

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

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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

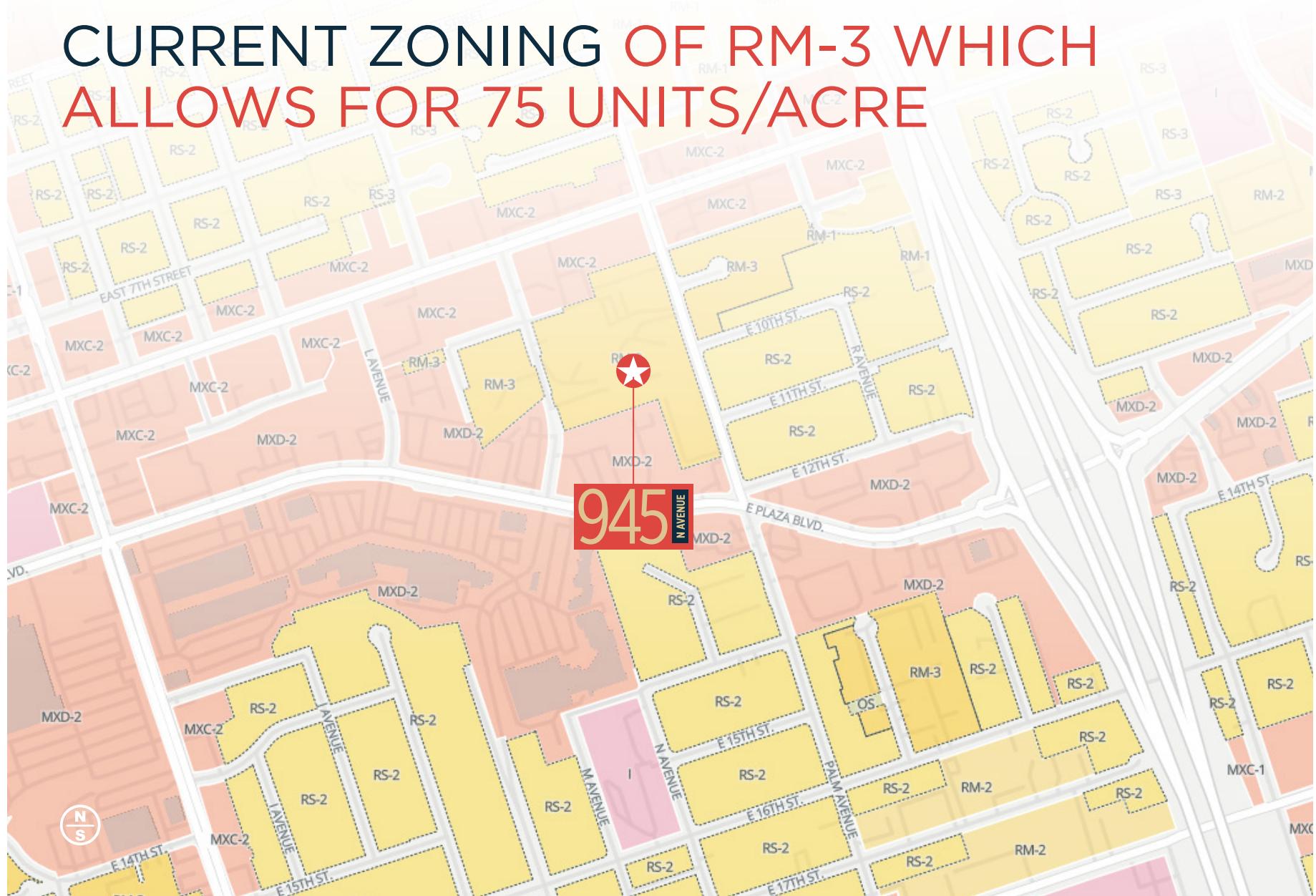
PROPERTY SUMMARY

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)			
Name	Level	Area	Count
UNIT A1	L1	629 SF	1
UNIT A1	L1	622 SF	1
UNIT A2	L1	688 SF	1
UNIT A3	L1	733 SF	1
UNIT A4	L1	1028 SF	1
11			
UNIT A1	L2	621 SF	1
UNIT B1	L2	989 SF	1
UNIT B2	L2	912 SF	1
UNIT B3	L2	624 SF	1
UNIT B4	L2	810 SF	1
UNIT B5	L2	903 SF	1
12			
UNIT A1	L3	624 SF	1
UNIT B	L3	1018 SF	1
UNIT B1	L3	989 SF	1
UNIT B2	L3	912 SF	1
UNIT B3	L3	624 SF	1
UNIT B4	L3	810 SF	1
UNIT B5	L3	903 SF	1
13			
UNIT A1	L4	624 SF	1
UNIT B	L4	1018 SF	1
UNIT B1	L4	989 SF	1
UNIT B2	L4	912 SF	1
UNIT B3	L4	624 SF	1
UNIT B4	L4	810 SF	1
UNIT B5	L4	903 SF	1
14			
UNIT A1	L5	624 SF	1
UNIT B	L5	1018 SF	1
UNIT B1	L5	989 SF	1
UNIT B2	L5	912 SF	1
UNIT B3	L5	624 SF	1
UNIT B4	L5	811 SF	1
UNIT B5	L5	903 SF	1
15			
Grand total: 58			

Building Information			
Gross Floor Area:			
1st Floor:			
2nd Floor:			
3rd Floor:			
4th Floor:			
5th Floor:			
Total:			
Grand Total:			

Principle Classification:			
R-2			
Occupancy Separation:			
Condominiums:			
Single Family:			
NFPA 13 (CLASS 1 STANDPIPES)			
