

945 N AVENUE

National City, CA 91950

±1.57 Acre Opportunity Zone
Residential Site in National City, CA



DEVELOPMENT SITE
OFFERING MEMORANDUM

NEWMARK

Conceptual plans for a 58-unit, surface parked,
5-story apartment building



INVESTMENT SALES

Erik Anderson
Senior Managing Director
T 858-395-6935
E erik.anderson@nmrk.com
CA RE Lic #01991182

Andy Kaiser
Senior Associate
T 858-204-2836
E andy.kaiser@nmrk.com
CA RE Lic #02016818

Andrew Hemberger
Associate
T 858-875-3606
E andrew.hemberger@nmrk.com
CA RE Lic #02284552

NEWMARK

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EXECUTIVE SUMMARY

Newmark presents an exceptional investment opportunity with the property at 945 N Avenue, in National City, California. This 1.57-acre parcel lies in the high growth submarket of National City and offers supreme optionality for multifamily development.



The true potential of 945 N Avenue lies in its versatility. Developers can opt to build the current proposed plans which include 58 surface parked units on the site. A new owner could also further maximize the site's potential by utilizing current by-right high density residential zoning, allowing up to 75 units per acre.

The site, located in a qualified opportunity zone, offers a chance to build market rate, workforce, senior, or affordable housing in National City's booming residential market.



