

San Diego City College Area Owner-User and Future Development Opportunity

1045 14th St | San Diego, CA 92101

- Approximately 10,311 SF of multi-tenant creative office space in the East Village Neighborhood of San Diego
- Situated within the Complete Communities Housing Solutions and Transit Priority Area Overlay Zones, permitting increased density and building height
- Prime central location with convenient access to I-5, CA Hwy 163, and I-94

ASKING PRICE: ~~\$4,150,000~~ \$3,650,000

San Diego City College

The Beacon

City Boxing

Coastal Carts RMV

14TH ST

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COMMERCIAL REAL ESTATE SERVICES

contents

3	aerials	15	rent comparables
7	location map	16	complete communities housing solutions
8	interior photos	17	new build residential communities
10	floor plans	18	tax map
11	property information	19	education
12	rent roll	20	demographics
13	loan scenario	21	san diego county
14	sales comparables		





San Diego City College Library

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14TH ST





San Diego City College



Union Square At Broadway

Harrington Heights





San Diego
Police HQ

Spire
San
Diego

San Diego
Central
Library

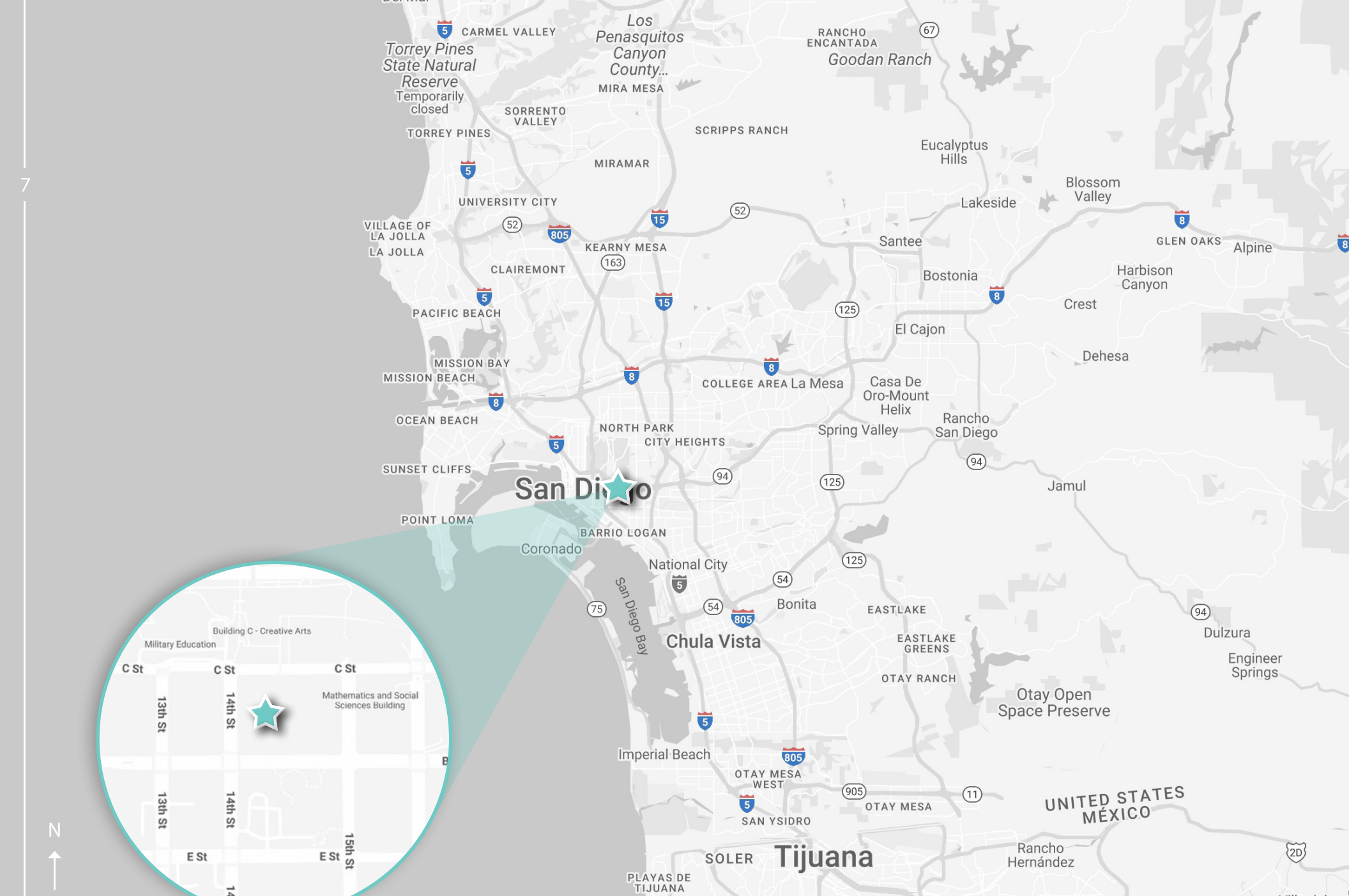
Harrington
Heights

6



14TH ST





location map

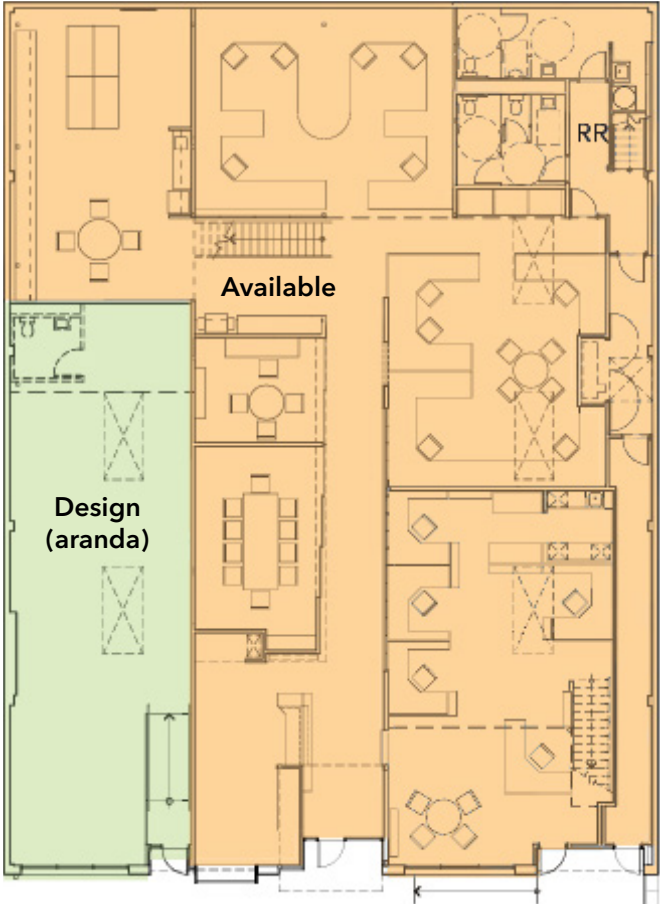


interior photos

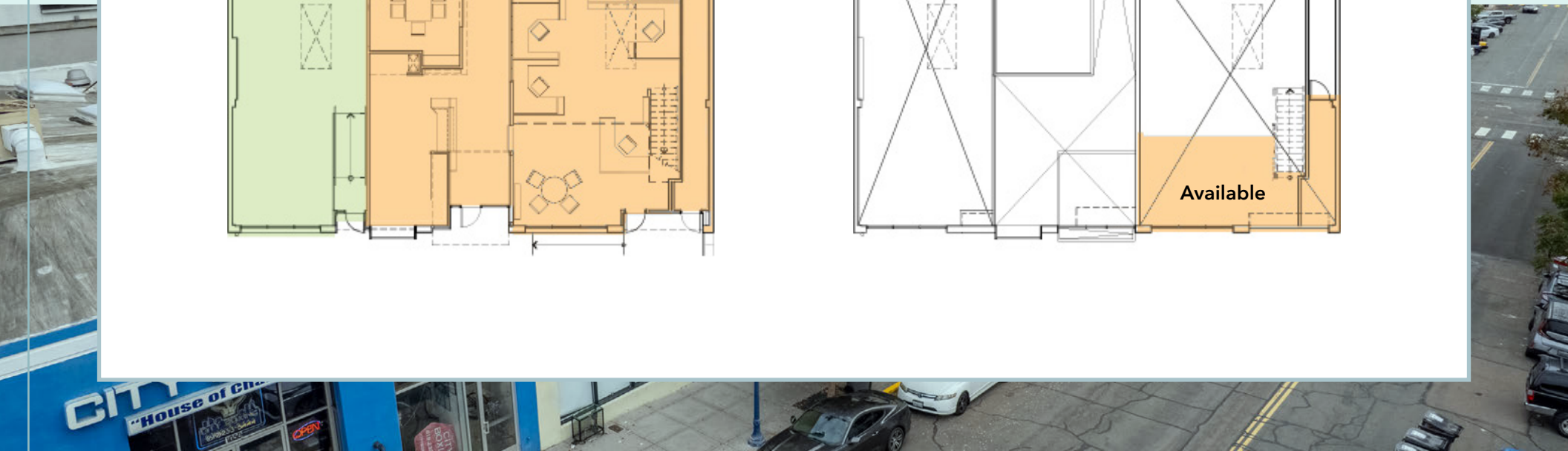
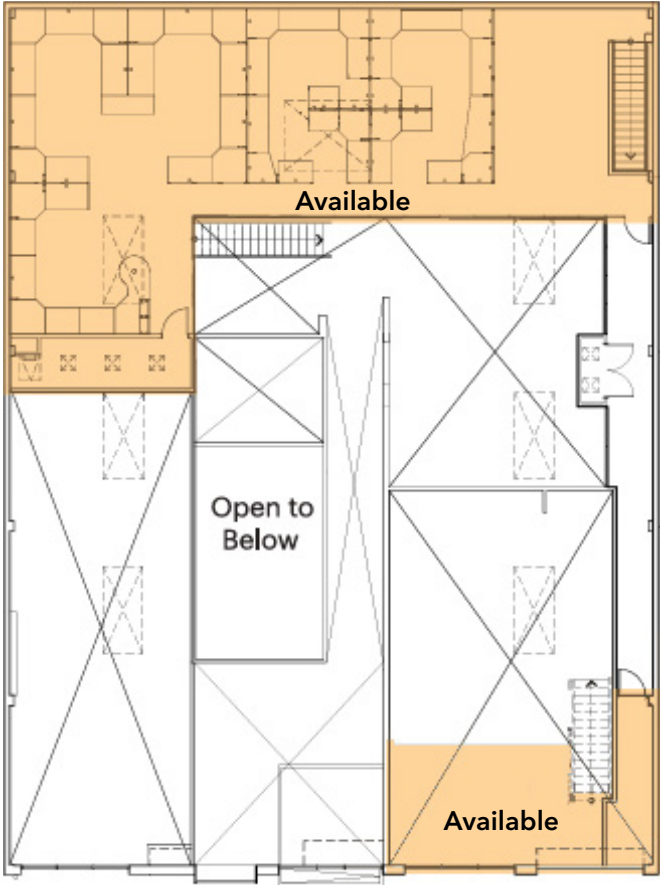


interior photos

First Floor



Second Floor



property information

11

location:

The subject property at 1045 14th Street is currently utilized as office space and is located in the heart of San Diego's East Village, within the Downtown Community Plan area. The site benefits from a highly central location, situated less than one mile from I-5, I-163, and I-94, providing excellent connectivity. Given its prime location and accessibility, the property is well positioned to support a wide range of complementary uses in the surrounding area.

profile:

The property is zoned CCPD-ER, which allows for a variety of uses including residential, office, retail, restaurant, educational, and recreational uses, among others. Additionally, the site is located within the Complete Communities Housing Solutions and Transit Priority Area Overlay Zones, allowing for increased density and building height beyond the base zoning standards.

jurisdiction:

City of San Diego

community plan:

Downtown

APN:

534-210-10-00

acreage:

0.172 acres

building size:

10,311 SF

year built:

1940 | 2005

zoning:

CCPD-ER (Centre City Planned District – Employment/ Residential Mixed Use) [Click Here to View Zoning](#)

overlay zones:

Transit Priority Area Overlay Zone
East Village Business Improvement District
Complete Communities Tier 1
Airport Compatibility Overlay Zone: NAS North Island San Diego
International Airport

complete communities:

Yes, FAR Tier 1: No limit on FAR

school district:

San Diego Unified School District

services:

Water/Sewer:	City of San Diego
Gas/Electric:	SDG&E
Fire:	City of San Diego
Police:	City of San Diego

asking price:

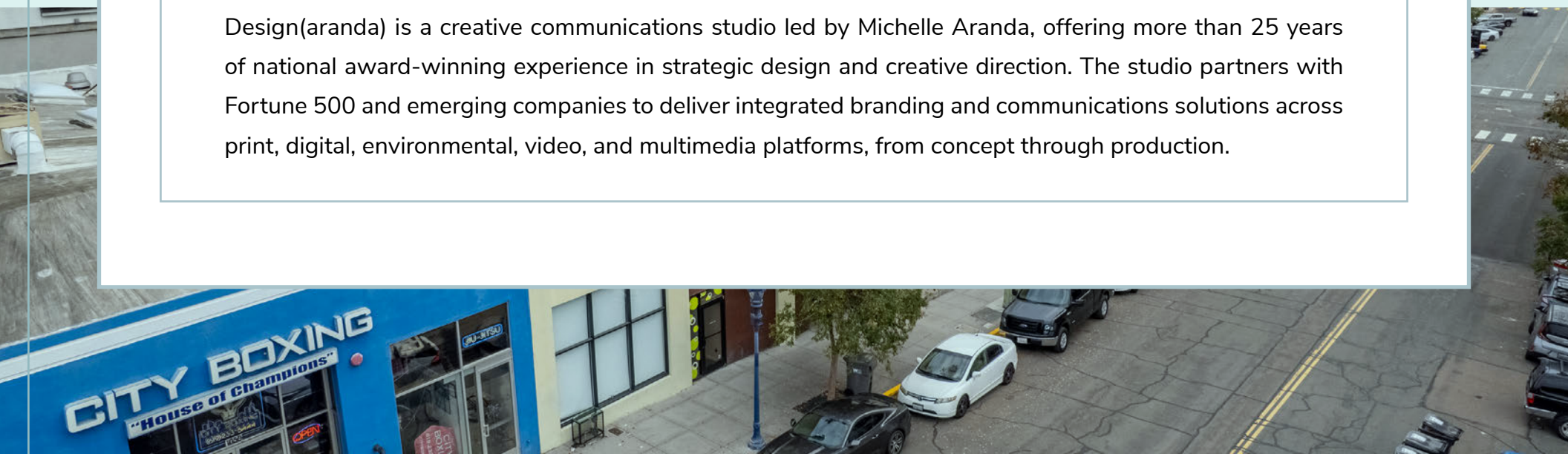
~~\$4,150,000~~ \$3,650,000



Suite	Tenant Name	Start Date	Expiration Date	RSF	Base Rent	CAMs	Lease Type	% of Building	Annual Increases	Option to Renew
100 & 110	Available	N/A	N/A	8,714	\$0	N/A	Gross	84.5	N/A	N/A
120	Design(aranda)	2/1/2025	3/31/2027	1,597	\$2,900	N/A	Gross	15.5	N/A	N/A
Total Monthly Base Rent & CAM's				10,311	\$2,900	N/A		15.5%		
Total Annual Base Rent & CAM's					\$34,800	N/A				

DESIGN(ARANDA)

Design(aranda) is a creative communications studio led by Michelle Aranda, offering more than 25 years of national award-winning experience in strategic design and creative direction. The studio partners with Fortune 500 and emerging companies to deliver integrated branding and communications solutions across print, digital, environmental, video, and multimedia platforms, from concept through production.



loan scenario

13

Commercial Real Estate Loan Comparison

Purchase Price* **\$3,900,000**

	SBA 7a	SBA 504		Conventional
	25/25 years 10 yr Fixed	10/25 years 1st	10/25 Years 2nd	5/25 years 5 yr Fixed
Down Payment	\$390,000	\$390,000		\$975,000
LTV	90%	50%		75%
Loan Amount	\$3,510,000		\$1,560,000	
SBA Fees (Financed)	\$96,219		\$41,340	
Total Financed Amount	\$3,606,219	\$1,950,000	\$1,601,340	\$2,925,000
Rate (%)*	6.49%	6.05%	5.61%	6.05%
Amortization	25	25	25	25
Term (Years)	25	10	10	10
504 Monthly Payment		(\$12,623.54)	(\$9,939.10)	
Monthly Payment Estimate	(\$24,326.92)	504 Total	(\$22,662.64)	(\$18,935.32)

* Rate is subject to change daily until locked, based on relationship and underwriting

