

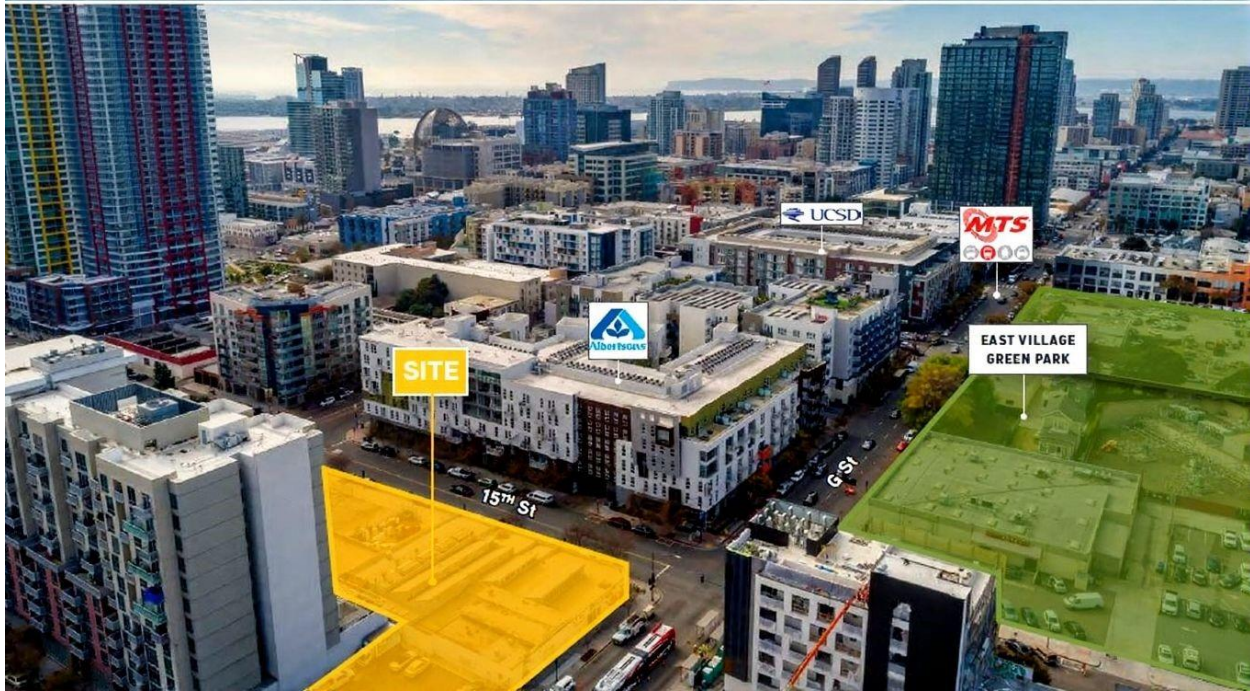
FOR SALE

15th & Market St | East Village, San Diego

38,000 SF Infill Development Site Across from the New East Village Green

Price: \$9,500,000

(Multiple Parcel Offering — See Pages 2-3)



Subject site outlined for reference. Boundaries approximate.

Property Overview

- **Location:** East Village, Downtown San Diego.
- Total Land Area: ~38,000 SF across multiple contiguous parcels
- **Zoning:** RE (Residential Emphasis) within the Downtown Community Plan overlay
- Directly across from **East Village Green** park project (under construction; City indicates opening targeted late 2025 / early 2026)
- Flat topography, urban block structure suitable for vertical development
- Walkable setting with proximity to transit, neighborhood retail, UCSD Downtown Center, and Petco Park

Key Due Diligence Notes

- **Seismic/Fault Study Completed** — Property can be developed with recommended design/engineering considerations). *Full report available upon request*
- **Prior yield / Massing Study by Carrier Johnson**
Updated review has been requested and will be provided when available.
- Data room includes zoning overlays, prior studies, environmental materials, plan references & title reports



East Village Green is under construction across the street from 15th & Market. The park will feature two off-leash dog parks, a two-story community center, a performance pavilion, a central lawn, and a children's playground with an interactive water feature.