The
Opportunity

01

945

N AVENUE

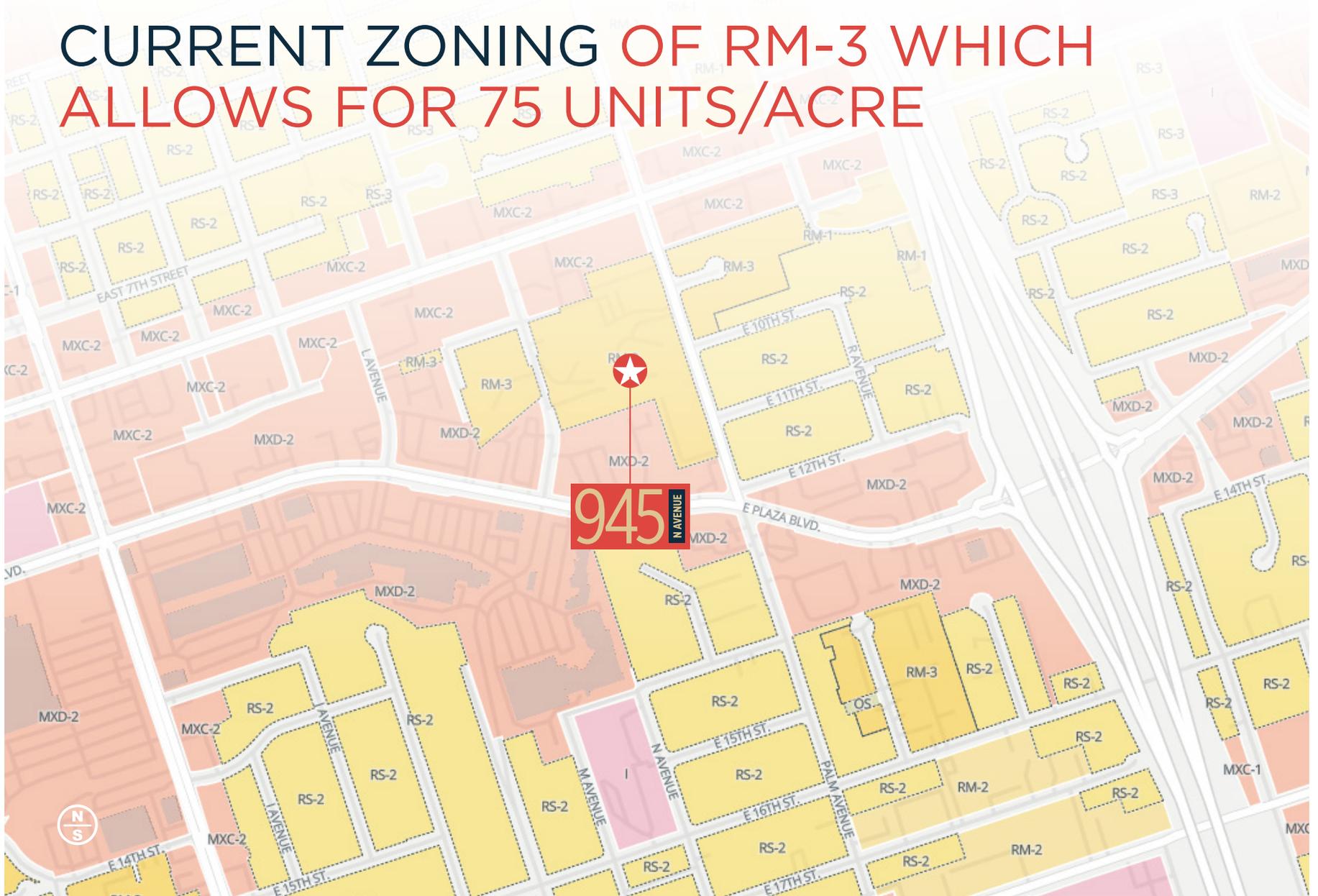
PROPERTY SUMMARY

Property Address	945 N Ave & 1003 N Ave, National City, CA 91950
Land Size	±1.57 Acres
Current Use	Vacant Land
Proposed Use	Multi-Family, Medium to High Density
Municipality	City of National City
APN	557-180-16-00 & 557-250-01-00
Zoning	RM-3
Available Due Diligence Upon Request	Demo Plans, County Approval APCD, Phase 1&2 Environmental Site Assessment, Geotechnical Investigation, Conceptual Site Plan, Preliminary Site Plan Review, Title Report , Grandfathered SB330 Application from 11/2025

ASKING PRICE : **\$2,995,000** (\$43.64 / Land SF)



