

945

N AVENUE

National City, CA 91950

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



N Avenue

DEVELOPMENT SITE
OFFERING MEMORANDUM

NEWMARK

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



INVESTMENT SALES

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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

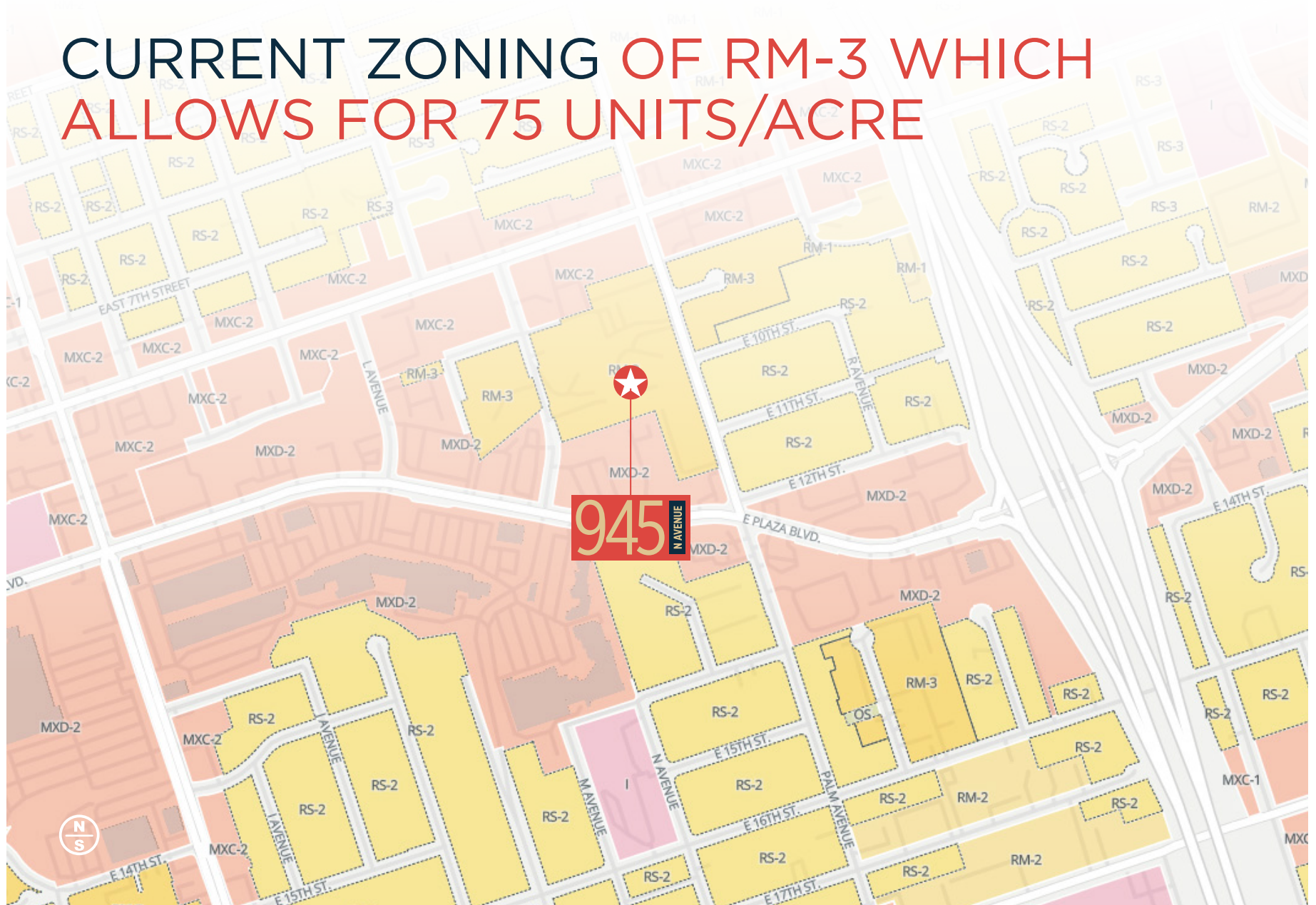
01

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 : **\$3,300,000** (\$48.08 / 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	636 SF	1	BOILER	L1	233 SF	
UNIT A1	L1	622 SF	620 SF	7	DRIVEWAY	L1	661 SF
UNIT A2	L1	648 SF	1	CIRCULATION	L1	1128 SF	
UNIT A3	L1	723 SF	1	CLUB	L1	108 SF	
UNIT B	L1	1016 SF	1	ELEV	L1	116 SF	
11				CLUB	L1	64 SF	
UNIT A1	L2	624 SF	620 SF	6	MECH	L1	99 SF
UNIT B	L2	1016 SF	1	STAR1	L1	180 SF	
UNIT B1	L2	989 SF	1	STAR2	L1	177 SF	
UNIT B2	L2	912 SF	1	TRASH	L1	218 SF	
UNIT B3	L2	104 SF	1	UNIT A	L1	622 SF	
UNIT B4	L2	810 SF	1	UNIT A1	L1	627 SF	
UNIT B5	L2	903 SF	1	UNIT A2	L1	627 SF	
12				UNIT A3	L1	723 SF	
UNIT A1	L3	624 SF	620 SF	6	UNIT B	L1	1016 SF
UNIT B	L3	1016 SF	1	UNIT A1	L1	627 SF	
UNIT B1	L3	989 SF	1	UNIT A2	L1	627 SF	
UNIT B2	L3	912 SF	1	UNIT A3	L1	723 SF	
UNIT B3	L3	104 SF	1	UNIT B	L1	1016 SF	
UNIT B4	L3	810 SF	1	UNIT A1	L1	627 SF	
UNIT B5	L3	903 SF	1	UNIT A2	L1	627 SF	
12				UNIT A3	L1	723 SF	
UNIT A1	L4	624 SF	620 SF	6	CIRCULATION	L2	973 SF
UNIT B	L4	1016 SF	1	ELEV	L3	81 SF	
UNIT B1	L4	989 SF	1	STAR1	L2	176 SF	
UNIT B2	L4	912 SF	1	STAR2	L2	177 SF	
UNIT B3	L4	104 SF	1	TRASH	L2	120 SF	
UNIT B4	L4	810 SF	1	UNIT A1	L2	627 SF	
UNIT B5	L4	903 SF	1	UNIT A2	L2	627 SF	
12				UNIT A3	L2	723 SF	
