

APPROVED PLANS FOR 127 UNIT RESIDENTIAL DEVELOPMENT

IN BARRIO LOGAN NEAR PETCO

1746 NEWTON AVENUE
SAN DIEGO, CA 92113

ASKING PRICE:
\$6,500,000



±0.80-acre multifamily
development opportunity
with fully approved plans for
a 127-unit residential project



Opportunity Zone - Federal tax
incentives for long-term local investment.



Minutes from Petco Park, the Gaslamp Quarter,
Downtown San Diego, and major employment
centers, with exceptional access to transit,
entertainment, dining, and regional freeways.

CONCEPTUAL ELEVATION
RENDERING

AL APUZZO

760.448.2442
aapuzzo@lee-associates.com
DRE Lic# 01323215

MATT WEAVER

760.448.2458
mweaver@lee-associates.com
DRE Lic# 01367183

STEVIE BERMAN

760.448.2442
sberman@lee-associates.com
DRE Lic# 02242051

CONTENTS



03 AERIALS



06 LOCATION MAP



07 PROPERTY OVERVIEW



08 CONCEPTUAL RENDERINGS



09 ARCHITECTURAL SITE PLAN



10 PROPOSED UNIT MIX



11 PROPOSED BUILDING AREA



12 DUE DILIGENCE



13 TAX MAP



14 DEMOGRAPHICS







SAN DIEGO
CONVENTION CENTER

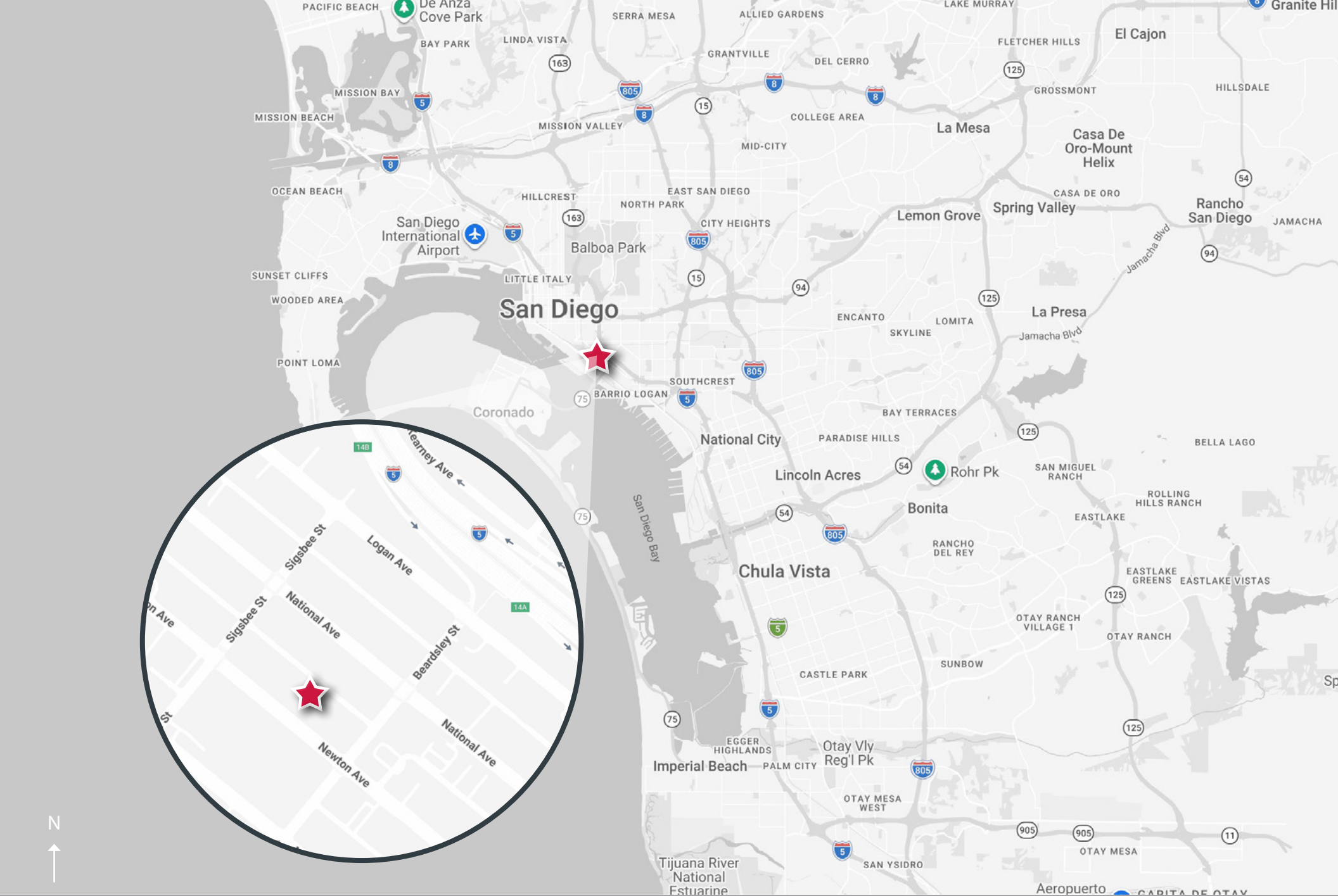


SAN DIEGO
CENTRAL LIBRARY

THE SPIRE

Newton Ave





PROPERTY OVERVIEW

PROPERTY LOCATION

The subject property is located at 1746 Newton Avenue in San Diego, California, within the Complete Communities Housing Solutions Opportunity Area and the rapidly evolving Barrio Logan neighborhood. The property is situated approximately 1.5 miles south of Downtown San Diego and benefits from excellent regional access via Interstate 5, State Route 15, and State Route 94. Its central urban location provides convenient access to major employment centers, public transportation, the San Diego Bay waterfront, and Downtown amenities. The surrounding area is characterized by a mix of residential, commercial, and industrial uses and is experiencing ongoing revitalization and investment driven by the City's Complete Communities initiative, which encourages higher-density residential development near transit, jobs, and services.

PROPERTY PROFILE

The subject property consists of approximately 0.80 acres (±34,666 square feet) and is currently improved as a flat, vacant parcel with fully approved plans for a 127-unit multifamily development. Ideally located just minutes from Petco Park, the Gaslamp Quarter, Downtown San Diego, and major transit corridors, the site offers exceptional connectivity and access to the region's premier employment and entertainment destinations.

With its on-going approvals, prime infill location, and strong surrounding fundamentals, the property presents a rare opportunity for developers to develop in one of San Diego's most active and supply-constrained multifamily markets.