CURRENT ZONING OF RM-3 WHICH ALLOWS FOR 75 UNITS/ACRE



CONCEPTUAL SITE PLAN

945 N AVENUE



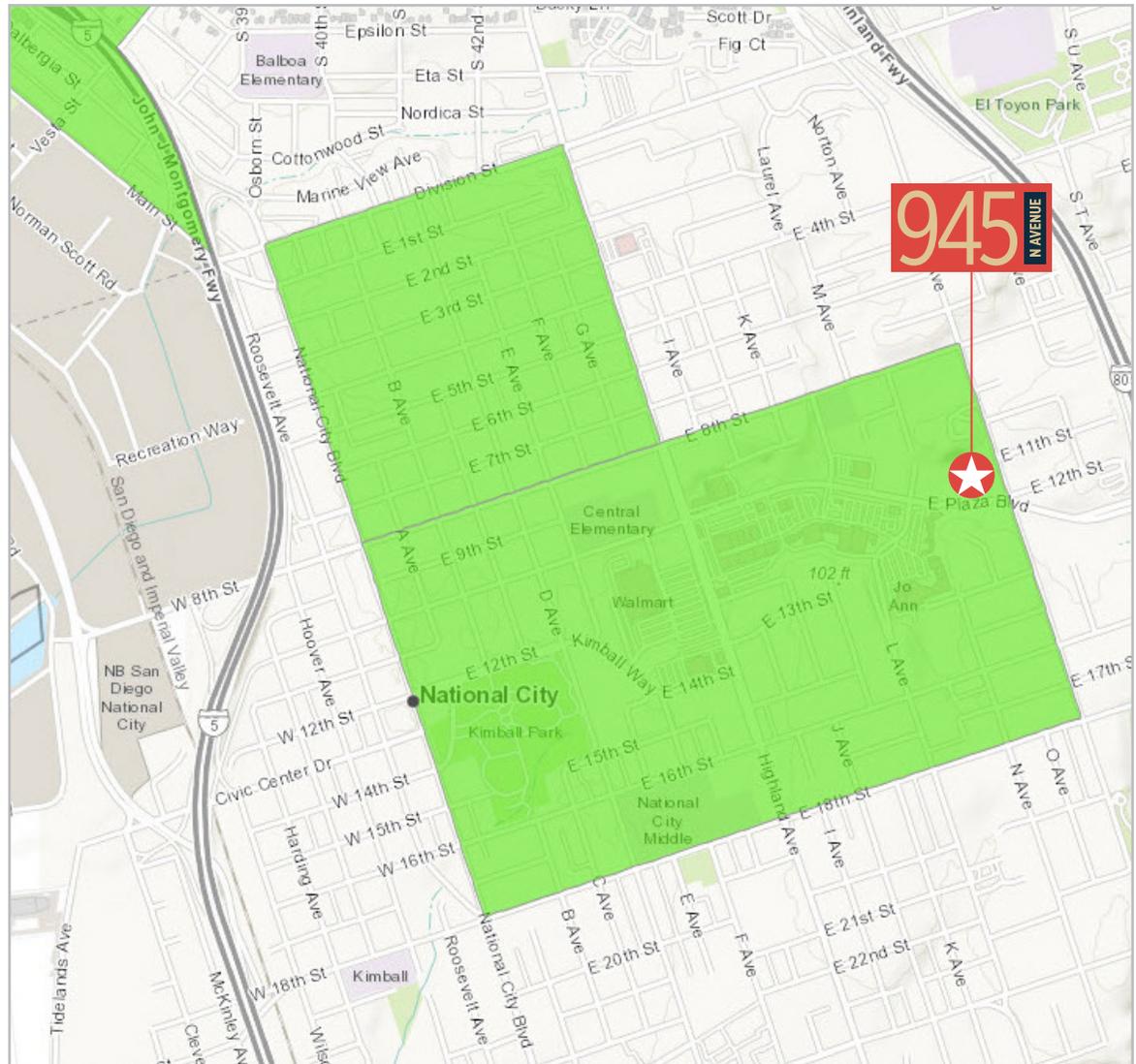
UNIT AREA (BY FLOOR)				GROSS AREA BY FLOOR		
Name	Level	Area	Count	Name	Level	Area
UNIT A	L1	839 SF	1	BOILER	L1	233 SF
UNIT A1	L1	622 SF	629 SF	BREZZLEWAY	L1	661 SF
UNIT A2	L1	268 SF	1	CIRCULATION	L1	1128 SF
UNIT A3	L1	733 SF	1	CLACK	L1	108 SF
UNIT B	L1	1016 SF	1	ELECT	L1	118 SF
11						
UNIT A1	L2	824 SF	629 SF	ELEV	L1	84 SF
UNIT B	L2	1016 SF	1	MECE	L1	98 SF
UNIT B1	L2	869 SF	1	STAR#1	L1	180 SF
UNIT B2	L2	924 SF	1	STAR#2	L1	177 SF
UNIT B3	L2	924 SF	1	TRASH	L1	218 SF
UNIT B4	L2	810 SF	1	UNIT A	L1	629 SF
UNIT B5	L2	903 SF	1	UNIT A1	L1	627 SF
12						
UNIT A1	L3	824 SF	629 SF	UNIT A2	L1	629 SF
UNIT B	L3	1016 SF	1	UNIT A1	L1	627 SF
UNIT B1	L3	869 SF	1	UNIT A2	L1	627 SF
UNIT B2	L3	912 SF	1	UNIT A3	L1	733 SF
UNIT B3	L3	924 SF	1	UNIT B	L1	1016 SF
UNIT B4	L3	810 SF	1	UNIT B1	L1	1070 SF
UNIT B5	L3	903 SF	1	CIRCULATION		
12						
UNIT A1	L4	824 SF	629 SF	CIRCULATION	L3	973 SF
UNIT B	L4	1016 SF	1	ELEV	L2	81 SF
UNIT B1	L4	869 SF	1	STAR#1	L2	176 SF
UNIT B2	L4	912 SF	1	STAR#2	L2	177 SF
UNIT B3	L4	924 SF	1	TRASH	L2	120 SF
UNIT B4	L4	810 SF	1	UNIT A	L2	629 SF
UNIT B5	L4	903 SF	1	UNIT A1	L2	627 SF
12						
UNIT A1	L5	824 SF	629 SF	UNIT A1	L2	624 SF
UNIT B	L5	1016 SF	1	UNIT B1	L2	869 SF
UNIT B1	L5	869 SF	1	UNIT B2	L2	869 SF
UNIT B2	L5	924 SF	1	UNIT B3	L2	924 SF
UNIT B3	L5	924 SF	1	UNIT B4	L2	810 SF
UNIT B4	L5	811 SF	1	UNIT B5	L2	903 SF
UNIT B5	L5	903 SF	1	UNIT B5	L2	1084 SF
11						
Grand total: 58						
Building Information:						
Gross Floor Area: 54,153 SF (5 STORY TYPE III)						
1st Floor: 10,726 SF						
2nd Floor: 10,844 SF						
3rd Floor: 10,844 SF						
4th Floor: 10,844 SF						
5th Floor: 10,900 SF						
Principal Classification: R-2						
Occupancy Separator: None						
Construction Type: Type III						
Sprinkler System: WES (EUCLES) (STANDPIPE)						
PER SEC 903.3.1 exception 1: Class I standpipes are allowed in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2						
TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE						
R-2 TYPE IIIa (5 W/O AREA INCREASE) 8F						
TABLE 504.4 ALLOWABLE NUMBER OF STORES ABOVE GRADE PLANE						
R-2 TYPE IIIa (5 W/O AREA INCREASE) 5 STORES						
TABLE 506.2 ALLOWABLE AREA FACTOR IN SQUARE FEET						
R-2 TYPE IIIa (5) (90,000 (NS) 24,000 (SM) (with height increase) 24,000						
WHERE:						
Aa = allowable area (square feet)						
A = 24,000 Tabular allowable area factor (NS, S1R, S1D or SM value, as applicable) in accordance with Table 506.2						
NS = 24,000 Tabular allowable area factor in accordance with Table 506.2 for a non-comprehensive building, regardless of whether the building is comprehensive.						
If = Area factor increase due to footage (percent) as calculated in accordance with Section 506.3						
Perimeter of footage 50 to less than 75% Cover area 50 or greater feet per table 506.3.3 Footage increase Factor = 0.50						
S1 = 1.04 + (NS x IF) x 5a						
Aa = (24000 + (24000 x 0.50)) x 2						
Aa = 30000 x 2						
Aa = 72000 SF						
NO INDIVIDUAL FLOOR SHALL EXCEED Aa + (Aa - NS x IF) = 36000 SF						