PER SEC 205.1 exception 1: Class 1 standpipes are allowed in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.1.1 or 903.1.2			

CIRCULATION			
ELEV.			
STAR1	L3	63 SF	
STAR2	L3	175 SF	
STAR3	L3	177 SF	
UNIT A1	L3	620 SF	
UNIT A2	L3	620 SF	
UNIT A3	L3	620 SF	
UNIT A4	L3	620 SF	
UNIT A5	L3	620 SF	
UNIT B1	L3	1018 SF	
UNIT B2	L3	989 SF	
UNIT B3	L3	912 SF	
UNIT B4	L3	810 SF	
UNIT B5	L3	903 SF	
16			
Grand Total: 10844 SF			

CIRCULATION			
ELEV.			
STAR1	L4	63 SF	
STAR2	L4	175 SF	
STAR3	L4	177 SF	
UNIT A1	L4	620 SF	
UNIT A2	L4	620 SF	
UNIT A3	L4	620 SF	
UNIT A4	L4	620 SF	
UNIT A5	L4	620 SF	
UNIT B1	L4	989 SF	
UNIT B2	L4	912 SF	
UNIT B3	L4	810 SF	
UNIT B4	L4	810 SF	
UNIT B5	L4	903 SF	
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Grand Total: 10844 SF			

CIRCULATION			
ELEV.			
STAR1	L5	63 SF	
STAR2	L5	175 SF	
STAR3	L5	177 SF	
UNIT A1	L5	620 SF	
UNIT A2	L5	620 SF	
UNIT A3	L5	620 SF	
UNIT A4	L5	620 SF	
UNIT A5	L5	620 SF	
UNIT B1	L5	989 SF	
UNIT B2	L5	912 SF	
UNIT B3	L5	810 SF	
UNIT B4	L5	810 SF	
UNIT B5	L5	903 SF	
18			
Grand Total: 10844 SF			

NO INDIVIDUAL FLOOR SHALL EXCEED $A_s = (A_l + NS) \times I = 36000$ SF

Permitted frontage of 90' or less than 75% coverage of 108'-0" or greater than 75% coverage of 108'-0" per table 503.3.1.1 frontage increase Factor is 0.500