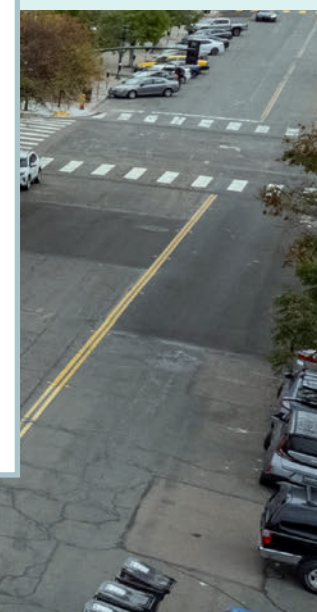
Estimated Real Estate Loan Fees

	SBA 7a	SBA 504	Conventional	
Loan Fee %*		0.500%	0.500%	
Loan Fee*		\$9,750.00	\$14,625.00	
Appraisal & Review**	\$4,000.00	\$4,000.00	Fee Combined \$4,000.00	
Environmental**	\$2,500.00	\$2,500.00	Fee Combined \$2,500.00	
Legal**			\$2,500.00	
Title**	\$2,500.00	\$2,500.00	Fee Combined \$2,500.00	
Escrow*	\$2,500.00	\$2,500.00	Fee Combined \$2,500.00	
SBA 504 Lender Participation		\$9,750.00		
Total	\$11,500.00	\$31,000.00	\$26,125.01	
Total Out of Pocket Expenses (Down Payment and Closing Costs)	\$401,500	504 Total 504 Out of Pocket Expense	\$423,500	\$1,001,125

* Loan fee can be discounted based on City National relationship

** Third Party Costs are estimates only

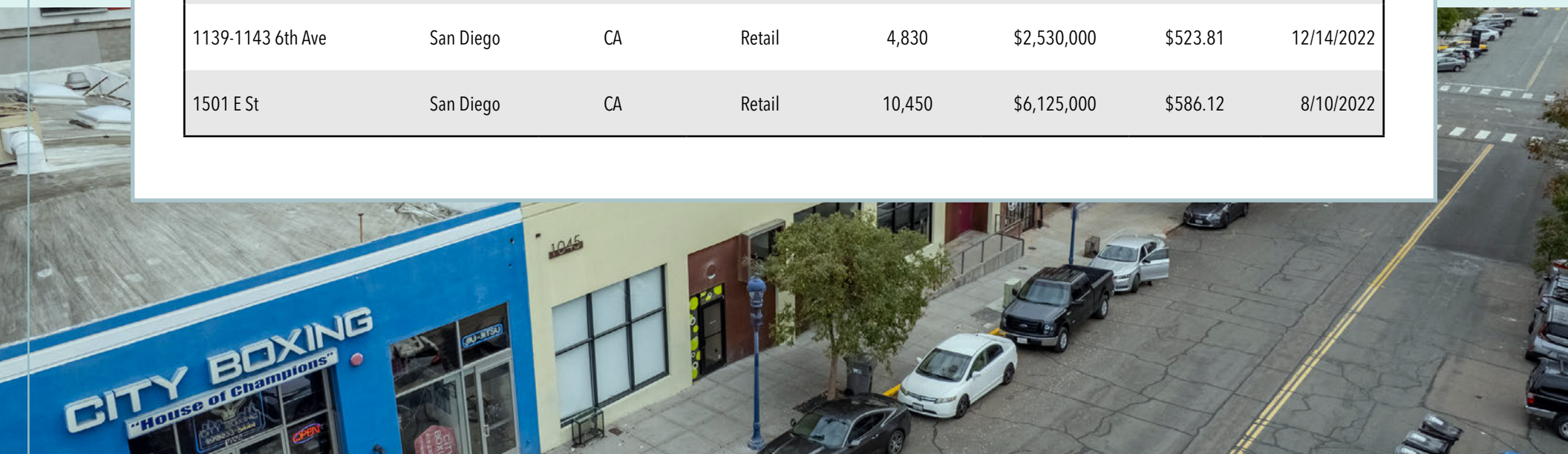
Any transaction arising from this comparison is expressly subject to credit approval City National Bank and to the execution and delivery of transaction documentation satisfactory to City National Bank. Additional Terms and Conditions not presented in this comparison will apply. Amounts shown are for comparative purposes only. Actual final transaction amounts may differ. Equal Opportunity Lender.