OPPORTUNITY ZONES

NATIONAL CITY OPPORTUNITY ZONE

The National City Individually Requested Density Bonus program offers a path for developers requesting a density bonus pursuant to Section 65915 et seq. of the California Government Code.

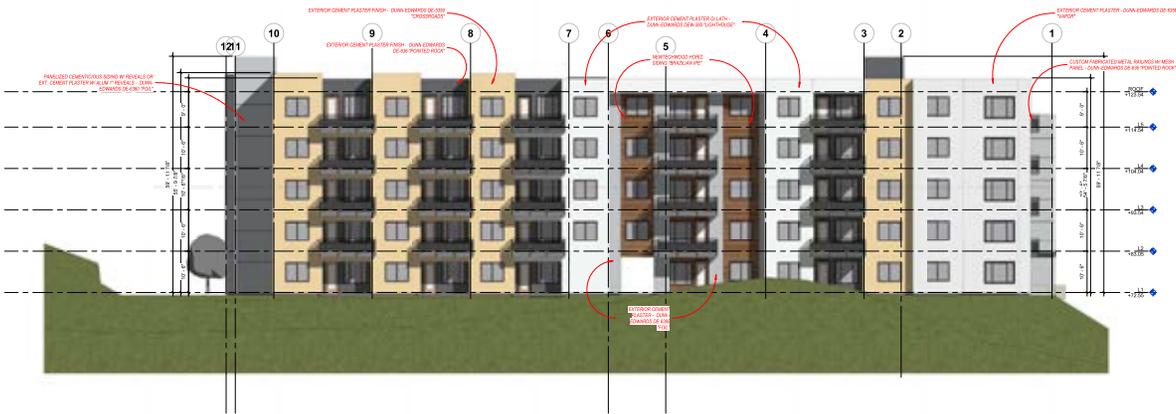
The Density Bonus program offers developers up to 50% additional density, and waivers, concessions and incentives as identified by the project sponsor.