SA

$A_s = (A_l + NS) \times I + S$

$A_s = (24000 + (24000 \times 0.500)) \times 2$

$A_s = 36000$ SF

$A_s = 72000$ SF

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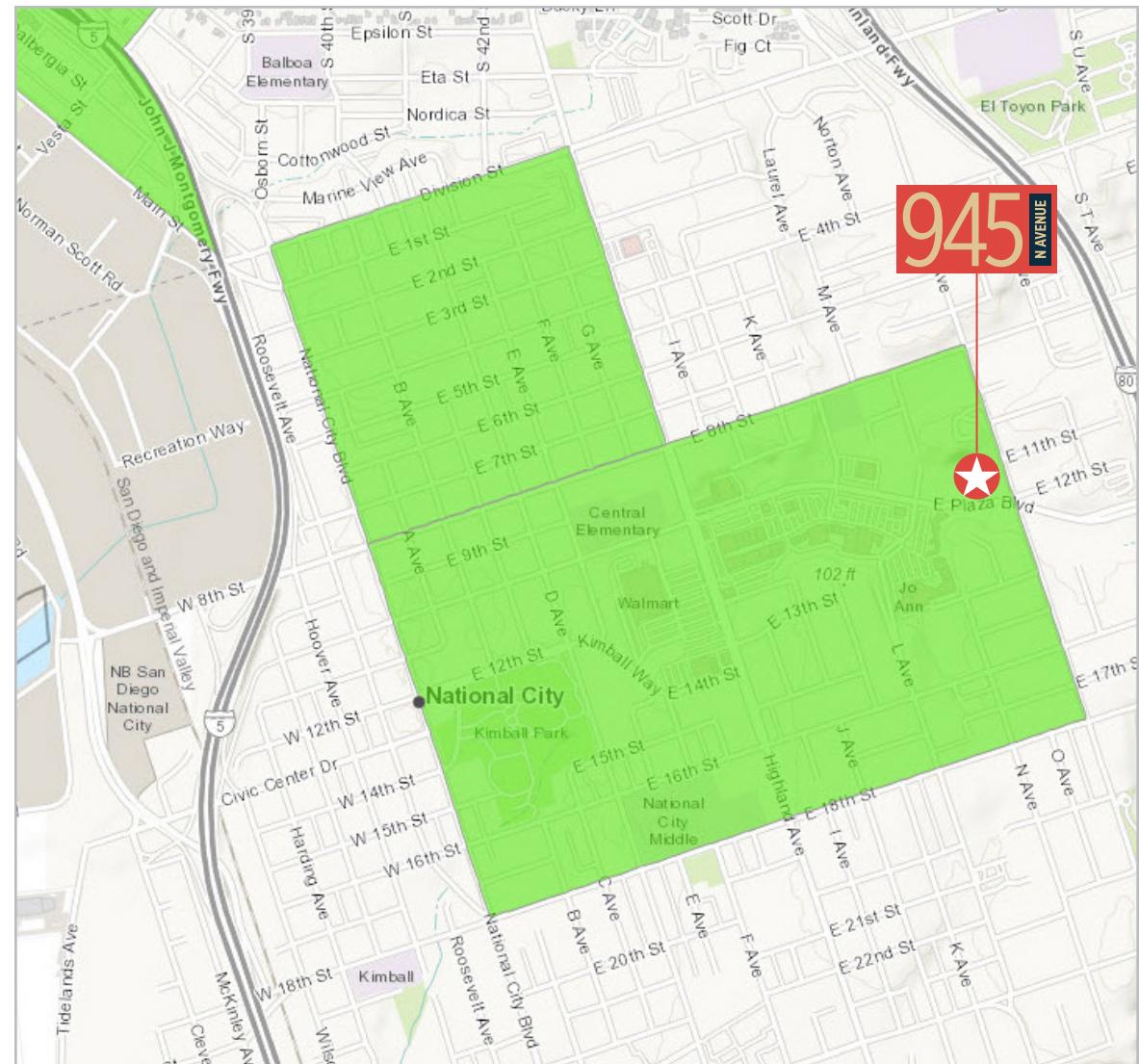
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OPPORTUNITY ZONES

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.