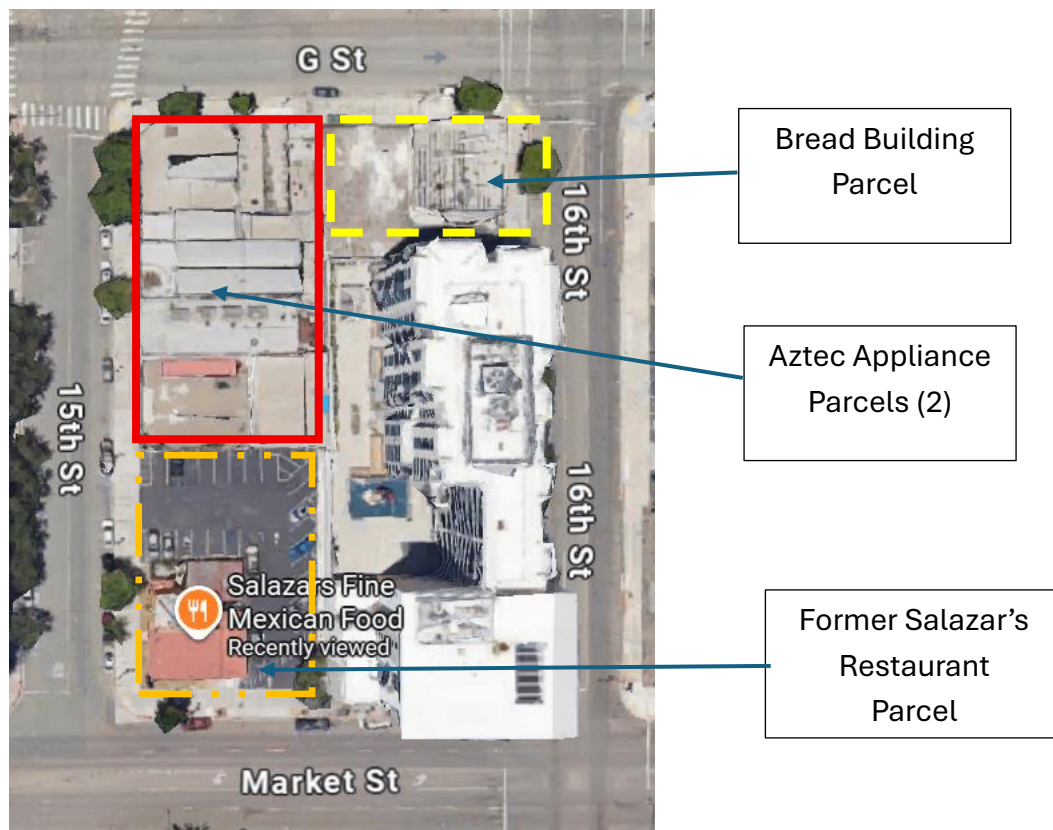
Parcel Configuration & Offering Details

Parcel Breakdown

Parcel	Address	Approx. Lot SF	Existing Structure	Notes
Aztec Appliance (2 parcels)	665 15th / 639-55 15th (15th & G)	12,428 / 4,618	Retail / Warehouse	Can be combined
Bread Building	666 16th (16th & G)	7,883	Former bakery	Corner visibility
Former Salazar's*	1502 Market (15th & Market)	12,870	Restaurant structure	High-pedestrian corner

** Salazar's parcel may be considered for sale separately. Exact lot sizes to be confirmed, buyer to verify.*

Map



Offering Structure

- **Asking: \$6,000,000 and \$3,500,000 (\$9,500,000 for all parcels together*)**
 - **\$6,000,000 for Aztec parcels and “Bread” building parcel**
 - *** \$3,500,000 for former Salazar’s Restaurant parcel may be considered separately**
- Seller **may consider** up to three **separate transactions** structured as follows:
 1. 15th & G (Aztec Parcels)
 2. 16th & G (“Bread” Building)
 3. 15th & Market (Former Salazar’s)
- **Offers reviewed as received**
- Data room available upon request



Park & Neighborhood

- East Village remains one of San Diego's most active neighborhoods for new mixed-use residential development.
- The new **East Village Green (across the street)**: will provide community open space, a recreation center, shaded lawns, children's play areas, dog parks, and underground parking.
- Walkable access to **trolley, bus lines**, and regional freeway network).
- Surrounded by a mix of residential, commercial, educational, hospitality, and neighborhood retail uses

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