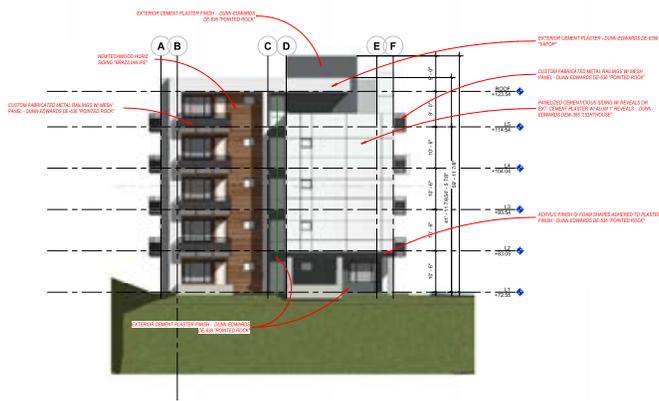
CONCEPTUAL 58-UNIT APARTMENT

945 N AVENUE

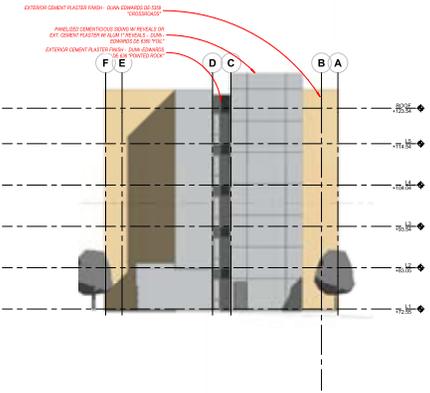
ELEVATION 2 - A



ELEVATION 3 - A



ELEVATION 4 - A



ELEVATION 5 - A



10 | 945 N AVENUE, NATIONAL CITY, CA



**NAVAL BASE
SAN DIEGO**



945 N AVENUE

PLAZA BLVD. & L AVE.
BUS STOP



PLAZA SQUARE
SHOPPING MALL

GameStop



Smart & Final



NATIONAL CITY & SURROUNDING SUBMARKETS

LOCATION DESCRIPTION

National City is an established community situated in the **South Bay region of southwestern San Diego County**, approximately **5 miles south of downtown San Diego and 11 miles north of the U.S.-Mexico border**. It occupies roughly **9.1 square miles** of land and water along **San Diego Bay**, making it one of the region's most centrally located submarkets within the greater San Diego metropolitan area.

As the **second-oldest incorporated city in San Diego County** (est. 1887), National City blends historic character with evolving commercial and residential activity. The city is bordered by San Diego to the north, Chula Vista to the south, and is bounded by San Diego Bay on its western edge, providing strong connectivity to regional transportation and economic corridors.

CENTRALLY LOCATED WITH EASY ACCESS TO MAIN THOROUGHFARES

National City's location delivers strong accessibility via major freeways including Interstate 5, Interstate 805, and State Route 54, as well as public transit provided by the San Diego Trolley Blue Line, offering direct transit to downtown San Diego and beyond.