UNIT A1	L5	624 SF	620 SF	6	UNIT A	L2	624 SF
UNIT B	L5	1016 SF	1	UNIT B	L2	989 SF	
UNIT B1	L5	989 SF	1	UNIT B2	L2	912 SF	
UNIT B2	L5	912 SF	1	UNIT B3	L2	924 SF	
UNIT B3	L5	104 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				CIRCULATION	L3	973 SF	
				ELEV	L3	81 SF	
				STAR1	L3	177 SF	
				STAR2	L3	177 SF	
				TRASH	L3	120 SF	
				UNIT A1	L3	627 SF	
				UNIT A2	L3	627 SF	
				UNIT A3	L3	723 SF	
				UNIT A	L3	624 SF	
				UNIT B	L3	989 SF	
				UNIT B1	L3	912 SF	
				UNIT B2	L3	924 SF	
				UNIT B3	L3	810 SF	
				UNIT B4	L3	903 SF	
				UNIT B5	L3	1084 SF	
				CIRCULATION	L4	973 SF	
				ELEV	L4	81 SF	
				STAR1	L4	176 SF	
				STAR2	L4	177 SF	
				TRASH	L4	120 SF	
				UNIT A1	L4	627 SF	
				UNIT A2	L4	627 SF	
				UNIT A3	L4	723 SF	
				UNIT A	L4	624 SF	
				UNIT B	L4	989 SF	
				UNIT B1	L4	912 SF	
				UNIT B2	L4	924 SF	
				UNIT B3	L4	810 SF	
				UNIT B4	L4	903 SF	
				UNIT B5	L4	1084 SF	
				CIRCULATION	L5	1206 SF	
				ELEV	L5	81 SF	
				STAR1	L5	176 SF	
				STAR2	L5	177 SF	
				TRASH	L5	120 SF	
				UNIT A1	L5	627 SF	
				UNIT A2	L5	627 SF	
				UNIT A3	L5	723 SF	
				UNIT A	L5	624 SF	
				UNIT B	L5	989 SF	
				UNIT B1	L5	912 SF	
				UNIT B2	L5	924 SF	
				UNIT B3	L5	810 SF	
				UNIT B4	L5	903 SF	
				UNIT B5	L5	1084 SF	
				CIRCULATION	L6	1206 SF	
				ELEV	L6	81 SF	
				STAR1	L6	176 SF	
				STAR2	L6	177 SF	
				TRASH	L6	120 SF	
				UNIT A1	L6	627 SF	
				UNIT A2	L6	627 SF	
				UNIT A3	L6	723 SF	
				UNIT A	L6	624 SF	
				UNIT B	L6	989 SF	
				UNIT B1	L6	912 SF	
				UNIT B2	L6	924 SF	
				UNIT B3	L6	810 SF	
				UNIT B4	L6	903 SF	
				UNIT B5	L6	1084 SF	
				CIRCULATION	L7	1206 SF	
				ELEV	L7	81 SF	