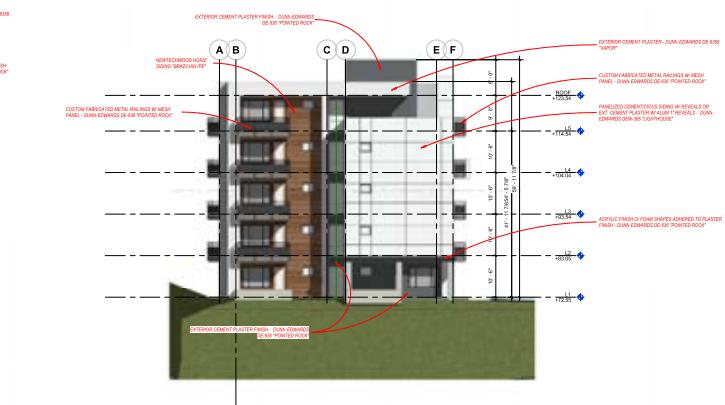
CONCEPTUAL 58-UNIT APARTMENT

945 N AVENUE

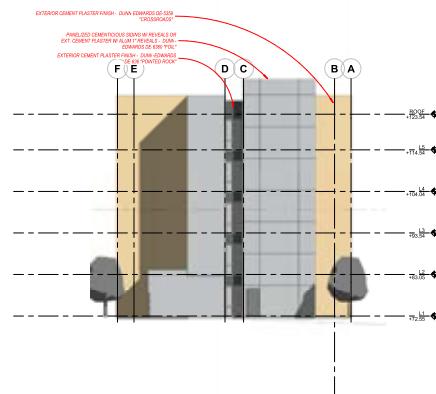
ELEVATION 2 - A



ELEVATION 3 - A



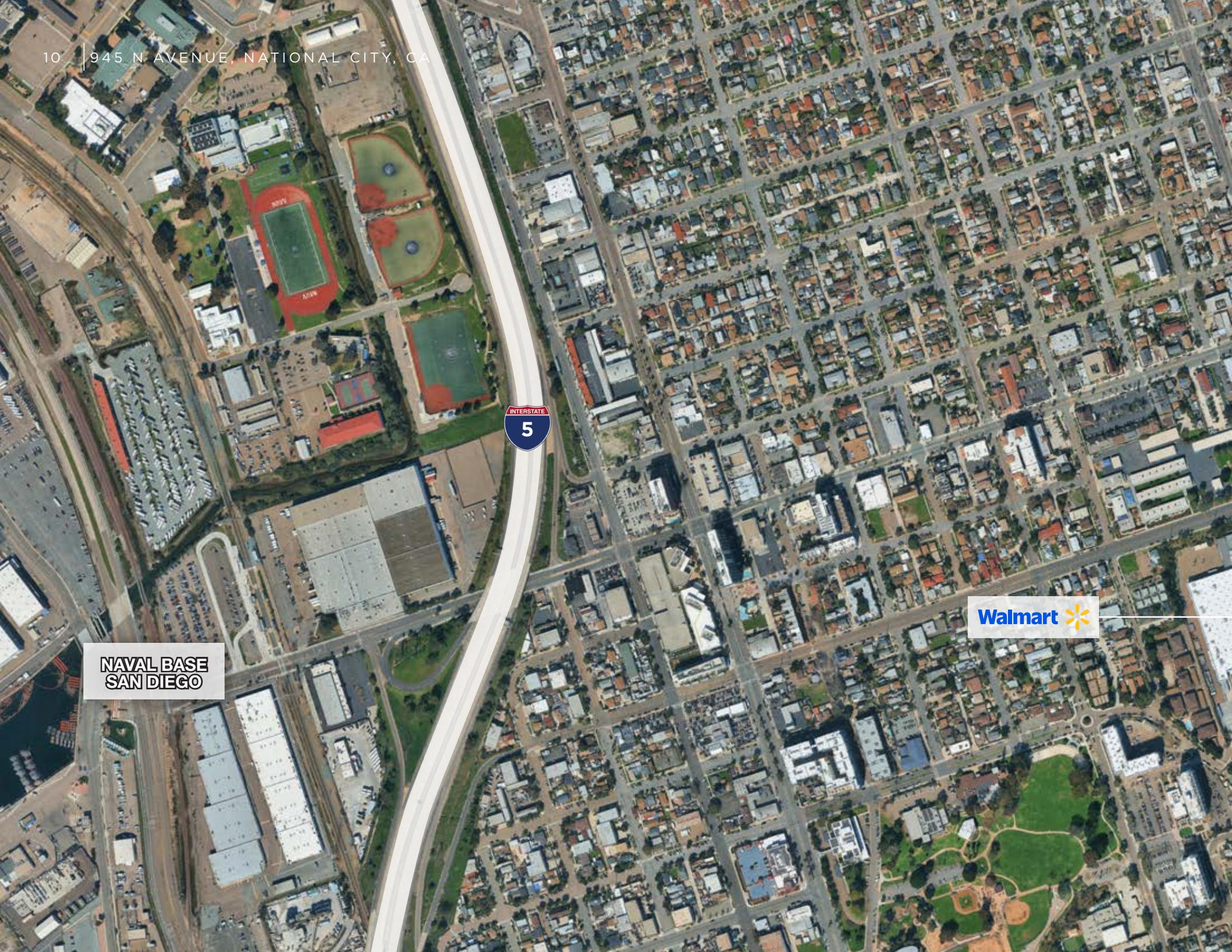
ELEVATION 4 - A



ELEVATION 5 - A



10 | 945 N AVENUE, NATIONAL CITY, CA



NAVAL BASE
SAN DIEGO

Walmart

PLAZA BLVD. & L AVE.
BUS STOP

945
N AVENUE



GameStop



PLAZA SQUARE
SHOPPING MALL



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	\$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