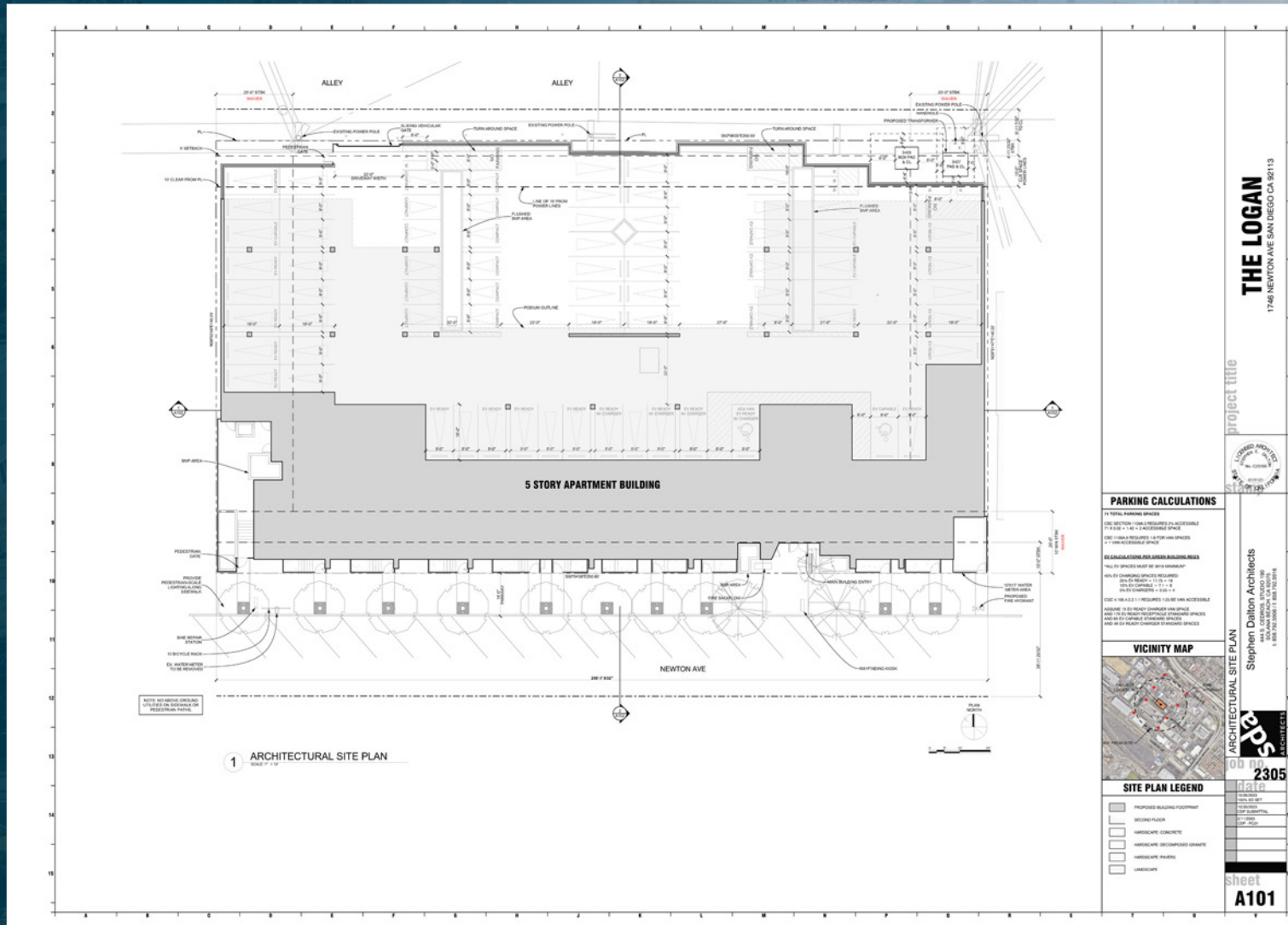
PROPERTY SNAPSHOT

	ASKING PRICE:	\$6,500,000
	JURISDICTION:	City of San Diego
	APNS & ACREAGE:	538-230-18-00 -> 0.48 acres 538-230-17-00 -> 0.16 acres 538-230-16-00 -> 0.16 acres Total Acreage -> 0.80 acres
	ZONING:	RM-3-7
	COMMUNITY PLAN:	Barrio Logan
	GENERAL PLAN:	Multiple Use
	COMPLETE COMMUNITIES:	Yes, Tier CHOZ, 2.5 FAR
	SB 79 TRANSIT ORIENTED DEVELOPMENT:	Yes, Tier 2. Allows 80 du/ac & 2.5 FAR
	APPROVALS & PERMITS:	Preliminary Review Discretionary Project Coastal Development Permit
	OPPORTUNITY ZONE:	Yes
	SCHOOL DISTRICT:	San Diego Unified School District
	SERVICES:	Water/Sewer – City of San Diego Public Utilities Department Gas/Electric – San Diego Gas & Electric (SDG&E) Fire – San Diego Fire-Rescue Department (SDFD) Police – San Diego Police Department (SDPD)

CONCEPTUAL RENDERINGS



ARCHITECTURAL SITE PLAN



PROPOSED UNIT MIX

	UNIT	# UNITS	SF/DU	NRSF
STUDIO	S1	28	445 SF	12,460 SF
	S2	12	448 SF	5,376 SF
	S2.1	8	408 SF	3,264 SF
	S3	1	499 SF	499 SF
	S4	5	411 SF	2,055 SF
	SUB-TOTAL	54		23,654 SF
1 BR	A1	29	581 SF	16,849 SF
	A2	12	665 SF	7,980 SF
	A3	4	590 SF	2,360 SF
	A4	4	820 SF	3,280 SF
	A5	4	592 SF	2,368 SF
	A6	4	567 SF	2,268 SF
	SUB-TOTAL	57		35,105 SF
2 BR	B1	12	886 SF	10,632 SF
	B2	4	850 SF	3,400 SF
	SUB-TOTAL	16		14,032 SF
SUB-TOTAL APARTMENTS		127		72,791 SF