				STAR1	L7	176 SF	
				STAR2	L7	177 SF	
				TRASH	L7	120 SF	
				UNIT A1	L7	627 SF	
				UNIT A2	L7	627 SF	
				UNIT A3	L7	723 SF	
				UNIT A	L7	624 SF	
				UNIT B	L7	989 SF	
				UNIT B1	L7	912 SF	
				UNIT B2	L7	924 SF	
				UNIT B3	L7	810 SF	
				UNIT B4	L7	903 SF	
				UNIT B5	L7	1084 SF	
				CIRCULATION	L8	1206 SF	
				ELEV	L8	81 SF	
				STAR1	L8	176 SF	
				STAR2	L8	177 SF	
				TRASH	L8	120 SF	
				UNIT A1	L8	627 SF	
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				UNIT B2	L9	924 SF	
				UNIT B3	L9	810 SF	
				UNIT B4	L9	903 SF	
				UNIT B5	L9	1084 SF	
				CIRCULATION	L10	1206 SF	
				ELEV	L10	81 SF	
				STAR1	L10	176 SF	
				STAR2	L10	177 SF	
				TRASH	L10	120 SF	
				UNIT A1	L10	627 SF	
				UNIT A2	L10	627 SF	
				UNIT A3	L10	723 SF	
				UNIT A	L10	624 SF	
				UNIT B	L10	989 SF	
				UNIT B1	L10	912 SF	
				UNIT B2	L10	924 SF	
				UNIT B3	L10	810 SF	
				UNIT B4	L10	903 SF	
				UNIT B5	L10	1084 SF	
				CIRCULATION	L11	1206 SF	
				ELEV	L11	81 SF	
				STAR1	L11	176 SF	
				STAR2	L11	177 SF	
				TRASH	L11	120 SF	
				UNIT A1	L11	627 SF	
				UNIT A2	L11	627 SF	
				UNIT A3	L11	723 SF	
				UNIT A	L11	624 SF	
				UNIT B	L11	989 SF	
				UNIT B1	L11	912 SF	
				UNIT B2	L11	924 SF	
				UNIT B3	L11	810 SF	
				UNIT B4	L11	903 SF	
				UNIT B5	L11	1084 SF	
				CIRCULATION	L12	1206 SF	
				ELEV	L12	81 SF	
				STAR1	L12	176 SF	
				STAR2	L12	177 SF	
				TRASH	L12	120 SF	
				UNIT A1	L12	627 SF	
				UNIT A2	L12	627 SF	
				UNIT A3	L12	723 SF	
				UNIT A	L12	624 SF	
				UNIT B	L12	989 SF	
				UNIT B1	L12	912 SF	
				UNIT B2	L12	924 SF	
				UNIT B3	L12	810 SF	
				UNIT B4	L12	903 SF	
				UNIT B5	L12	1084 SF	