945 N AVENUE NEIGHBORHOOD QUICK FACTS



58K
NATIONAL CITY
POPULATION



18K
HOUSEHOLDS
IN NATIONAL CITY



34.2%
NATIONAL CITY OWNER
OCCUPIED HOUSING RATE



1,987
NATIONAL CITY
AVERAGE MONTHLY RENT



36.6
NATIONAL CITY
MEDIAN AGE



6.0%*
NATIONAL CITY
UNEMPLOYMENT RATE

SALES COMPARABLES

						
	945 N Ave National City, CA 91950	16th Street National City, CA 91950	1325 S 45th Street San Diego, CA 92113	364 G Street Chula Vista, CA 91910	2039 E 8th Street National City, CA 91950	536 Park Way Chula Vista, CA 91910
Submarket	National City	National City	National City	Chula Vista	National City	Chula Vista
Acre	1.57	1.71	0.41	0.44	0.98	0.30
Status	-	Sold	Sold	Sold	Sold	Sold
Sale Date	-	Apr 2025	Jan 2024	Jun 2025	Sep 2022	May 2022
Purchase Price	\$2,995,000	\$1,350,000	\$900,000	\$1,200,000	\$1,150,000	\$750,000
Price Per Acre	\$1,907,643	\$789,474	\$2,195,122	\$2,727,273	\$1,173,469	\$2,500,000
PPLF	\$43.64	\$18.12	\$50.39	\$62.61	\$26.94	\$57.39