Sales
Comparables

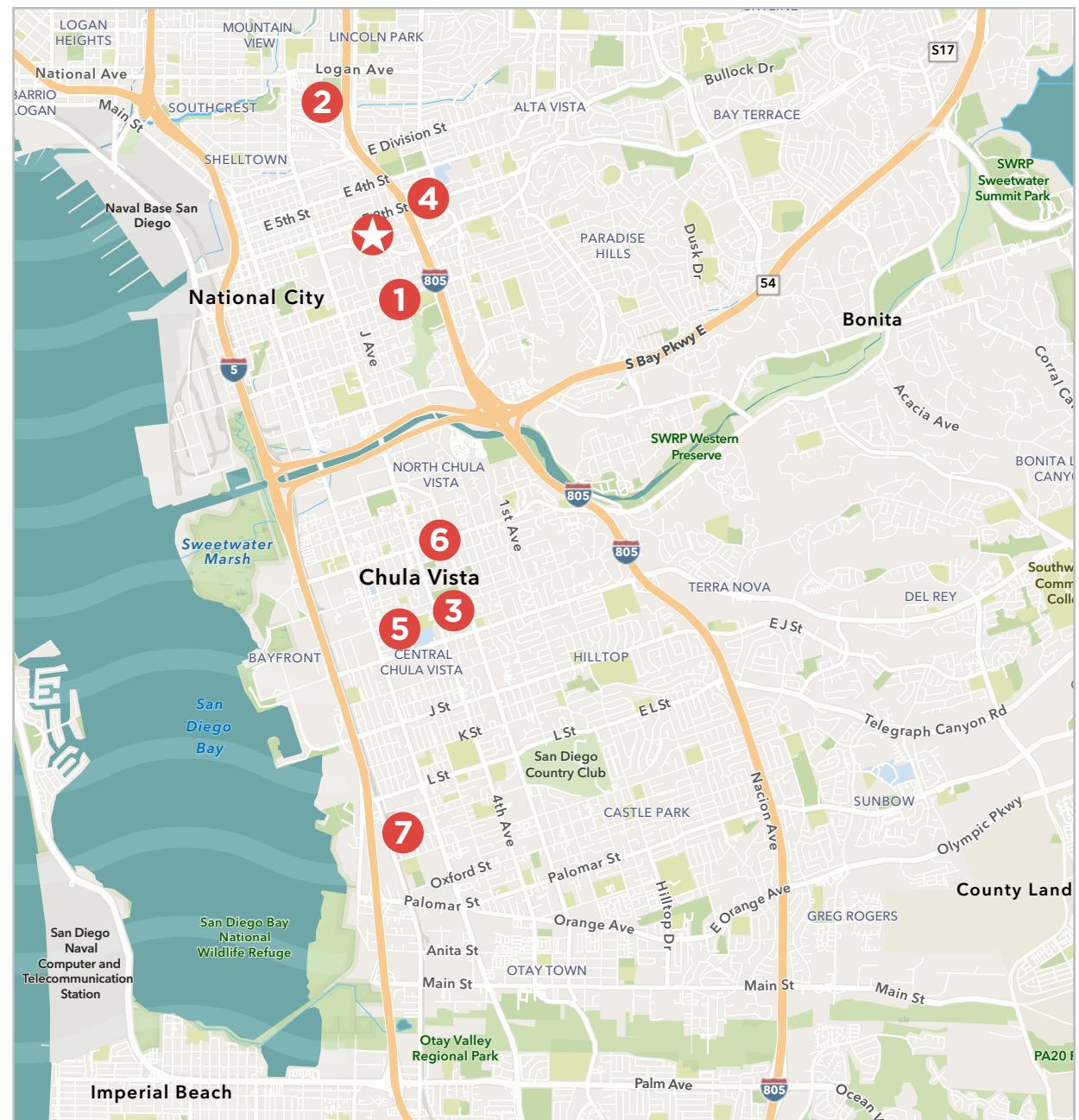
02



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



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