Building Information

Gross Area: 58 Sq (51 SF ±) (STORY TYPE: 04)

1st Floor: 10.84 SF

2nd Floor: 10.84 SF

3rd Floor: 10.84 SF

4th Floor: 10.84 SF

5th Floor: 10.84 SF

Principal Classification: A2

Occupancy Separation: 1

Construction Type: 1

Item: 1

System: 1

Notes: 1 (CLASS) (STAMPED)

PER SEC 903.1 exception 1: Class 1 occupancies are allowed in buildings equipped throughout with an automatic graphic fire alarm in accordance with Section 903.1.1 or 903.1.2.1.

R2 TYPE: 01A ± (2 WAY AREA INCREASE) B1

R2 TYPE: 01A ± (2 WAY AREA INCREASE) B2

R2 TYPE: 01A ± (2 WAY AREA INCREASE) 5 STORES

R2 TYPE: 01A ± (2 WAY AREA INCREASE) 5 STORES

R2 TYPE: 01A ± (2 WAY AREA INCREASE) 5 STORES

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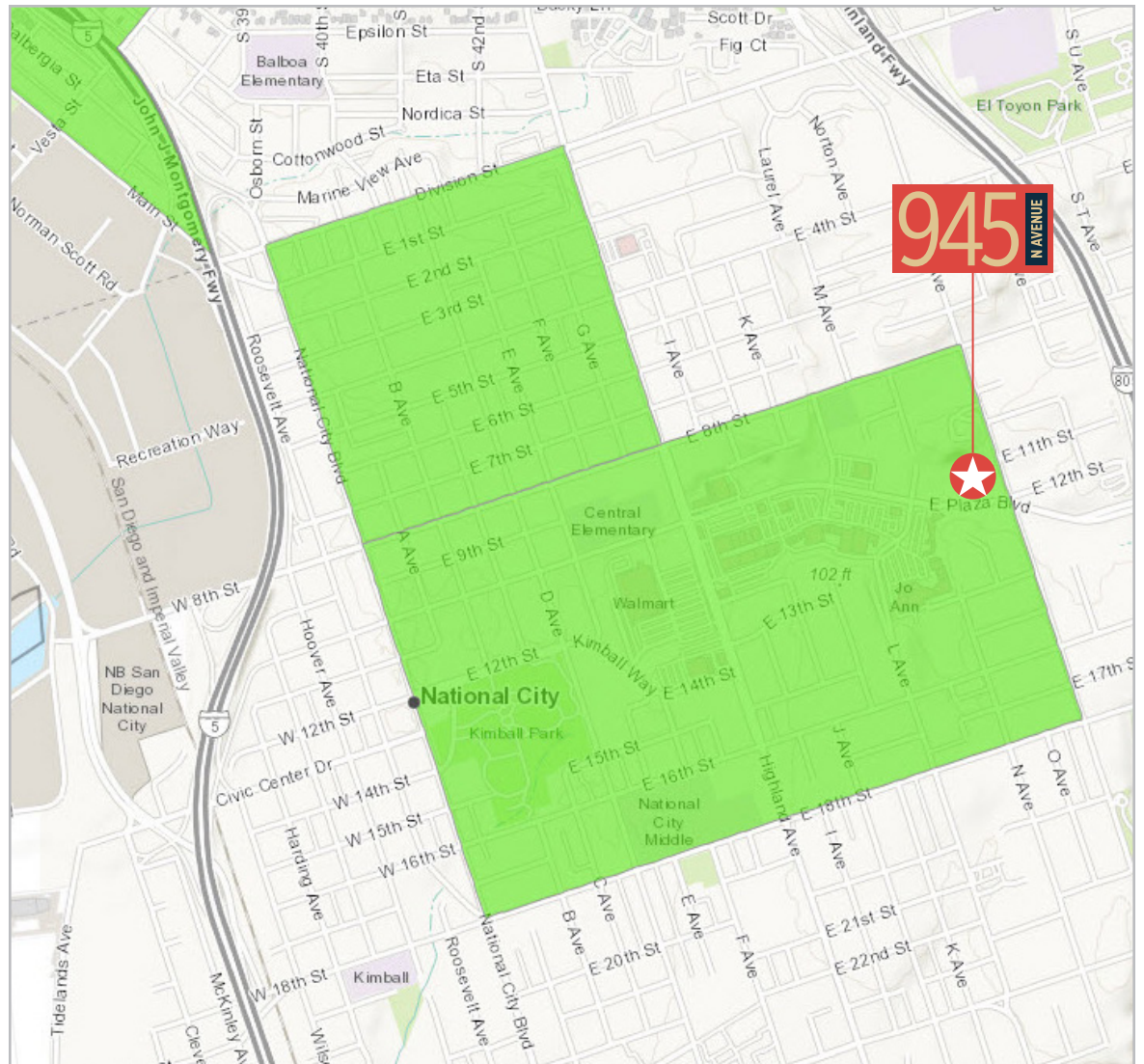
WDR:

OPPORTUNITY ZONES

NATIONAL CITY OPPORTUNITY ZONE

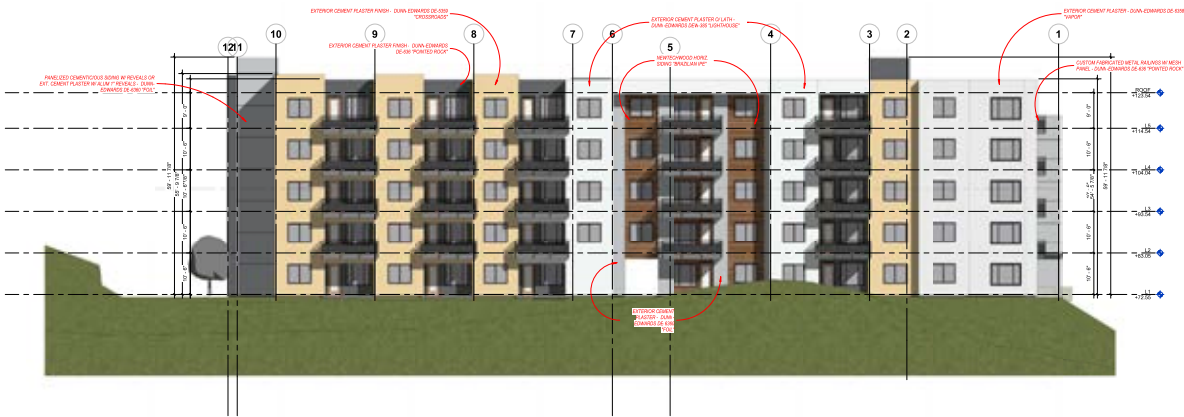
The National City Individually Requested Density Bonus program offers a path for developers requesting a density bonus pursuant to Section 65915 et seq. of the California Government Code.