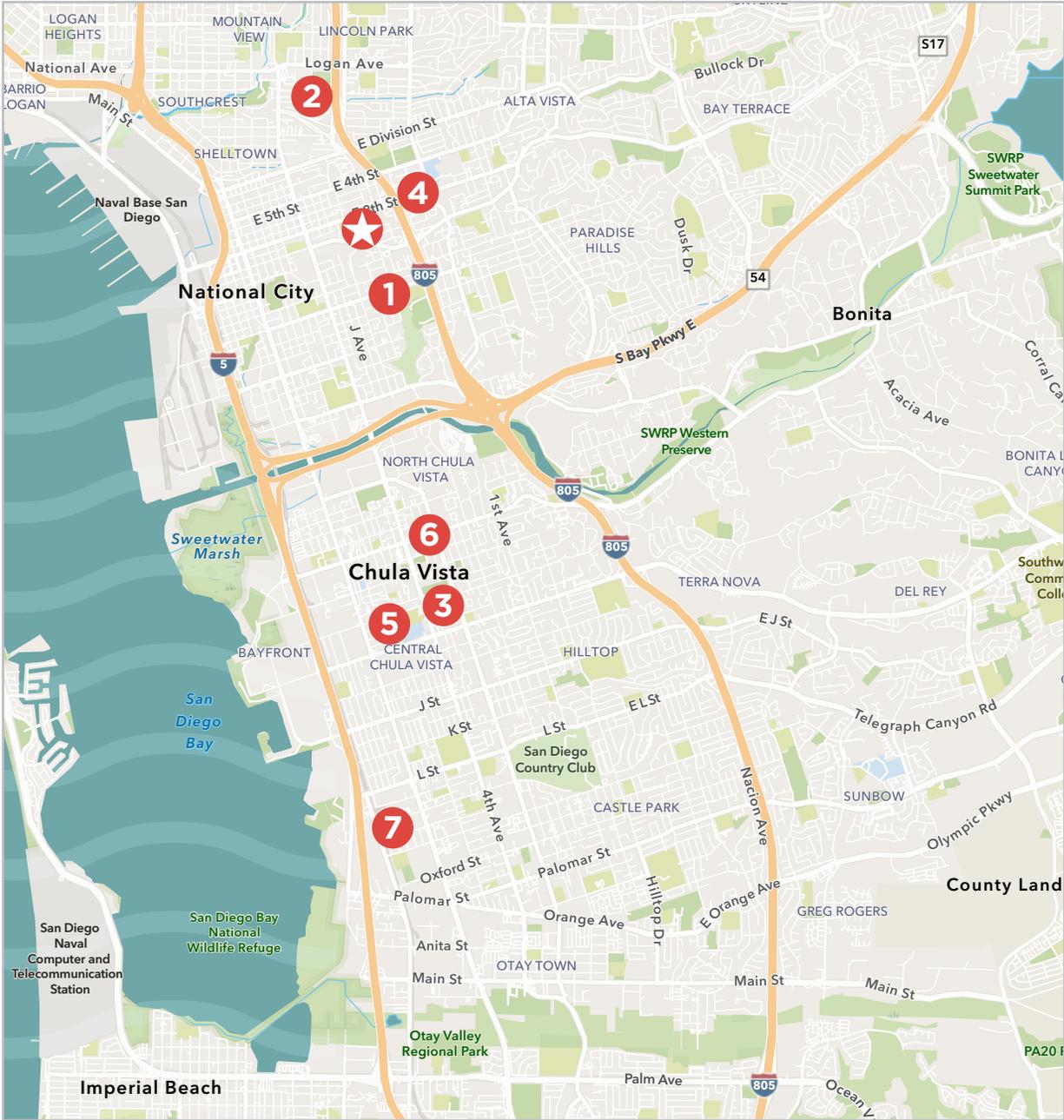
Sales
Comparables **02**



**305 E Street
Chula Vista, CA
91910**

**676 Moss Street
Chula Vista, CA
91911**

Chula Vista	Chula Vista
0.48	6.91
Sold	Sold
Sep 2022	Oct 2023
\$2,450,000	\$19,300,000
\$5,104,167	\$2,793,054
\$117.17	\$64.12



