

1065 PARK BLVD 1.5 ACRES

PARK & BROADWAY

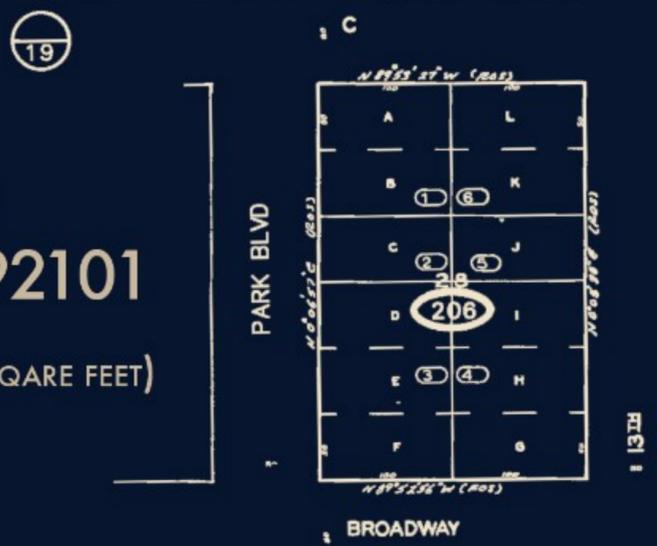


- RARE FULL BLOCK DEVELOPMENT OPPORTUNITY IN COVETED EAST VILLAGE
- MINUTES TO PETCO PARK, GASLAMP QUARTER, CONVENTION CENTER
- SURROUNDED BY DINING, NIGHTLIFE, CULTURE, AND ENTERTAINMENT
- PARK & MARKET TROLLEY STATION JUST STEPS AWAY
- WALKABLE, BIKEABLE, TRANSIT-RICH LIFESTYLE
- EASY ACCESS TO I-5 AND SR-163

**SHAPE *the* FUTURE
of SAN DIEGO
TODAY.**

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT CORRELATE WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

1065 PARK BLVD
SAN DIEGO, CA 92101
1.5 ACRES (65,000 SQUARE FEET)



Contact

SHAUN SCHMIDT
619-877-6674
SHAUNS@LIBERTYINC.COM

1065 PARK BLVD 1.5 ACRES

PARK & BROADWAY

A RARE FULL-BLOCK OPPORTUNITY IN DOWNTOWN SAN DIEGO

AT THE HEART OF EAST VILLAGE, JUST STEPS FROM UC SAN DIEGO'S PARK & MARKET HUB AND THE VIBRANT GASLAMP QUARTER, LIES A ONCE-IN-A-GENERATION OPPORTUNITY: THE FULL BLOCK AT 1065 PARK BLVD. SPANNING SIX CONTIGUOUS PARCELS (APNs 534-206-01 THROUGH 06), THIS SITE OFFERS A CLEAN SLATE FOR A TRANSFORMATIVE RESIDENTIAL DEVELOPMENT IN SAN DIEGO'S FASTEST-GROWING URBAN NEIGHBORHOOD.

LIVE WHERE SAN DIEGO WORKS AND PLAYS

EMPLOYMENT DEMAND IS SURGING DOWNTOWN, FUELED BY UCSD'S PARK & MARKET INNOVATION HUB, THE CONVENTION CENTER, AND THE RAPIDLY EXPANDING LIFE SCIENCES AND R&D ECOSYSTEM ALONG THE WATERFRONT. ADD TO THAT THE CITY'S THRIVING HOSPITALITY, ENTERTAINMENT, AND TOURISM INDUSTRIES, AND YOU HAVE AN UNPARALLELED BASE OF PROFESSIONALS AND SERVICE WORKERS EAGER TO LIVE WHERE THEY WORK AND PLAY. WITH WORLD-CLASS DINING, NIGHTLIFE, PETCO PARK, AND CULTURAL VENUES JUST BLOCKS AWAY, THIS LOCATION IS AT THE EPICENTER OF SAN DIEGO'S URBAN LIFESTYLE.

UNMATCHED CONNECTIVITY

RESIDENTS OF A NEW COMMUNITY HERE WILL ENJOY SEAMLESS MOBILITY. THE PARK & MARKET TROLLEY STATION, CONNECTING BLUE, ORANGE, AND SILVER LINES, IS ONLY STEPS AWAY, WHILE THE 12TH & IMPERIAL TRANSIT CENTER ANCHORS REGIONAL BUS AND RAIL CONNECTIONS NEARBY. QUICK ACCESS TO I-5 AND SR-163 ENSURES CONVENIENT LINKS TO ALL OF SAN DIEGO COUNTY, WHILE THE WALKABILITY OF EAST VILLAGE BRINGS DAILY CONVENIENCES RIGHT TO THE DOORSTEP.

DESIGNED FOR SCALE, BUILT FOR THE FUTURE

THE ASSEMBLY OF THE ENTIRE BLOCK UNLOCKS UNIQUE ADVANTAGES: EFFICIENT VERTICAL DESIGN, SHARED AMENITY SPACES, AND THE FLEXIBILITY TO OFFER A MIX OF UNIT SIZES TO MEET DIVERSE MARKET DEMAND. WITH SAN DIEGO PUSHING FOR DOWNTOWN DENSIFICATION AND REDUCED RELIANCE ON SURFACE PARKING, THIS SITE IS PERFECTLY ALIGNED WITH THE CITY'S DEVELOPMENT GOALS. IT'S A RARE CHANCE TO REPLACE UNDERUTILIZED PARKING WITH MUCH-NEEDED HOUSING THAT WILL DEFINE THE NEXT CHAPTER OF EAST VILLAGE GROWTH.

BUILDING TOMORROW'S SKYLINE

THIS BLOCK IS MORE THAN LAND—IT'S A CANVAS FOR VISION. A RESIDENTIAL DEVELOPMENT HERE WILL NOT ONLY CAPITALIZE ON STRONG MARKET DEMAND BUT ALSO DELIVER A VIBRANT COMMUNITY WOVEN INTO THE FABRIC OF SAN DIEGO'S MOST DYNAMIC DISTRICT. FOR INVESTORS AND DEVELOPERS, THIS IS AN OPPORTUNITY TO SHAPE THE SKYLINE AND CREATE A LEGACY PROJECT AT THE CROSSROADS OF INNOVATION, CULTURE, AND CONNECTION.

SHAUN SCHMIDT
619-877-6674
SHAUNS@LIBERTYNC.COM

PARK & BROADWAY

BUILDING B

BUILDING A



CONTACT:

SHAUN SCHMIDT
SHAUNS@LIBERTYINC.COM
1-619-877-6674

1065 PARK BLVD 1.5 ACRES

PARK & BROADWAY

Park and Broadway- Building A

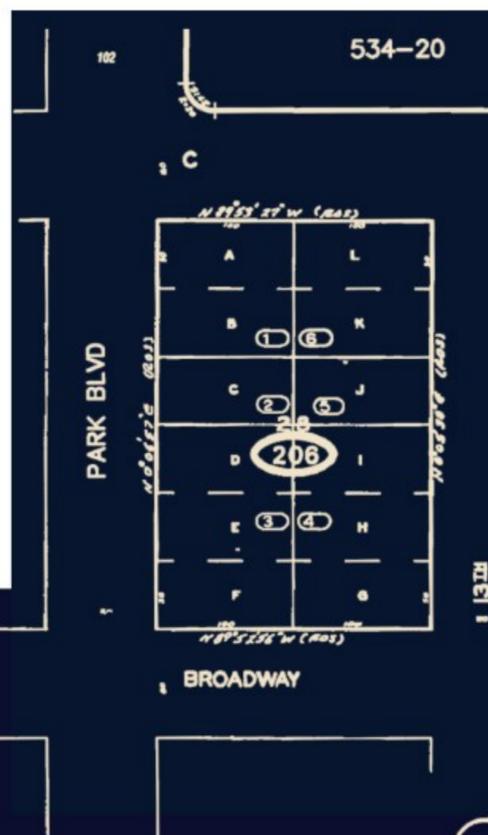
1 BR	2BR-2BA	TOWNHOUSE (1BR)	Area (SF)	TOTAL UNITS
22			595	22
7			611	7
12			620	12
9			630	9
24			688	24
1			735	1
7			755	7
		9	780	9
4			863	4
	6		1460	6
86	6	9	TOTAL	101

Park and Broadway- Building B

1 BR	2BR-2BA	TOWNHOUSE (1BR)	Area (SF)	TOTAL UNITS
12			595	12
5			597	5
3			605	3
17			635	17
8			670	8
108			688	108
12			701	12
5			706	5
3			720	3
5			736	5
5			760	5
		11	786	11
		1	948	1
	5		980	5
6			992	6
	2		1008	2
	1		1069	1
	5		1143	5
189	13	12	TOTAL	214

ALL PARKING
LOCATED AT
BUILDING B

LEVEL	STANDARD PARKING	TANDEM PARKING
1	11	
B1	55	8
B2	82	9
B3	85	9
B4	85	9
subtotal	318	35
total	353	



PROJECT SUMMARY:

ASSESSOR PARCEL NUMBER:

534-206-01-00,
534-206-02-00,
534-206-03,
534-206-04,
534-206-05-00
534-206-06-00

TYPE OF CONSTRUCTION:

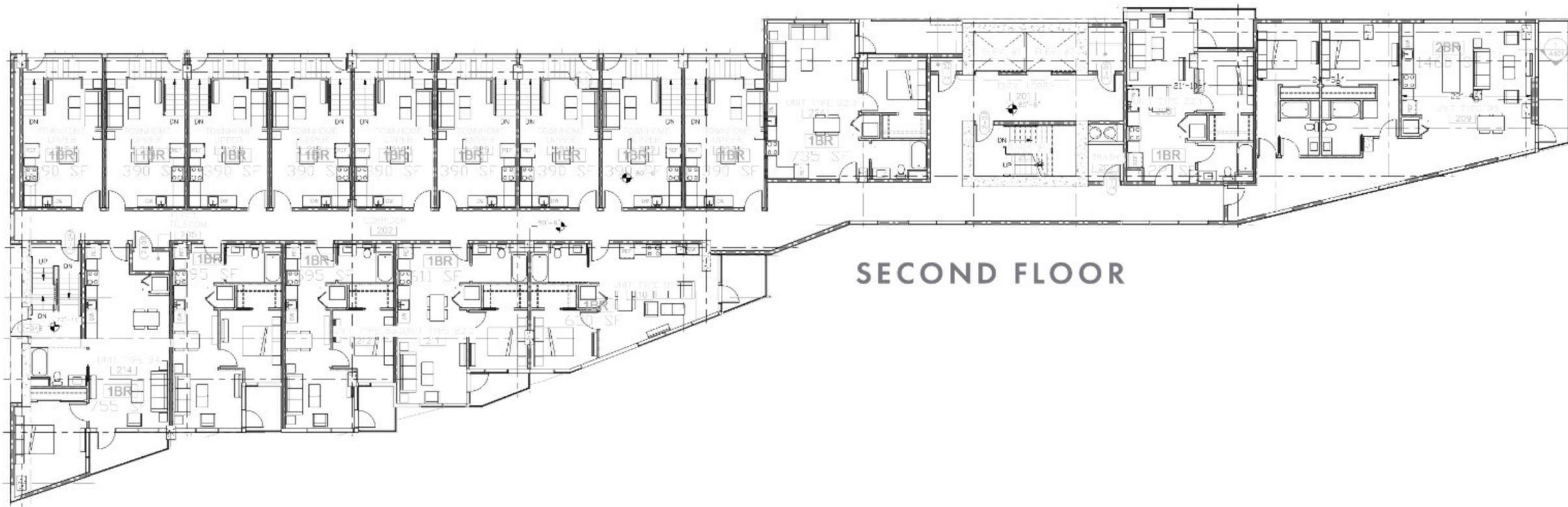
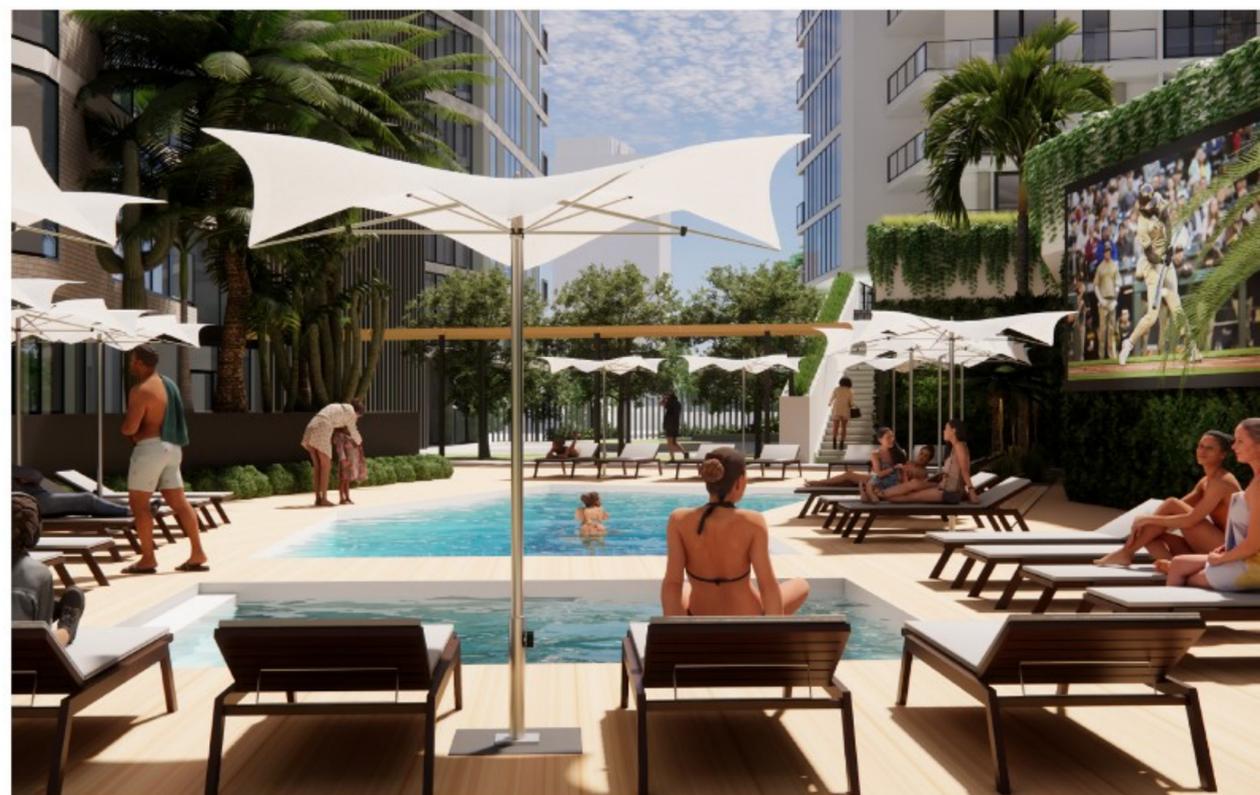
TYPE 1A & TYPE 3A

OCCUPANCY TYPE:

R-2, A-2, A-3 & S-2

ZONING DESIGNATION: NC

SHAUN SCHMIDT
619-877-6674
SHAUNS@LIBERTYNC.COM



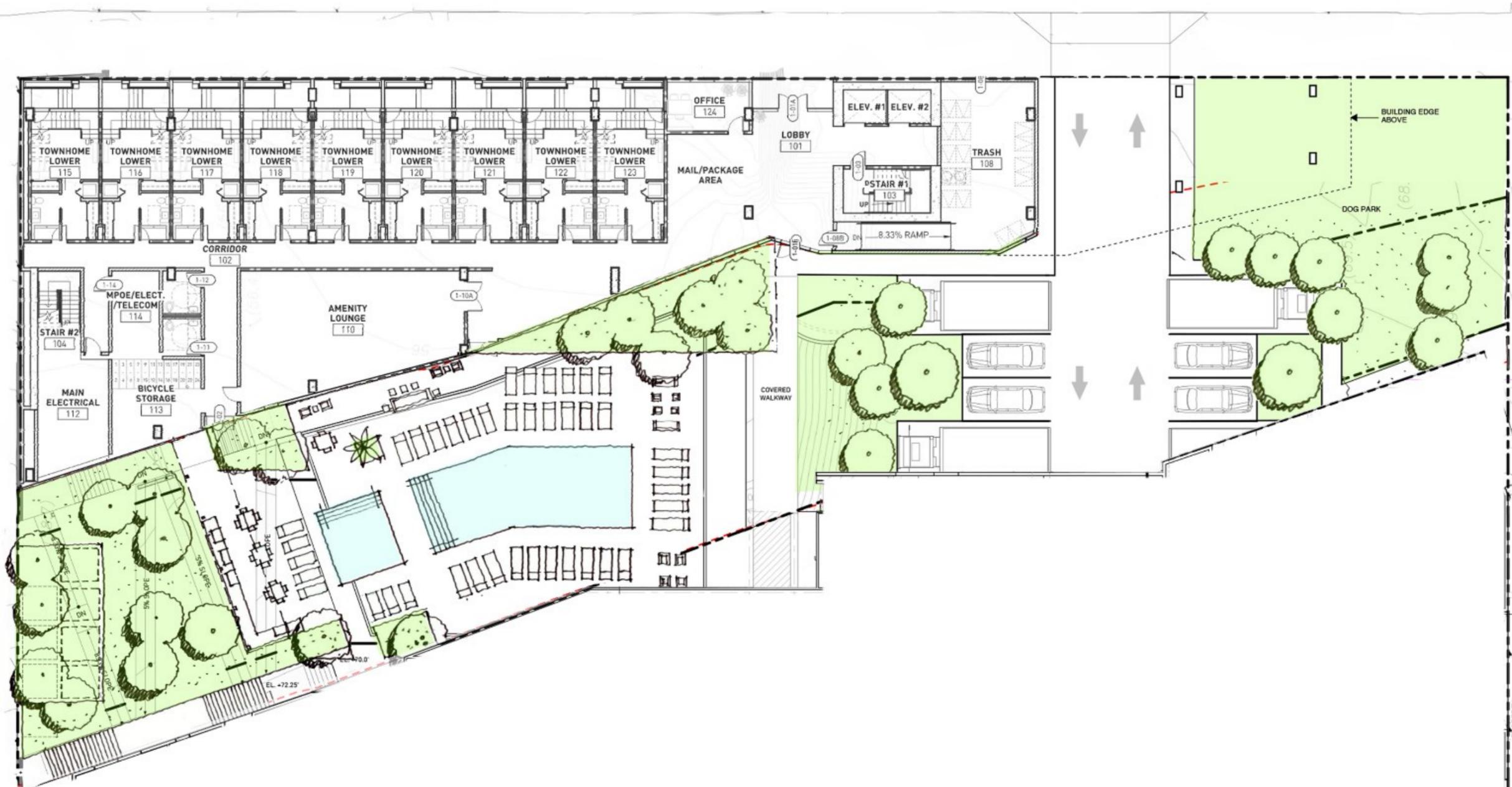
PARK AND BROADWAY- BUILDING A

CONTACT:

SHAUN SCHMIDT

SHAUNS@LIBERTYINC.COM

1-619-877-6674



PARK AND BROADWAY- BUILDING A

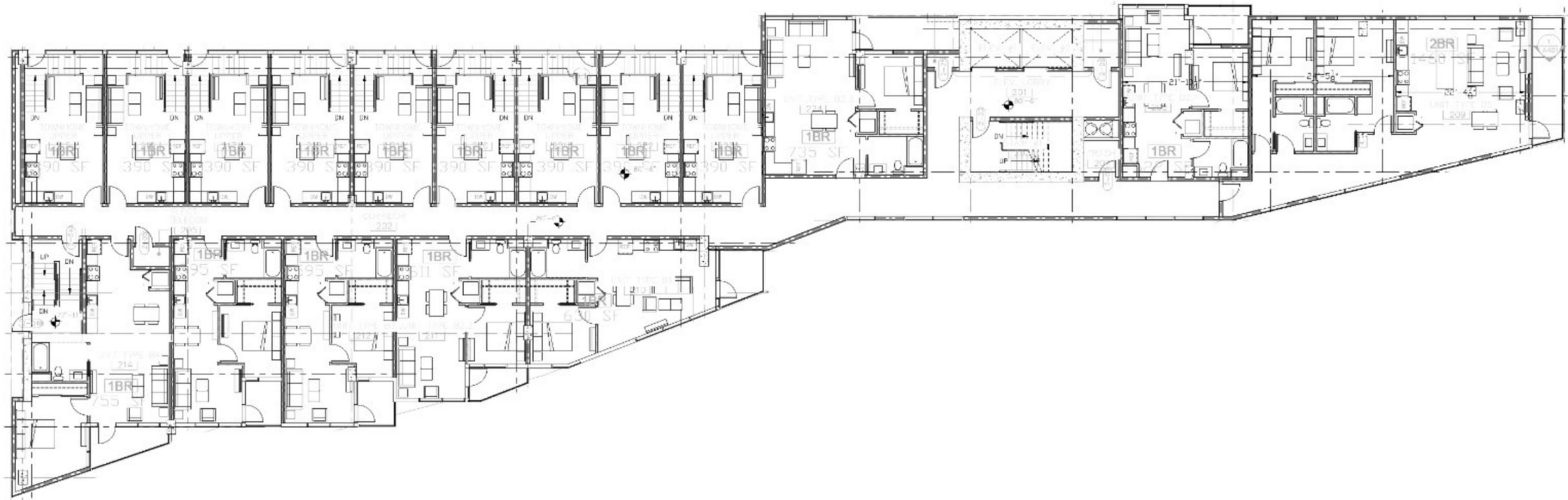
LEVEL B1

CONTACT:

SHAUN SCHMIDT

SHAUNS@LIBERTYINC.COM

1-619-877-6674



PARK AND BROADWAY- BUILDING A

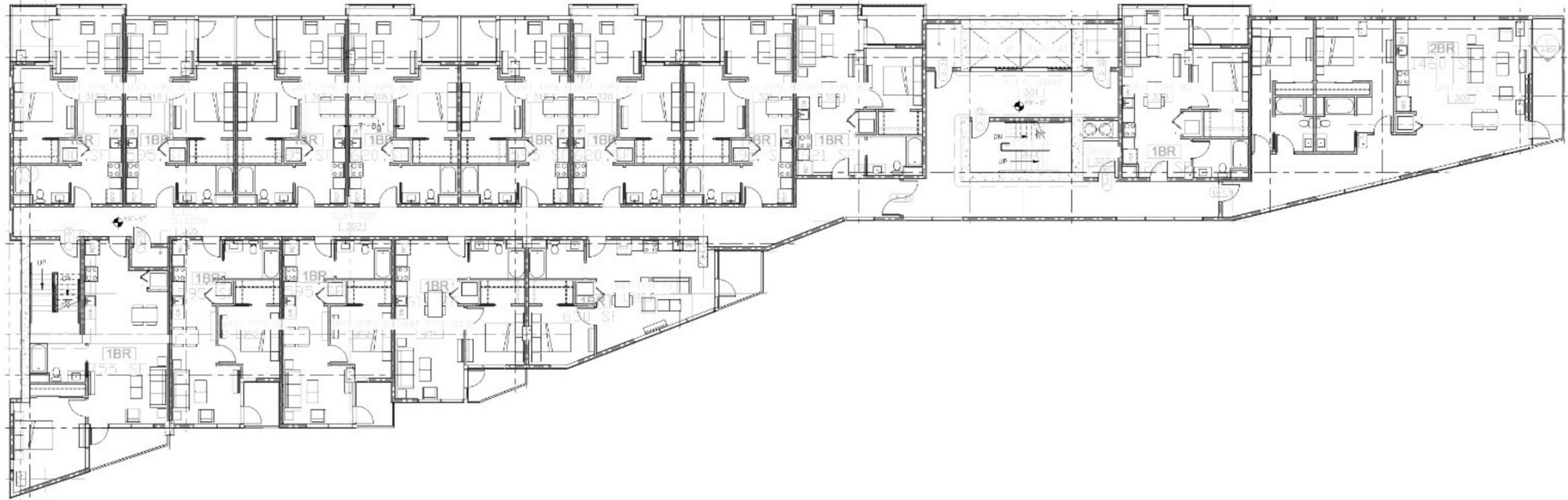
LEVEL 2

CONTACT:

SHAUN SCHMIDT

SHAUNS@LIBERTYINC.COM

1-619-877-6674



PARK AND BROADWAY- BUILDING A

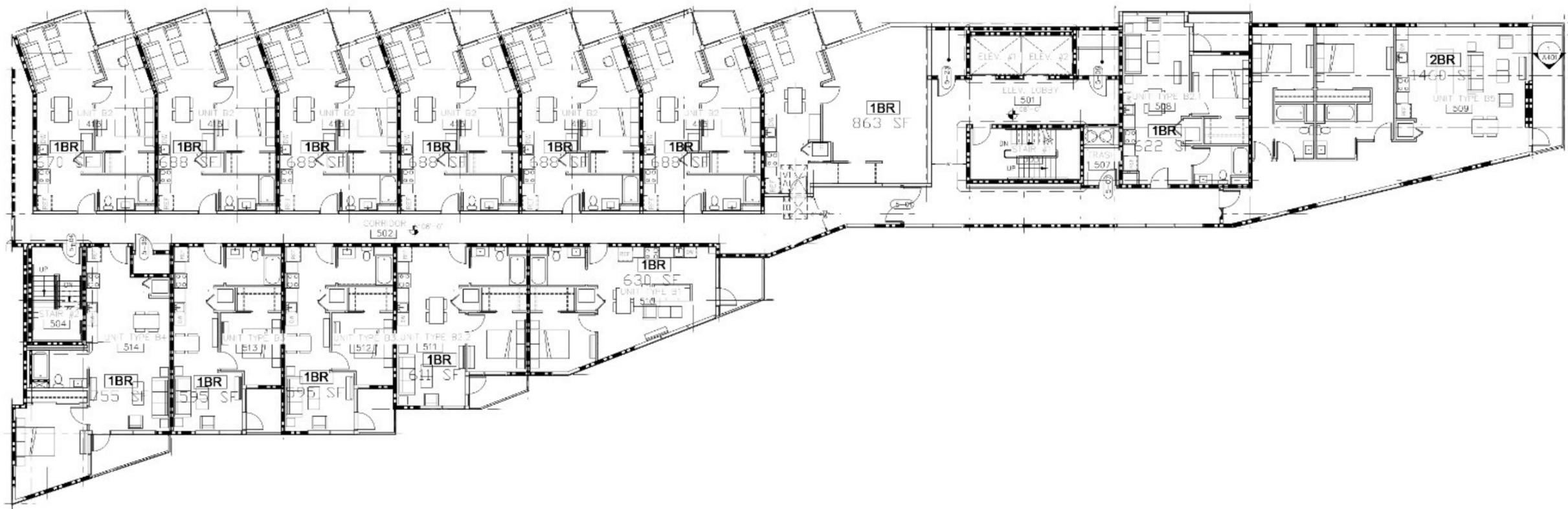
LEVEL 3-4

CONTACT:

SHAUN SCHMIDT

SHAUNS@LIBERTYINC.COM

1-619-877-6674



PARK AND BROADWAY- BUILDING A

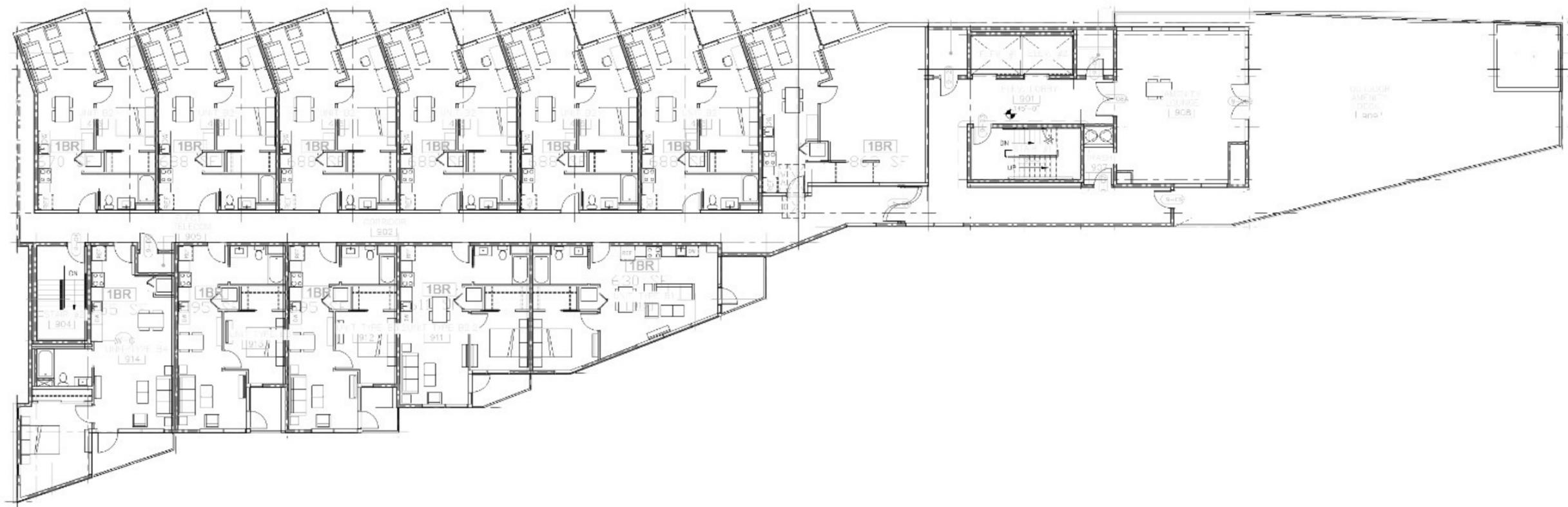
LEVEL 5-7

CONTACT:

SHAUN SCHMIDT

SHAUNS@LIBERTYINC.COM

1-619-877-6674



PARK AND BROADWAY- BUILDING A

LEVEL 8

CONTACT:

SHAUN SCHMIDT

SHAUNS@LIBERTYINC.COM

1-619-877-6674



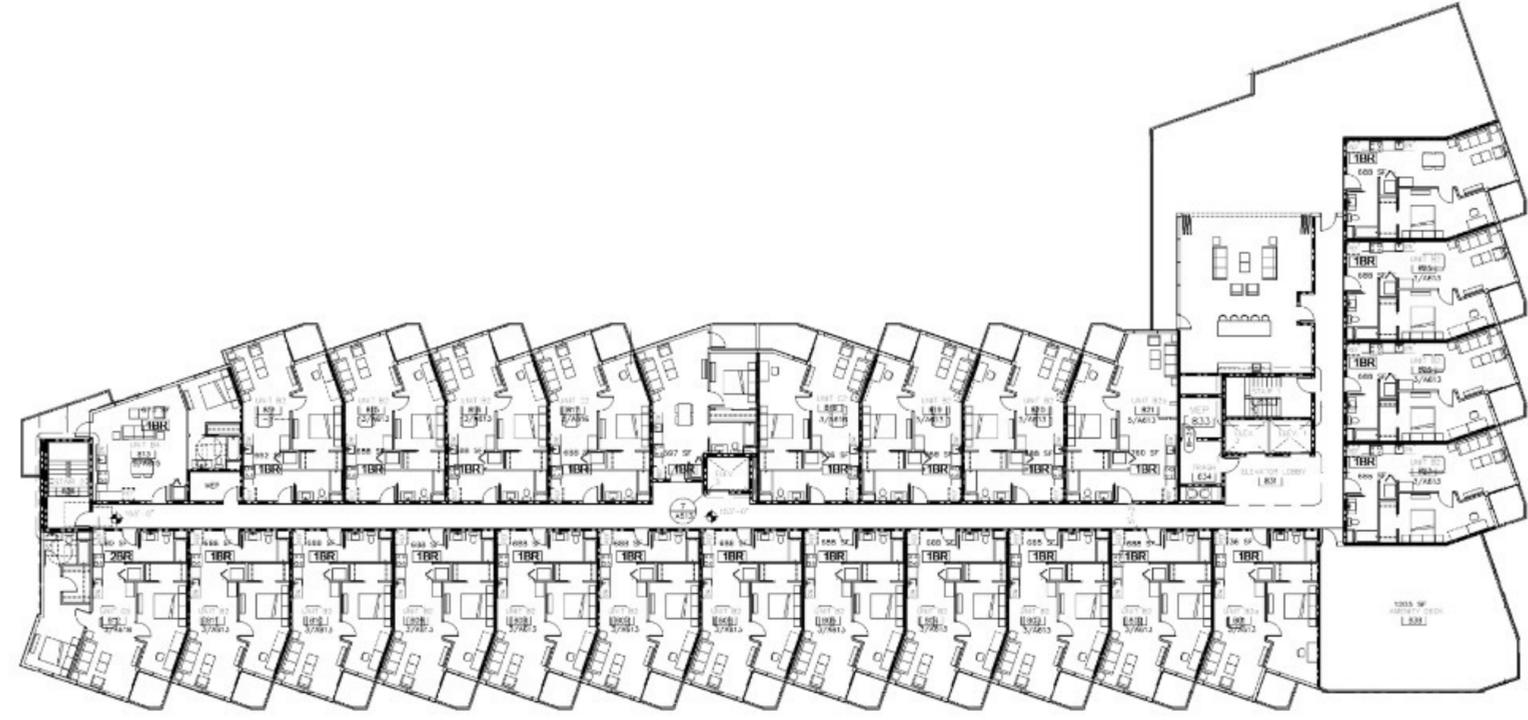
rdc | P&B PARK SOCIAL 04.29.2025

PARK BLVD. & BROADWAY



rdc | P&B PARK SOCIAL 04.29.2025

BROADWAY & 15TH



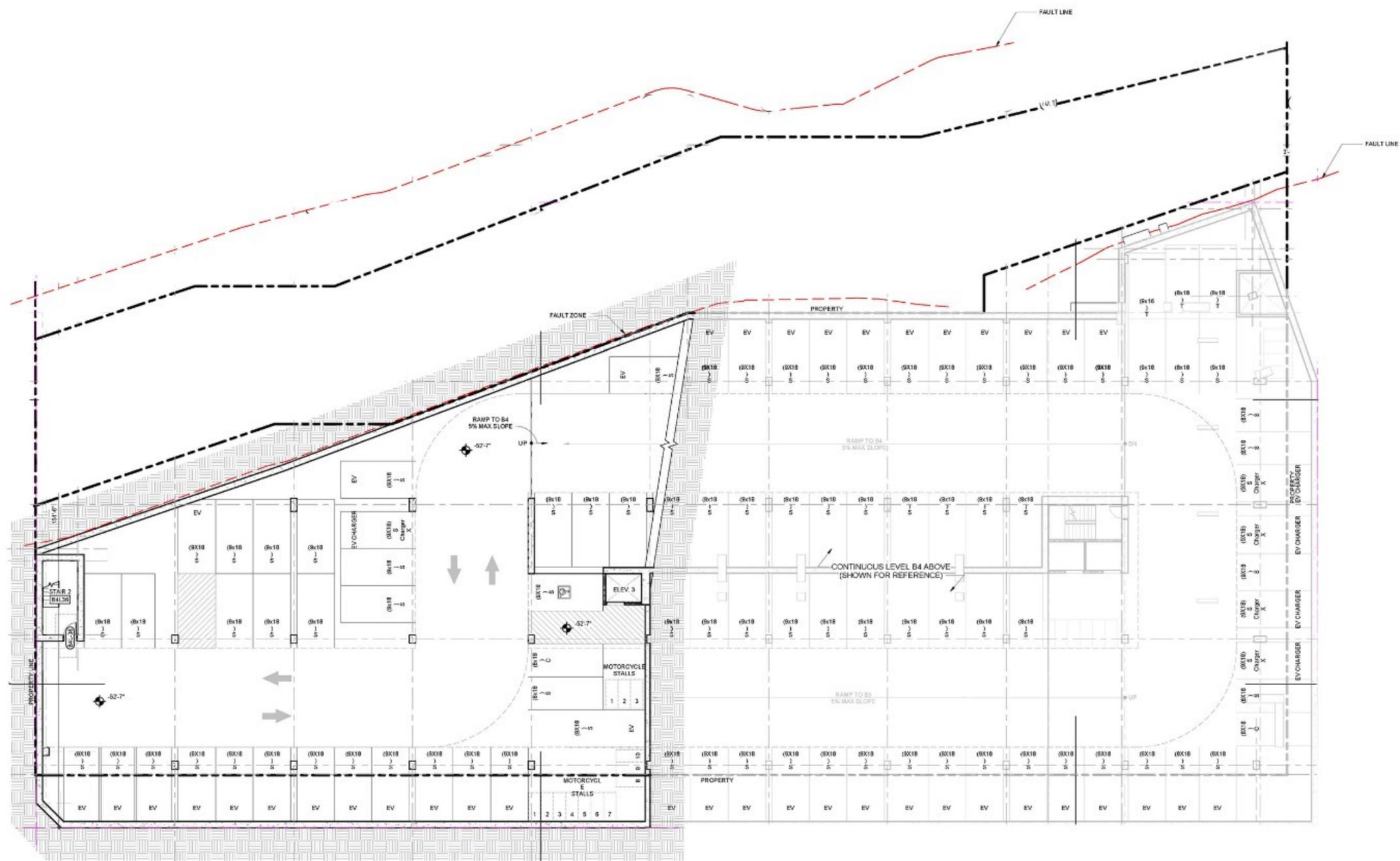
PARK AND BROADWAY- BUILDING B

CONTACT:

SHAUN SCHMIDT

SHAUNS@LIBERTYINC.COM

1-619-877-6674



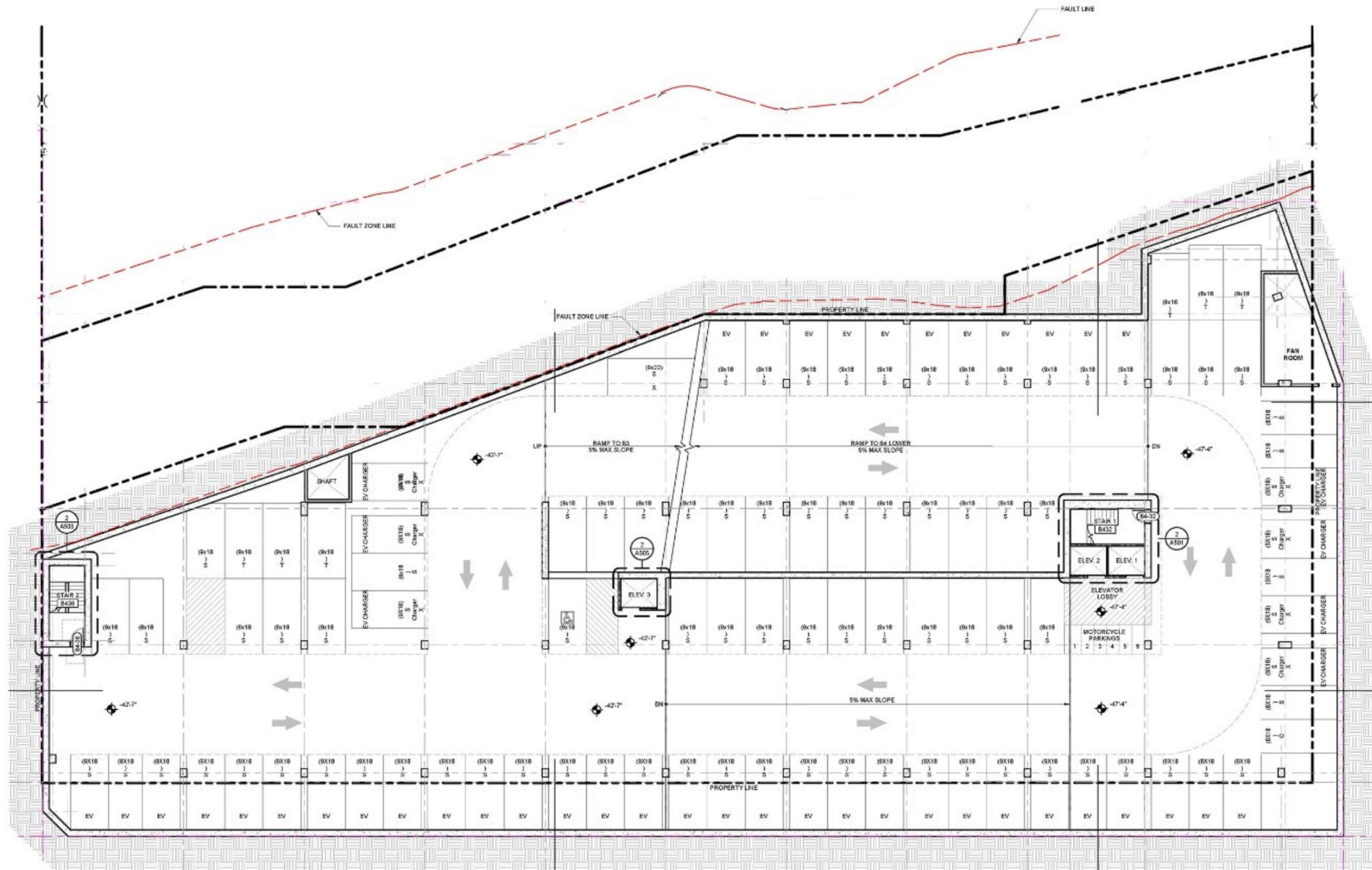
PARK AND BROADWAY- BUILDING B

BASEMENT 4 LOWER

CONTACT:

SHAUN SCHMIDT
SHAUNS@LIBERTYINC.COM

1-619-877-6674



PARK AND BROADWAY- BUILDING B

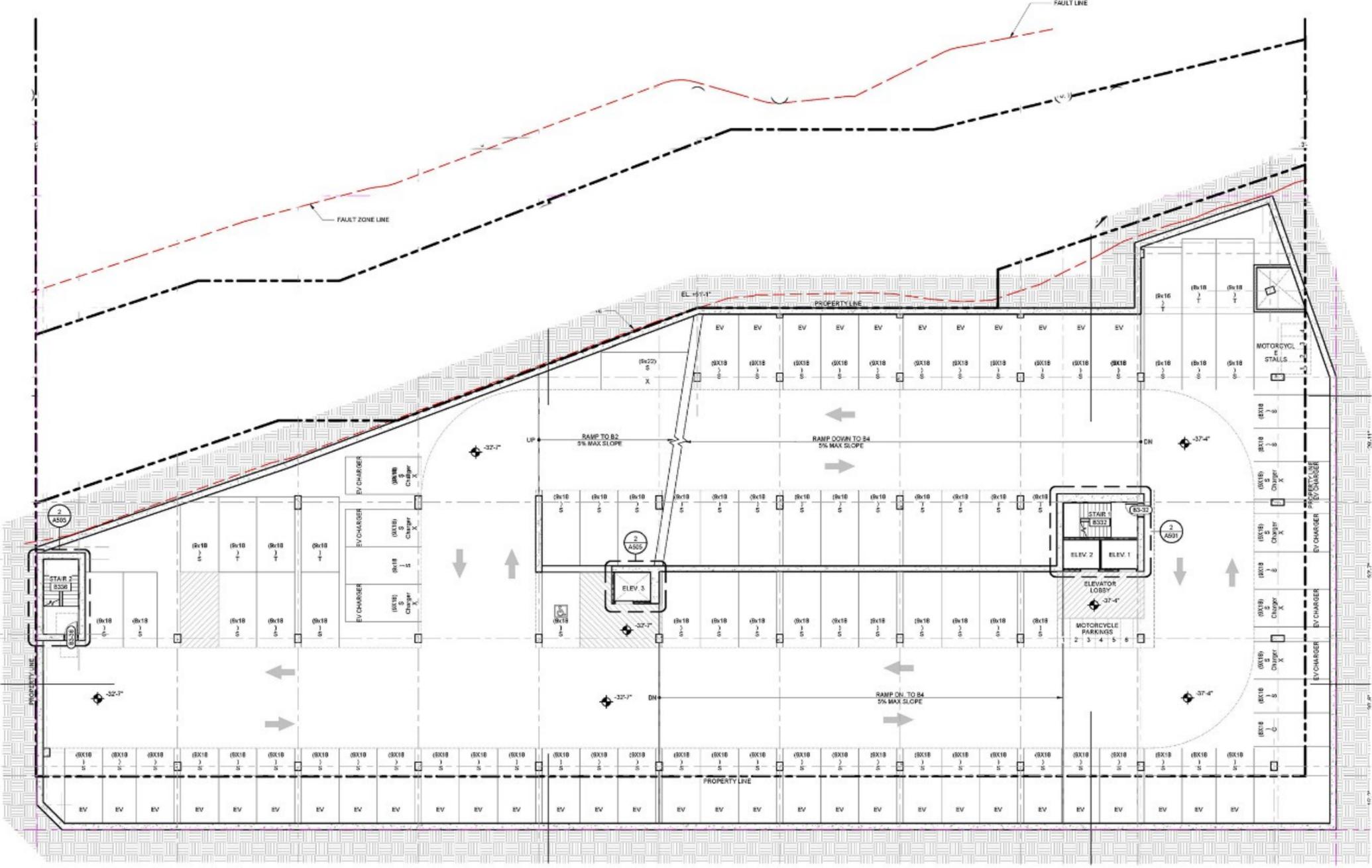
BASEMENT 4

CONTACT:

SHAUN SCHMIDT

SHAUNS@LIBERTYINC.COM

1-619-877-6674



PARK AND BROADWAY- BUILDING B

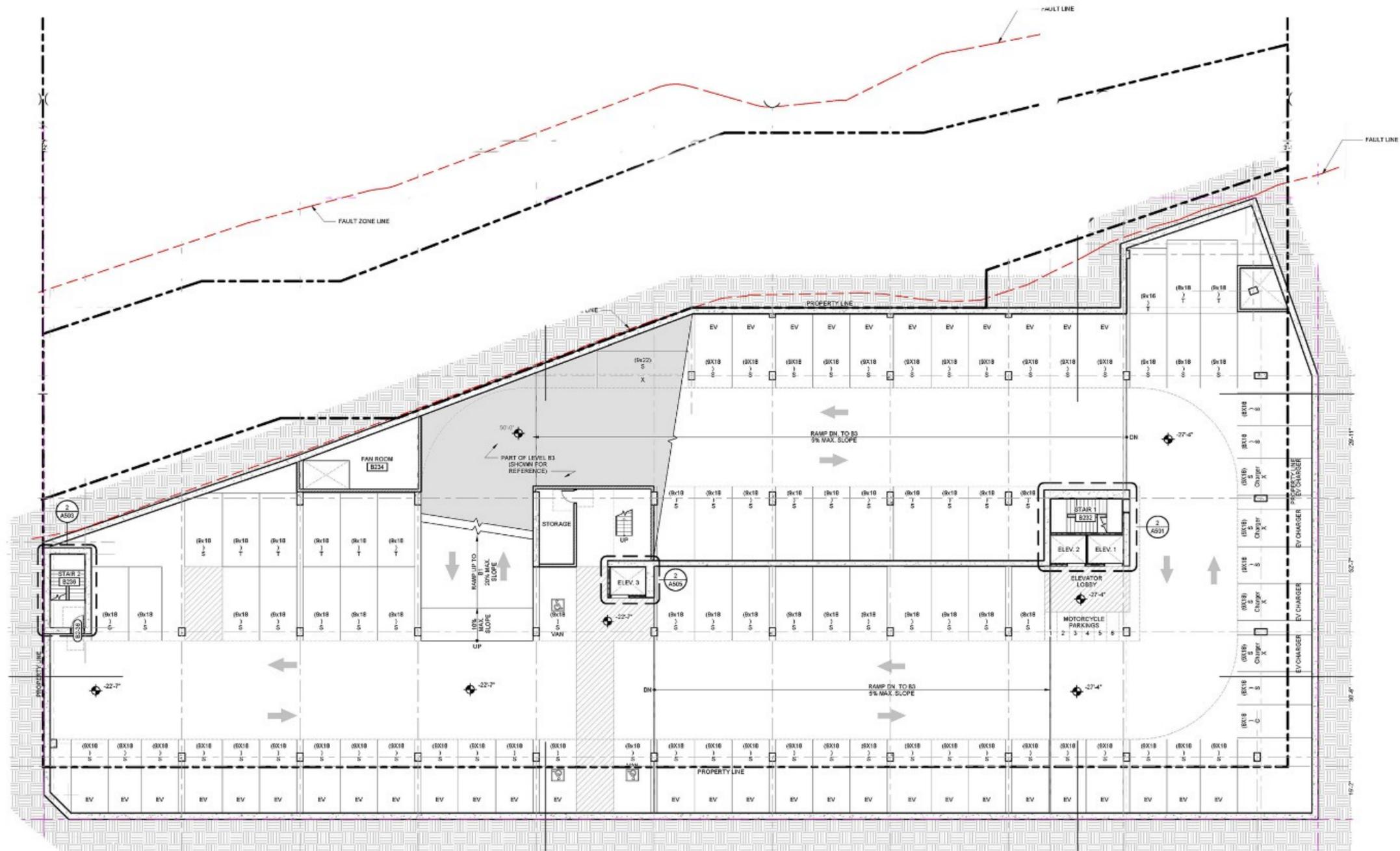
BASEMENT 3

CONTACT:

SHAUN SCHMIDT

SHAUNS@LIBERTYINC.COM

1-619-877-6674



PARK AND BROADWAY- BUILDING B

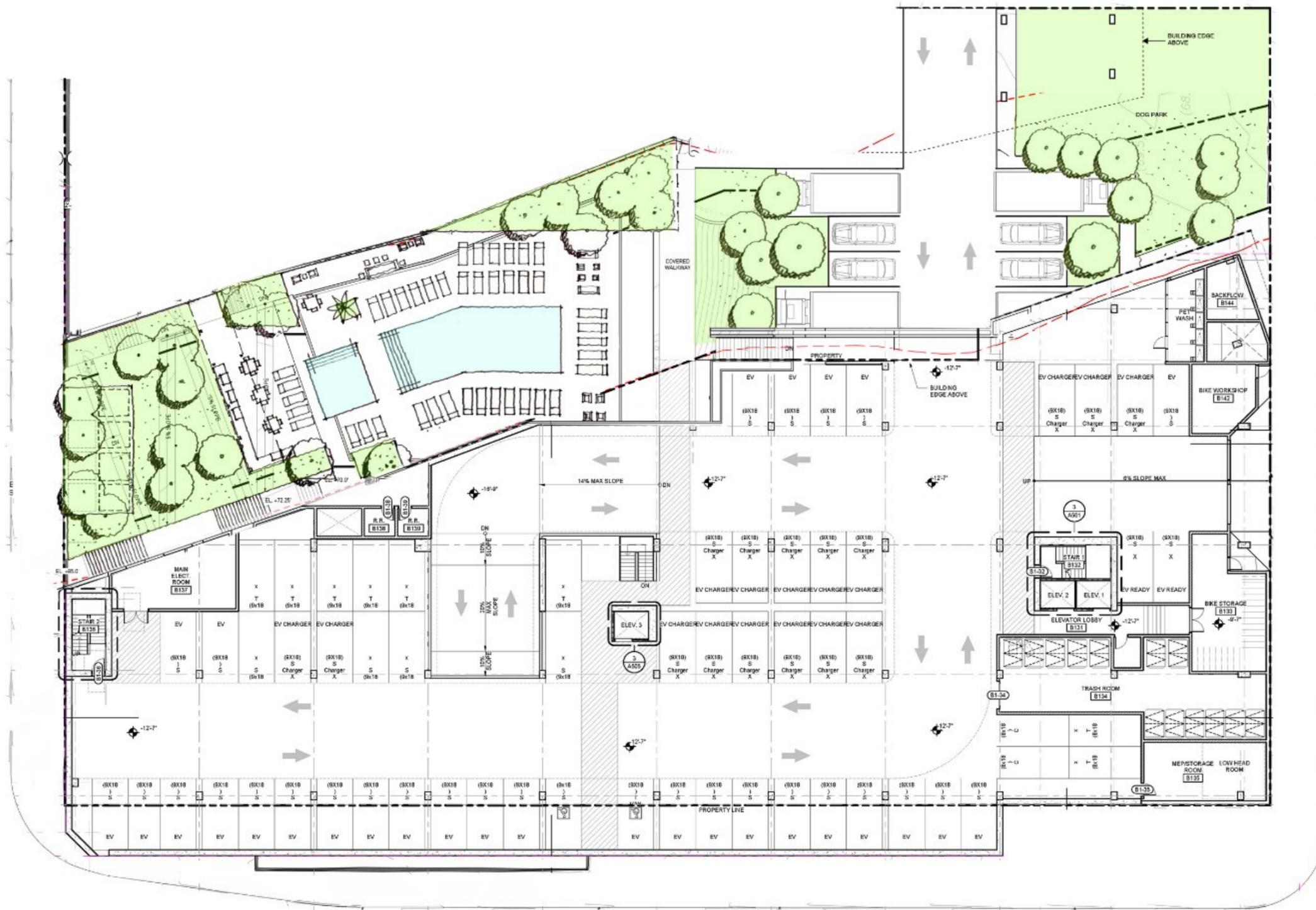
BASEMENT 2

CONTACT:

SHAUN SCHMIDT

SHAUNS@LIBERTYINC.COM

1-619-877-6674



PARK AND BROADWAY- BUILDING B

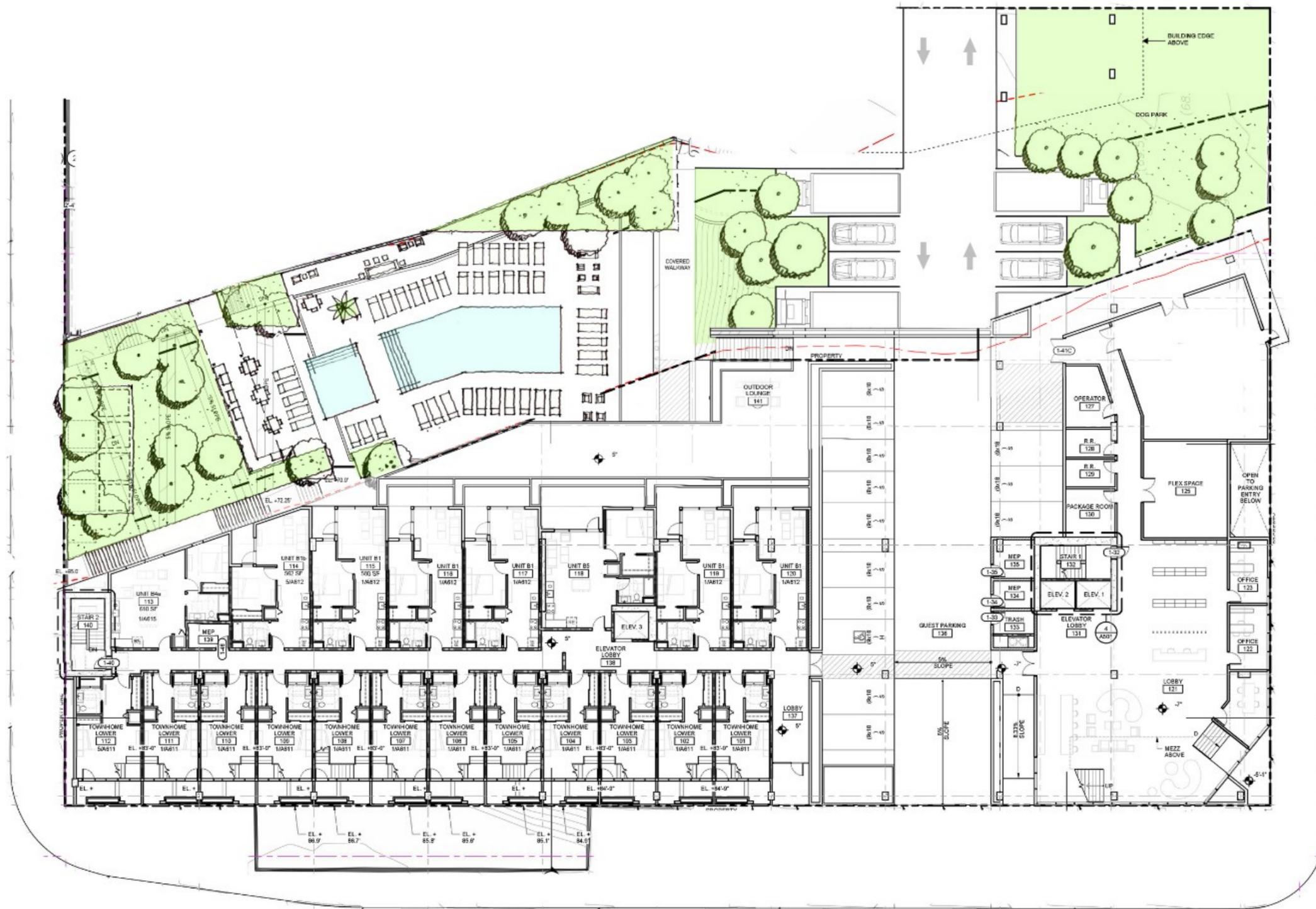
BASEMENT 1

CONTACT:

SHAUN SCHMIDT

SHAUNS@LIBERTYINC.COM

1-619-877-6674



PARK AND BROADWAY- BUILDING B

LEVEL 1

CONTACT:

SHAUN SCHMIDT
 SHAUNS@LIBERTYINC.COM

1-619-877-6674



PARK AND BROADWAY- BUILDING B

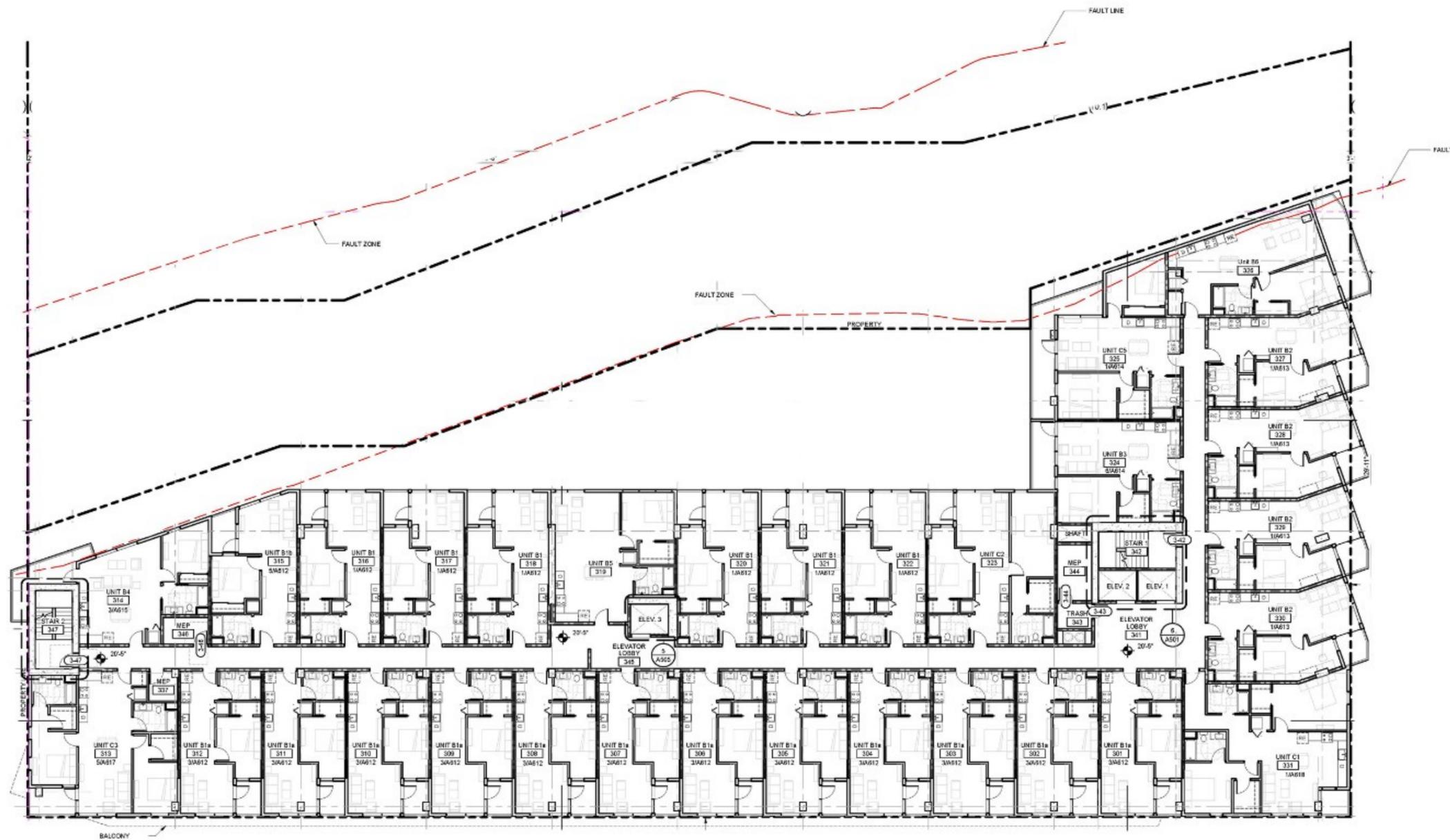
LEVEL 2

CONTACT:

SHAUN SCHMIDT

SHAUNS@LIBERTYINC.COM

1-619-877-6674



PARK AND BROADWAY- BUILDING B

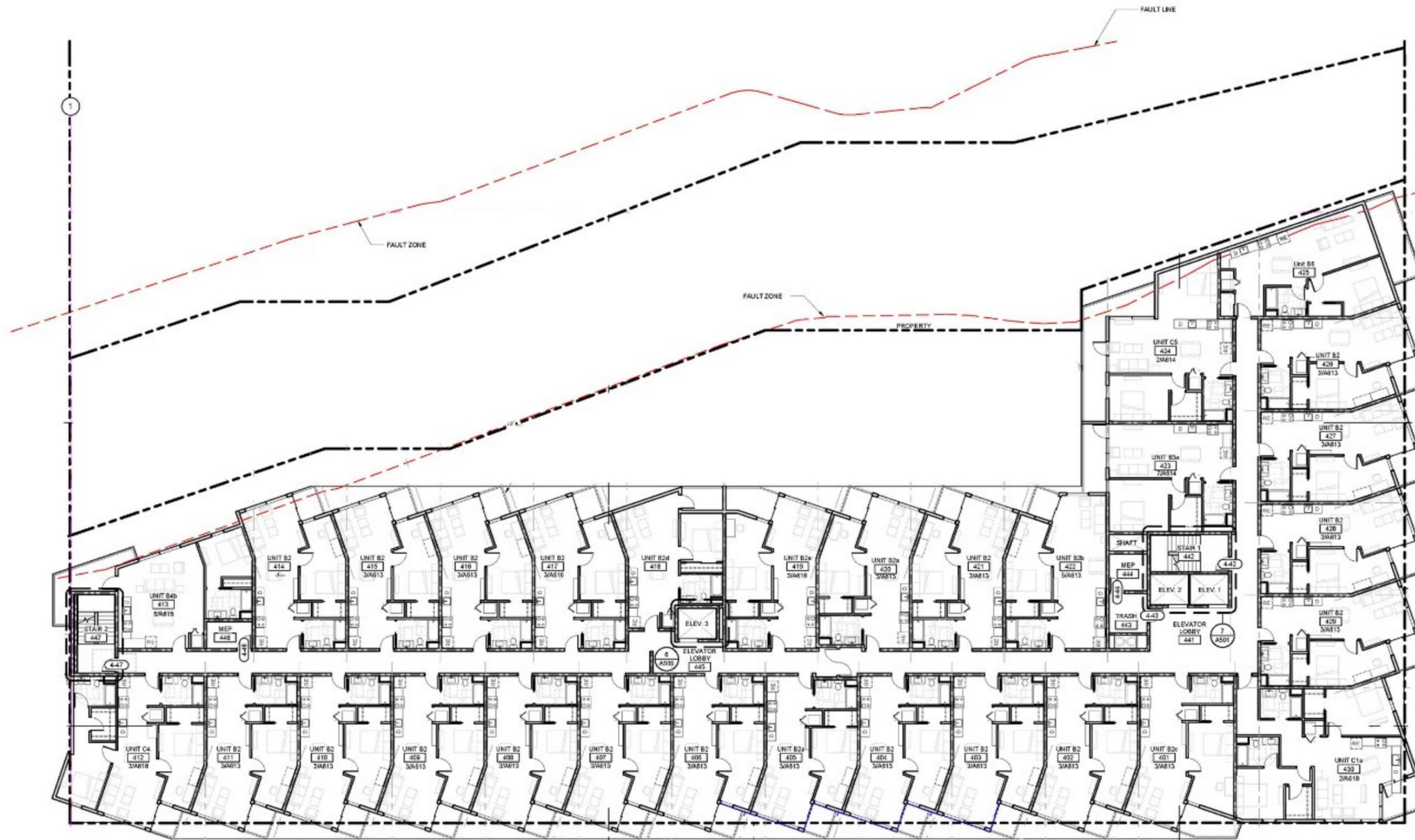
LEVEL 3

CONTACT:

SHAUN SCHMIDT

SHAUNS@LIBERTYINC.COM

1-619-877-6674



PARK AND BROADWAY- BUILDING B

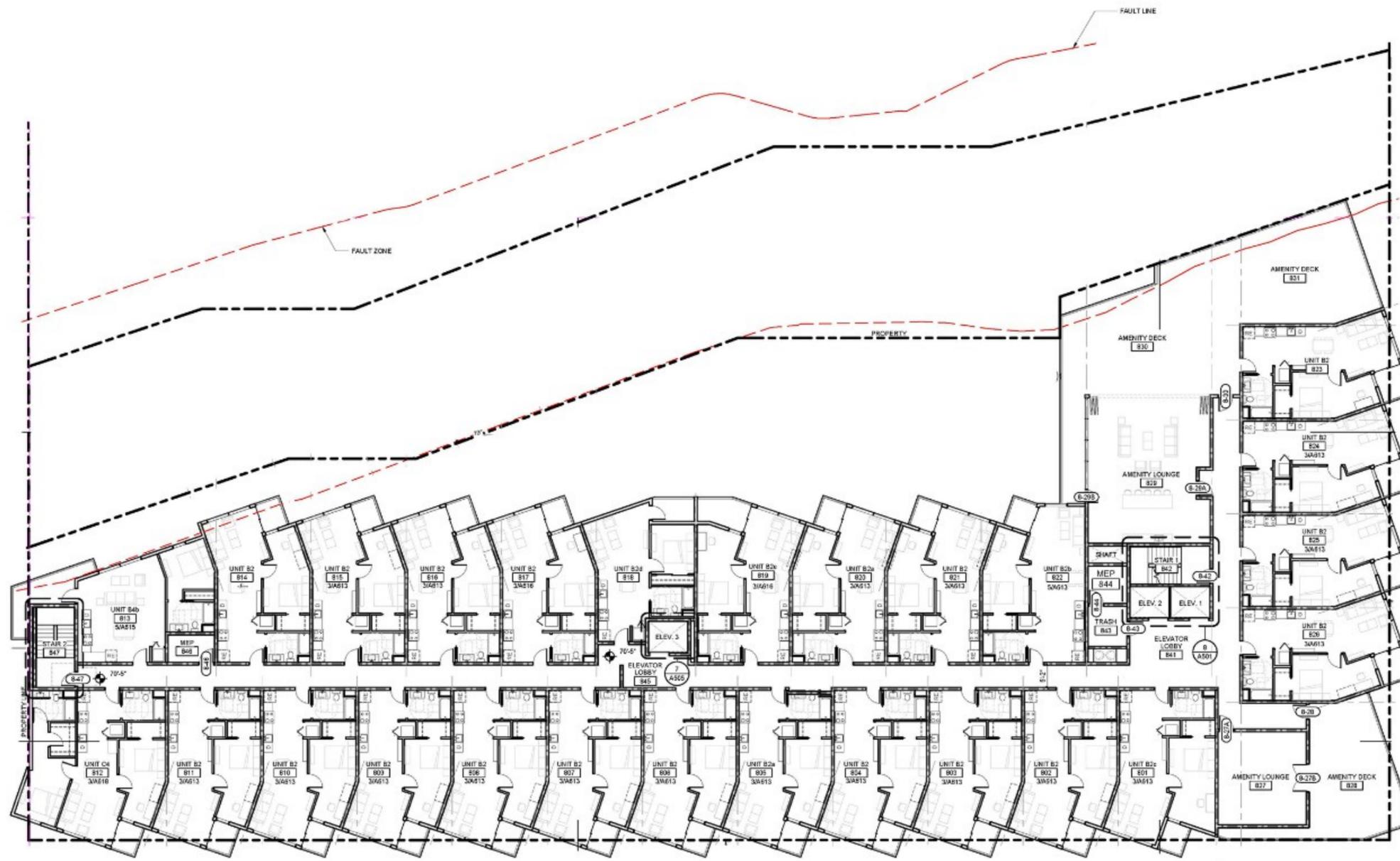
LEVEL 4-7

CONTACT:

SHAUN SCHMIDT

SHAUNS@LIBERTYINC.COM

1-619-877-6674



PARK AND BROADWAY- BUILDING B

LEVEL 8

CONTACT:

SHAUN SCHMIDT

SHAUNS@LIBERTYINC.COM

1-619-877-6674

1065 PARK BLVD 1.5 ACRES

PARK & BROADWAY



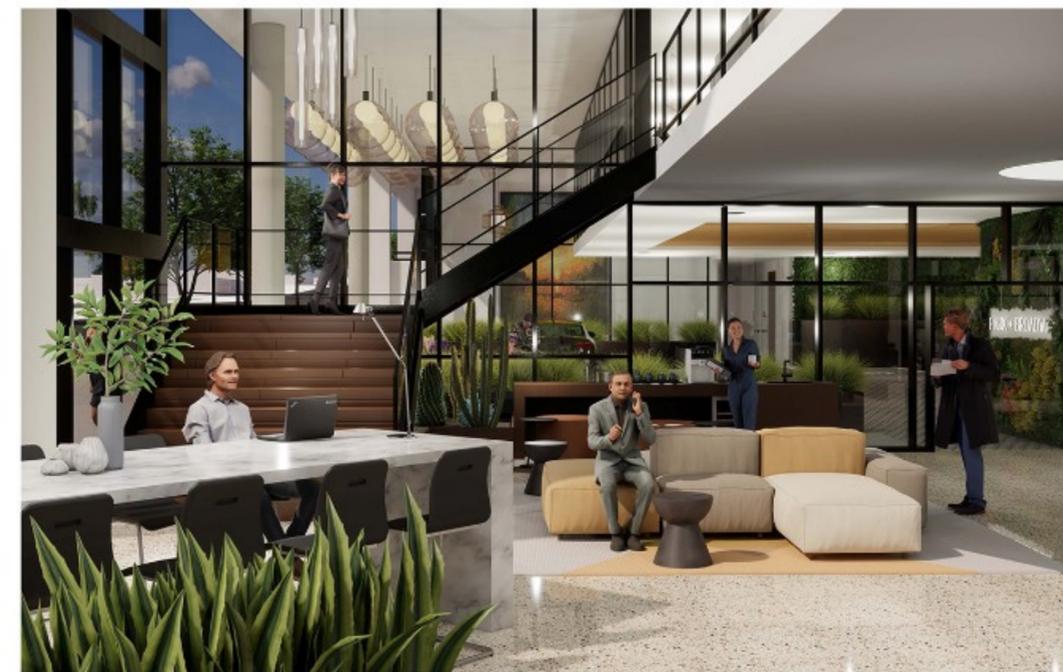
rdc | P&B PARK SOCIAL 04.29.2025

ARRIVAL COURT



rdc | P&B PARK SOCIAL 04.29.2025

RESIDENTIAL LOBBY ENTRANCE



rdc | P&B PARK SOCIAL 04.29.2025

LOBBY

ENTRANCE AND LOBBY

CONTACT:

SHAUN SCHMIDT

SHAUNS@LIBERTYINC.COM

1-619-877-6674

1065 PARK BLVD 1.5 ACRES

PARK & BROADWAY



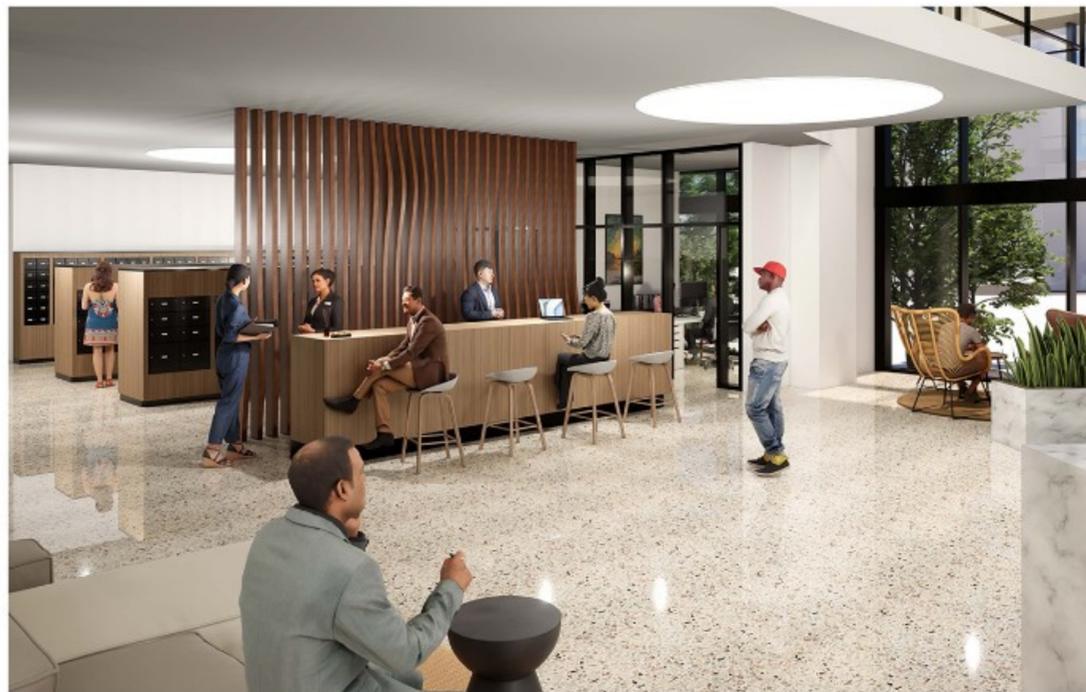
rdc | P&B PARK SOCIAL 04.29.2025

MEZZANINE LOUNGE



rdc | P&B PARK SOCIAL 04.29.2025

CORRIDOR



rdc | P&B PARK SOCIAL 04.29.2025

MAIL ROOM



rdc | P&B PARK SOCIAL 04.29.2025

AMENITIES

CONTACT:

SHAUN SCHMIDT
SHAUNS@LIBERTYINC.COM
1-619-877-6674

1065 PARK BLVD 1.5 ACRES

PARK & BROADWAY



rdc | P&B PARK SOCIAL 04.29.2025

VIEW TO THE SOUTH - IN UNIT



24

rdc | P&B PARK SOCIAL 04.29.2025

VIEW TO THE WEST - I



rdc | P&B PARK SOCIAL 04.29.2025

VIEW TO THE WEST - ON BA

INTERIORS

CONTACT:

SHAUN SCHMIDT
SHAUNS@LIBERTYINC.COM
1-619-877-6674

1065 PARK BLVD 1.5 ACRES

PARK & BROADWAY



rdc | P&B PARK SOCIAL 04.29.2025

THE SUN DECK



30

rdc | P&B PARK SOCIAL 04.29.2025

THE SOCIAL DECK SOUTH



rdc | P&B PARK SOCIAL 04.29.2025

THE SOCIAL DECK



rdc | P&B PARK SOCIAL 04.29.2025

PRIVATE ROOM

ROOFTOP AMENITIES

CONTACT:

SHAUN SCHMIDT

SHAUNS@LIBERTYINC.COM

1-619-877-6674



CONVENTION CENTER



GASLAMP DISTRICT



CENTRAL LIBRARY



UCSD PARK & MARKET



SAN DIEGO CITY COLLEGE



BALBOA PARK



PARK & BROADWAY

1065 PARK BLVD.

SHAPE THE FUTURE OF SAN DIEGO TODAY.

CONTACT:

SHAUN SCHMIDT

SHAUNS@LIBERTYINC.COM

1-619-877-6674