PROPOSED BUILDING AREA

NET RENTABLE AREA					72,791 SF
	APARTMENTS (NRSF)				72,791 SF
HABITABLE AREA					954 SF
	LOBBY				717 SF
	PARCEL ROOM				96 SF
	LEASING OFFICE				141 SF
UTILITY AREA					2,392 SF
	ELECTRIC METER RM.				608 SF
	STORAGE L3 - L5	3 FLR	X	110 SF/FLR	330 SF
	MPOE				85 SF
	PUMP RM				238 SF
	TRASH				441 SF
	TRASH CHUTES	4 FLR	X	95 SF/FLR	380 SF
	IDF	4 FLR	X	41 SF/FLR	164 SF
	ELEV CONTROL RM (L5)				75 SF
	RESTROOM (L5)				71 SF
CIRCULATION					11,704 SF
	HALL L1				1,054 SF
	HALL L2 - 5	1,737 SF/FLR	X	4 FLR	6,948 SF
	ELEV 1	90 SF/FLR	X	5 FLR	450 SF
	ELEV 2	90 SF/FLR	X	5 FLR	450 SF
	STAIR 1 L1				194 SF
	STAIR 1 L2				200 SF
	STAIR 1 L3 - L5	180 SF/FLR	X	4 FLR	720 SF
	STAIR 2	192 SF/FLR	X	5 FLR	960 SF
TOTAL GROSS FLOOR AREA (GFA)					87,841 SF
	F.A.R. (MAX)				87,860 SF
	F.A.R. (PROPOSED)				87,841 SF
	EFFICIENCY	(EXCLUDES GARAGE)			84.0%
GARAGE					22,714 SF
	L1				22,714 SF
AMENITY DECK					1,834 SF

DUE DILIGENCE

CLICK ON LINKS BELOW TO ACCESS RELATED DUE DILIGENCE DOCUMENTS

- [Geotechnical Report- 2023-11-02](#)
- [Acoustical Study 2025-09-09](#)
- [Final Survey -221013- 060422](#)
- [Stormwater Report -2023-11-02](#)
- [PTR - 2025-01-22](#)
- [Stormwater Checklist DS-560- 2025-01-29](#)
- [Civil Plans -2026-07-10](#)
- [Drainage Study - 2026-07-10](#)
- [Pub Imp Cost Estimate -2026-07-10](#)
- [SWQMP- 2026-07-10](#)

LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



2026 DEMOGRAPHICS

1 Mile



Population
41,772



Estimated households
18,778



Average Household Income
\$115,292



Median Household Income
\$94,269



Total Businesses
1,924

3 Miles



Population
191,896



Estimated households
82,371



Average Household Income
\$139,610



Median Household Income
\$108,134



Total Businesses
12,276

5 Miles



Population
483,280



Estimated households
197,376



Average Household Income
\$129,653



Median Household Income
\$102,044



Total Businesses
25,541



LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of real estate, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance or value of this property. The value of the property to you depends on factors that should be evaluated by you and your tax, financial, consultants and legal advisors. Buyer and Buyer's tax, financial, legal, consultants and all advisors should conduct a careful, independent investigation of any property to determine to your satisfaction the suitability of the property for your needs.

Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

AL APUZZO

760.448.2442

aapuzzo@lee-associates.com

DRE Lic# 01323215

MATT WEAVER

760.448.2458

mweaver@lee-associates.com

DRE Lic# 01367183

STEVIE BERMAN

760.448.2442

sberman@lee-associates.com

DRE Lic# 02242051



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

Lee & Associates, Inc - North San Diego County | 1902 Wright Place, Suite 180, Carlsbad, CA 92008
T: 760.929.9700 F: 760.929.9977 | www.lee-associates.com/sandiegonth