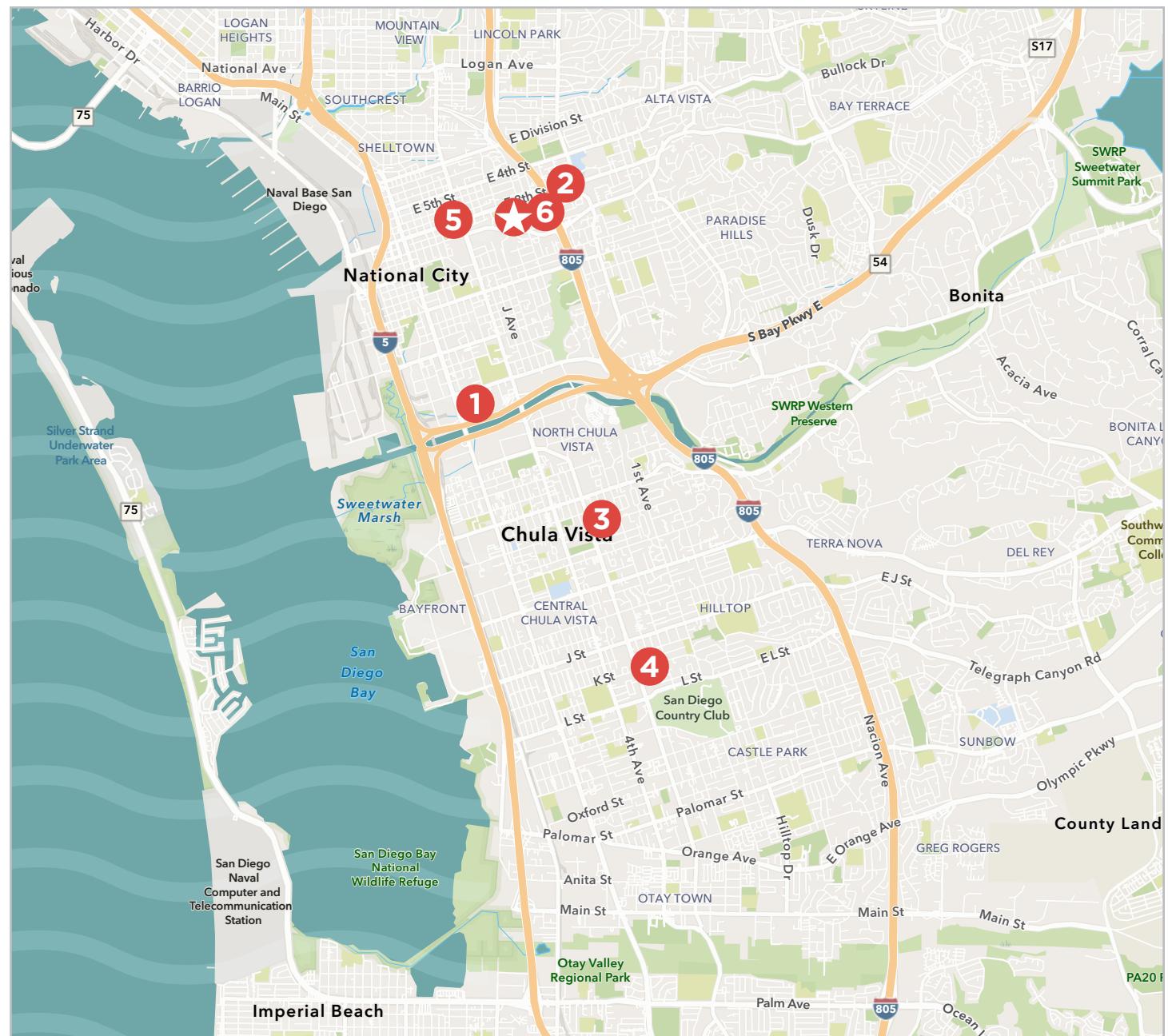
17

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

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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.