RENT COMPARABLES



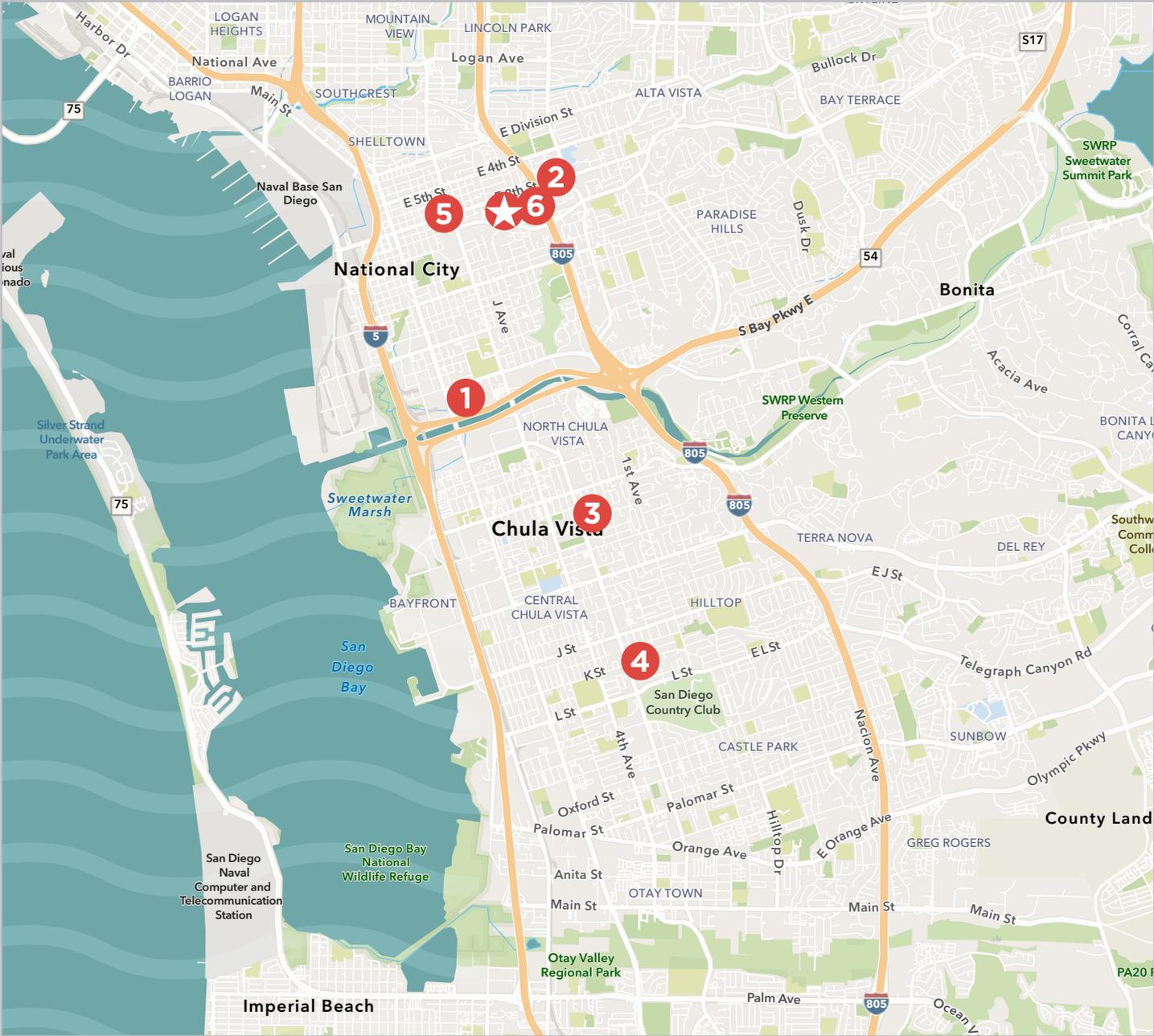
		1	2	3	4	5
Address	945 N Ave National City, CA 91950	200 E 31st Street National City, CA 91950	2114 E 7th Street National City, CA 91950	252 Church Avenue Chula Vista, CA 91910	795 Third Avenue Chula Vista, CA 91910	611 Highland Avenue National City, CA 91950
Owner	-	Gelt	Kire Builders	Silvergate Development	Royal Mgmt Group	David Felman
Year Built	-	2024	2025	2025	2024	2023
Unit Count	-	92	48	31	140	19
Occupancy	-	84%	27%	97%	71%	95%
Concessions	-	-	-	-	-	-
TOTAL						
Market PSF	-	\$2,943	\$2,704	\$2,509	\$2,428	\$2,843
Unit Size	-	\$3.45 852 SF	\$3.80 712 SF	\$3.80 661 SF	\$3.81 638 SF	\$3.05 932 SF
STUDIO						
Market PSF	-	\$2,135	\$2,070	-	\$1,852	-
Unit Size	-	\$4.24 504 SF	\$5.85 354 SF	-	\$3.76 493 SF	-
1BR						
Market PSF	-	\$2,553	\$2,505	\$2,509	\$2,296	\$2,314
Unit Size	-	\$3.72 687 SF	\$4.30 582 SF	\$3.80 661 SF	\$3.82 601 SF	\$3.35 691 SF
2BR						
Market PSF	-	\$3,259	\$3,070	-	\$3,235	\$3,032
Unit Size	-	\$3.30 987 SF	\$3.27 939 SF	-	\$3.80 852 SF	\$2.98 1,018 SF

Rent
Comparables **03**



1819 E 9th Street
National City, CA
91950

Tommy Tong
2023
17
94.1%
-
\$2,868
\$2.85
1,006 SF
-
\$2,244
\$3.41
659 SF
\$3,292
\$3.21
1,026 SF



945 N AVENUE

Development Site
Offering Memorandum

Contacts

INVESTMENT SALES

Erik Anderson
Senior Managing Director
T 858-395-6935
E erik.anderson@nmrk.com
CA RE Lic #01991182

Andy Kaiser
Senior Associate
T 858-204-2836
E andy.kaiser@nmrk.com
CA RE Lic #02016818

Andrew Hemberger
Associate
T 858-875-3606
E andrew.hemberger@nmrk.com
CA RE Lic #02284552

Newmark (the "Agent") has been engaged as the exclusive sales representative for the sale of 945 N Avenue (the "Property") by 'Ownership' (the "Seller").

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (January 2026) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser there under.

This 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 this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this 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 an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

NEWMARK

4655 Executive Dr, Suite 800 | San Diego, CA 92121
858.875.3600 | nmrk.com
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