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

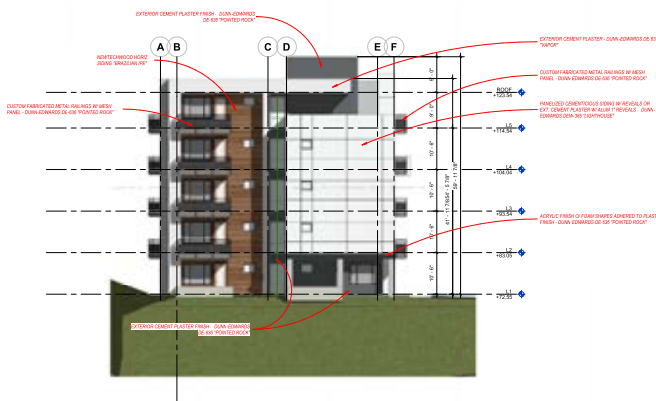


CONCEPTUAL
58-UNIT APARTMENT

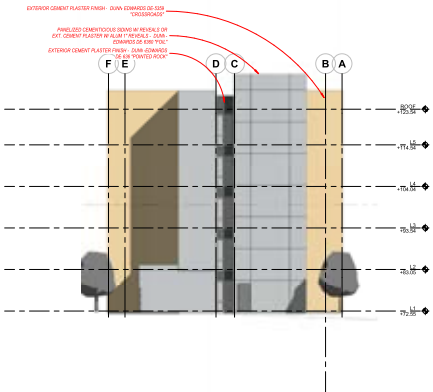
ELEVATION 2 - A



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

AutoZone

CVS



PLAZA SQUARE
SHOPPING MALL

GameStop

iHop



IN-N-OUT
BURGER

Smart&Final



O'Reilly
AUTO PARTS

SEAFOOD CITY
SUPERMARKET

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%*

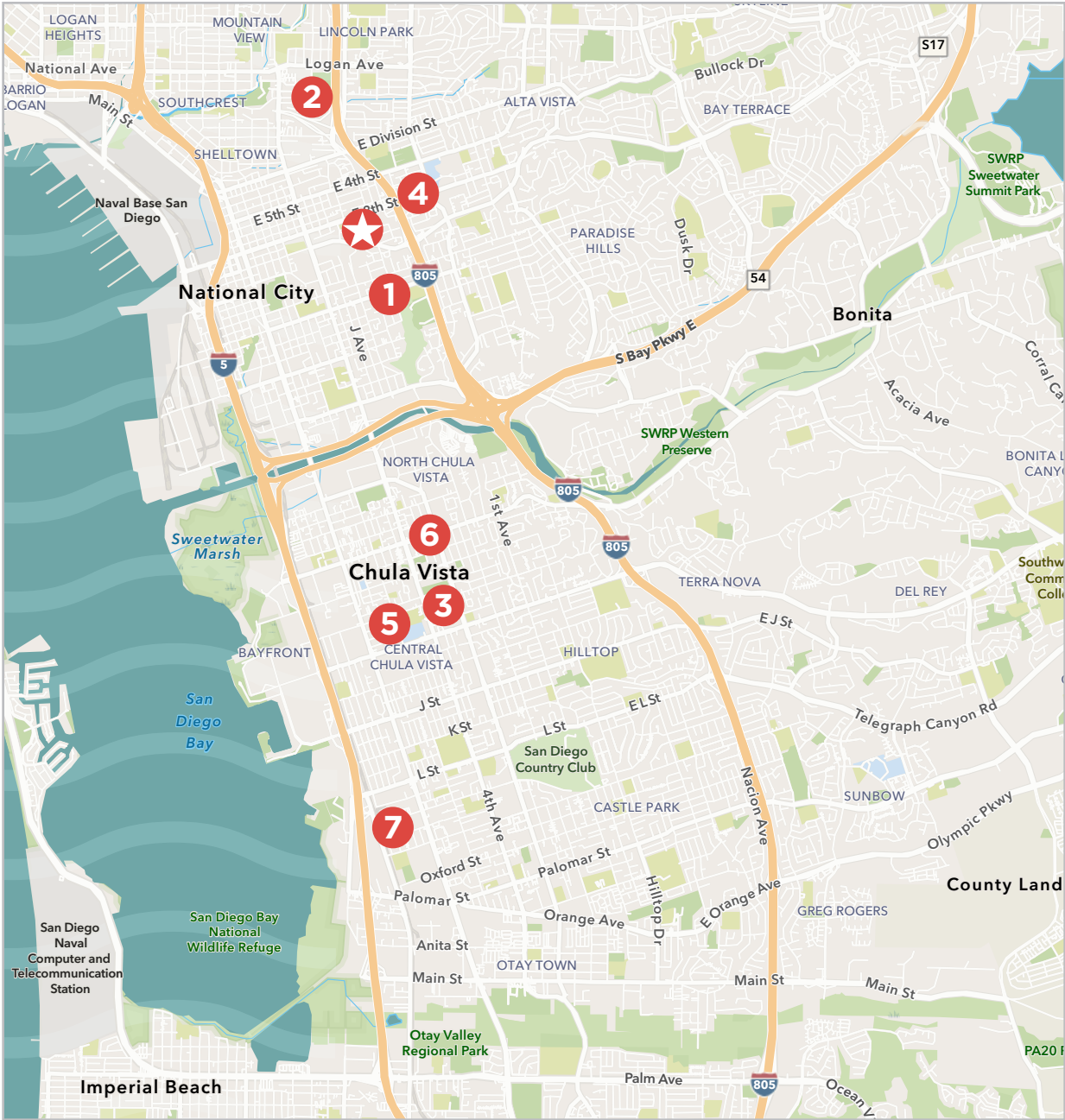
NATIONAL CITY
UNEMPLOYMENT RATE

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	\$3,300,000	\$1,350,000	\$900,000	\$1,200,000	\$1,150,000	\$750,000
Price Per Acre	\$2,101,911	\$789,474	\$2,195,122	\$2,727,273	\$1,173,469	\$2,500,000
PPLF	\$48.08	\$18.12	\$50.39	\$62.61	\$26.94	\$57.39



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

							
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 Unit Size	-	\$2,943 \$3.45 852 SF	\$2,704 \$3.80 712 SF	\$2,509 \$3.80 661 SF	\$2,428 \$3.81 638 SF	\$2,843 \$3.05 932 SF
STUDIO	Market PSF Unit Size	-	\$2,135 \$4.24 504 SF	\$2,070 \$5.85 354 SF	-	\$1,852 \$3.76 493 SF	-
1BR	Market PSF Unit Size	-	\$2,553 \$3.72 687 SF	\$2,505 \$4.30 582 SF	\$2,509 \$3.80 661 SF	\$2,296 \$3.82 601 SF	\$2,314 \$3.35 691 SF
2BR	Market PSF Unit Size	-	\$3,259 \$3.30 987 SF	\$3,070 \$3.27 939 SF	-	\$3,235 \$3.80 852 SF	\$3,032 \$2.98 1,018 SF