sales comparables

14

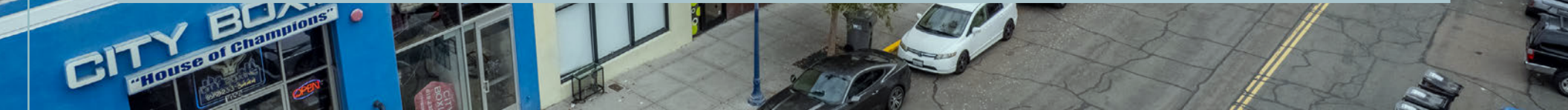
Property Address	Property City	Property State	Property Type	Building SF	Sale Price	Price Per SF	Sale Date
762-764 5th Ave	San Diego	CA	Retail	7,440	\$4,750,000	\$638.44	2/24/2025
542 15th St	San Diego	CA	Office	2,400	\$1,800,000	\$750.00	1/2/2025
631 5th Ave	San Diego	CA	Retail	6,814	\$3,250,000	\$476.96	10/18/2024
989 5th Ave	San Diego	CA	Retail	8,697	\$4,000,000	\$459.93	1/17/2023
1139-1143 6th Ave	San Diego	CA	Retail	4,830	\$2,530,000	\$523.81	12/14/2022
1501 E St	San Diego	CA	Retail	10,450	\$6,125,000	\$586.12	8/10/2022



rent comparables

15

Property Address	Property City	Property State	Property Type	Building SF	Lease Rate	Lease Type	Signed	Commencement
555 W Beech St	San Diego	CA	Office	1,598	\$2.25	Full Service	12/22/2025	1/27/2026
750 B St	San Diego	CA	Office	2,549	\$2.55	Full Service	12/16/2025	6/1/2026
750 B St	San Diego	CA	Office	2,127	\$2.55	Full Service	12/7/2025	12/15/2025
750 B St	San Diego	CA	Office	2,541	\$2.55	Full Service	11/23/2025	1/1/2026
1620 5th Ave	San Diego	CA	Office	2,330	\$2.45	Full Service	11/18/2025	4/1/2026
1230 Columbia St	San Diego	CA	Office	5,320	\$2.70	Full Service	11/10/2025	1/1/2026
1230 Columbia St	San Diego	CA	Office	1,924	\$2.70	Full Service	11/4/2025	12/1/2025
555 W Beech St	San Diego	CA	Office	1,620	\$2.25	Full Service	10/12/2025	11/11/2025
185 W F St	San Diego	CA	Office	2,376	\$2.50	Full Service	10/8/2025	11/7/2025
1230 Columbia St	San Diego	CA	Office	3,879	\$2.70	Full Service	10/1/2025	10/31/2025
555 W Beech St	San Diego	CA	Office	6,343	\$2.25	Full Service	9/28/2025	11/27/2025
555 W Beech St	San Diego	CA	Office	4,197	\$2.25	Full Service	9/28/2025	11/27/2025
750 B St	San Diego	CA	Office	7,696	\$2.55	Full Service	9/17/2025	10/15/2025
409-419 W G St	San Diego	CA	Office	1,500	\$2.50	Electric	9/7/2025	10/7/2025



complete communities housing solutions

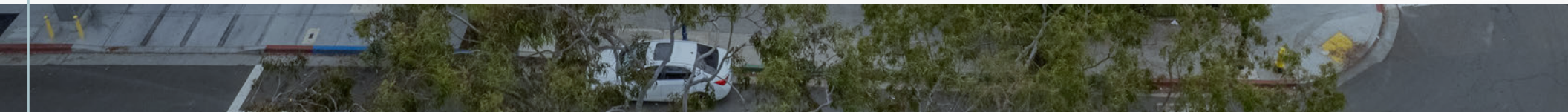
16

San Diegans' quality of life depends on a vibrant economy, a healthy environment and thriving neighborhoods. Complete Communities Housing Solutions (CCHS) is an optional affordable housing incentive program aimed at encouraging the building of homes near high-frequency transit. The focus is intended to create a variety of housing options for everyone, particularly those at low and middle-income levels. These incentives include investments in neighborhood amenities, such as pocket parks and plazas, as well as the preservation of existing affordable housing units.

Complete Communities includes planning strategies that work together to provide more mobility choices and enhance opportunities for places to walk, bike, relax and play. Thoughtful and inclusive planning initiatives and programs aim to create a healthy environment and thriving communities that will serve to enhance the quality of life for all residents, regardless of their background and identity.

The City of San Diego is delivering on its vision of creating equitable, healthy, and sustainable neighborhoods that are diverse, walkable, connected, safe, and inclusive.

