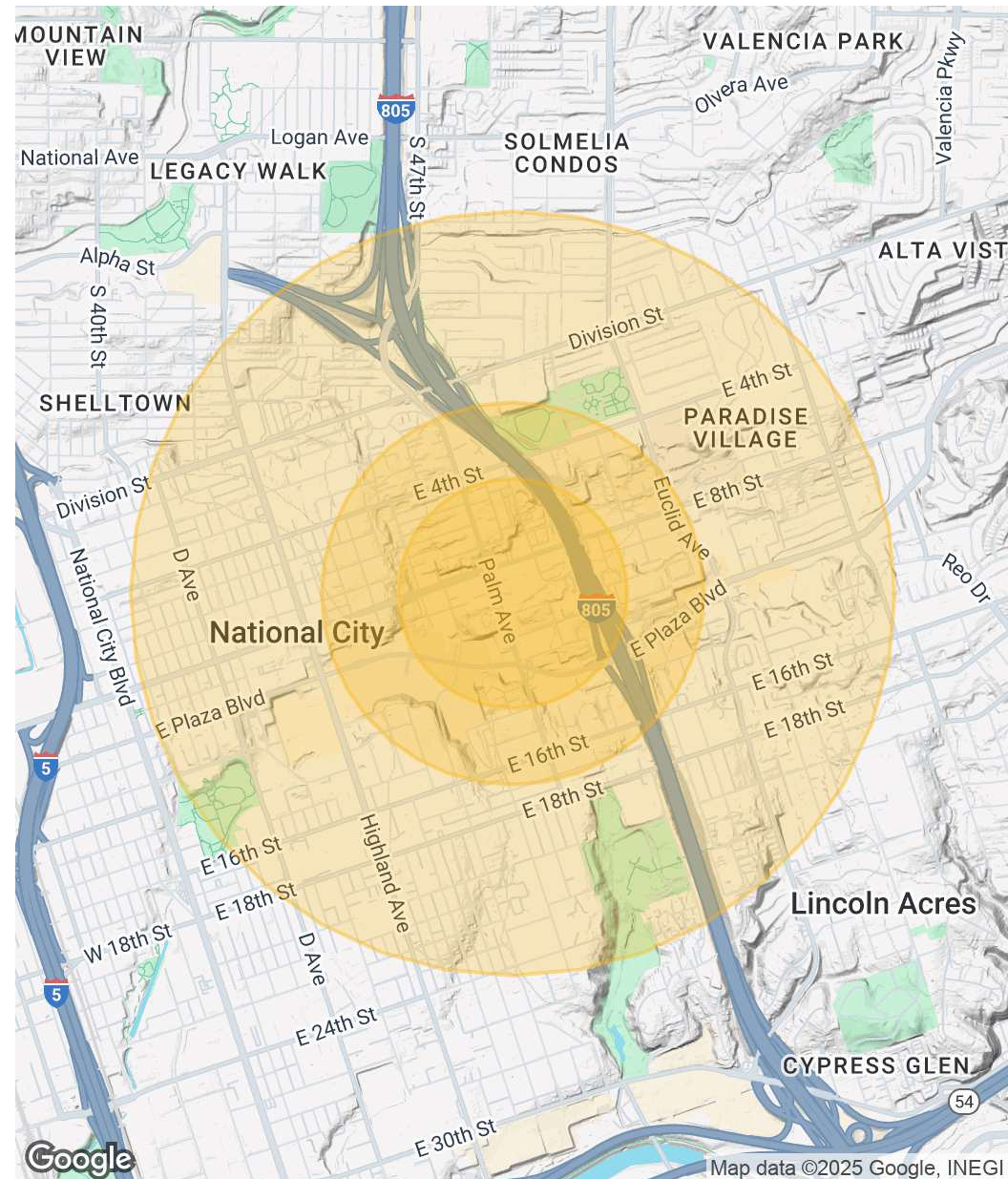
EAST 9TH STREET  
LAND FOR SALE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,120	10,707	39,364
Average Age	38	39	39
Average Age (Male)	37	37	37
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	924	3,127	11,814
# of Persons per HH	3.4	3.4	3.3
Average HH Income	\$68,423	\$72,432	\$76,355
Average House Value	\$693,510	\$677,511	\$665,121

Demographics data derived from AlphaMap



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## ADVISOR BIOS

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**MARK MORGAN**

Senior Vice President

morgan@scc1031.com

Direct: **619.300.9070**

CalDRE #01339919

**PROFESSIONAL BACKGROUND**

With 25 years of multi-family real estate experience, Mark has been involved in the sale and acquisition of over \$200,000,000 in real estate transactions. He has a deep understanding of how the apartment market in San Diego operates, including tracking sales, cash flow expectations of buyers, rental rate fluctuations, income and expense analysis, the interpretation of market indicators, condo-conversion analysis, and the devising of real estate marketing strategies. Mark's extensive real estate background has assisted him in maximizing the value of his clients' real estate and increasing their returns. In addition to representing his clients, he has been involved as an investor in the acquisition, condo-conversion, and sale of multiple apartment complexes throughout San Diego County. This additional experience allows him to view the transaction from the perspective of a principal. As such, Mark has an extensive knowledge of the various investment products the San Diego County market has to offer.

**South Coast Commercial**3405 Kenyon St #411  
San Diego, CA 92110  
619.226.6011