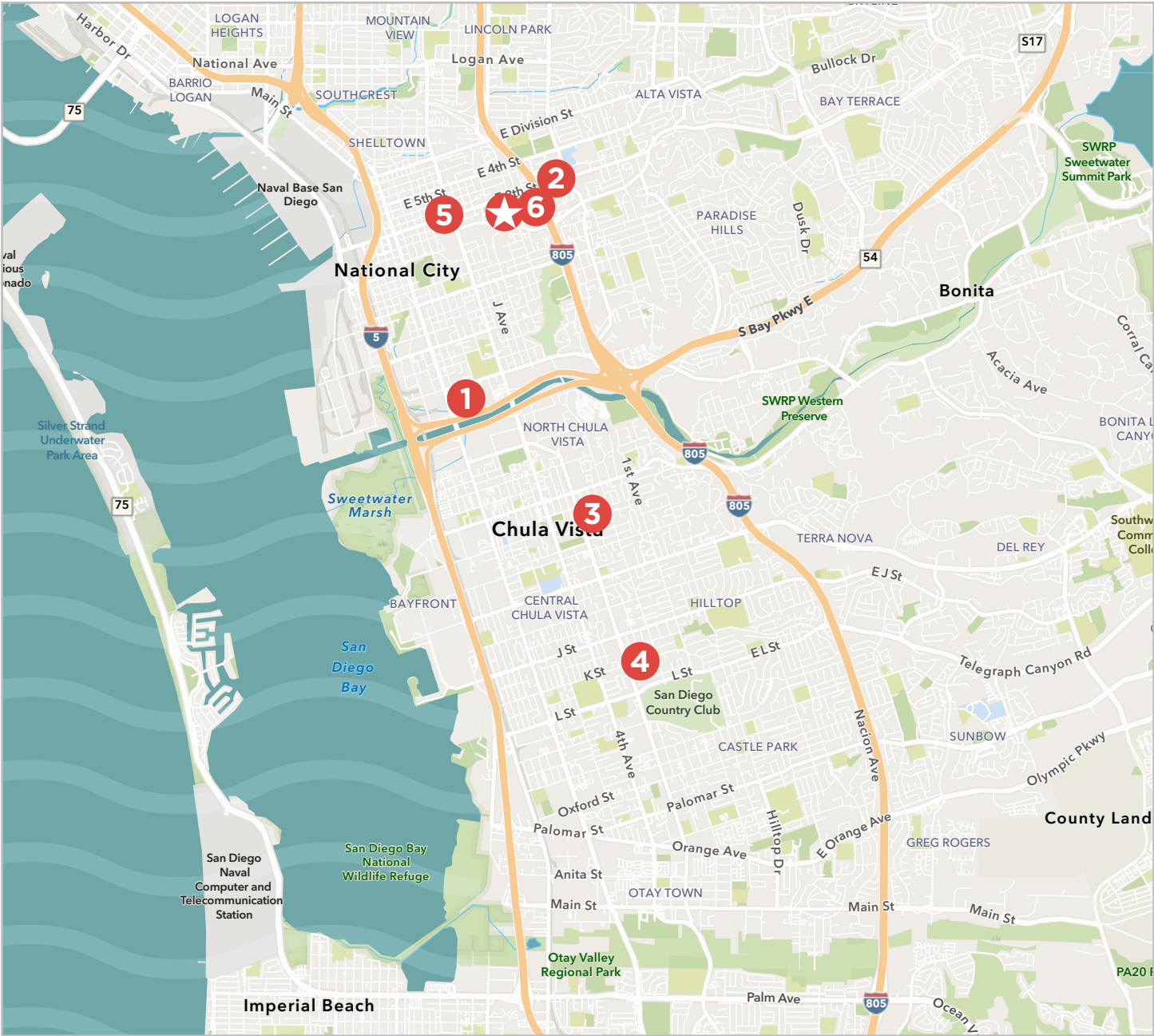
Rent
Comparables

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

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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

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