<https://www.sandiego.gov/complete-communities>



new build residential communities

Recently Completed

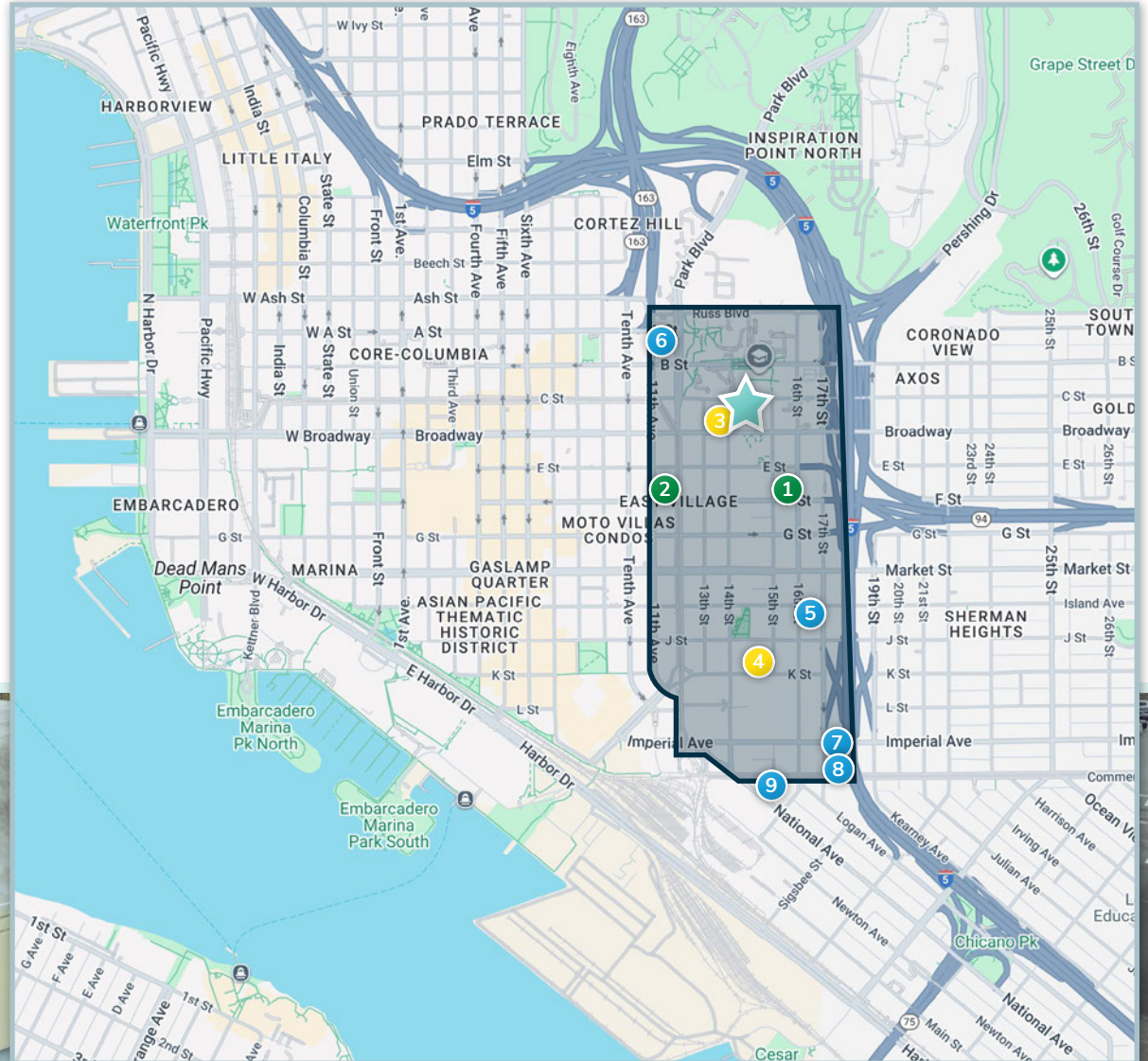
- 1 **The Wyatt**
8 story apartment building with 368 units
- 2 **Broadway Towers**
Phase 2: 32 story apartment building with 344 units

Under Construction

- 3 **Harrington Heights**
15 story apartment building with 270 units
- 4 **1452 K**
8 story apartment building with 259 units

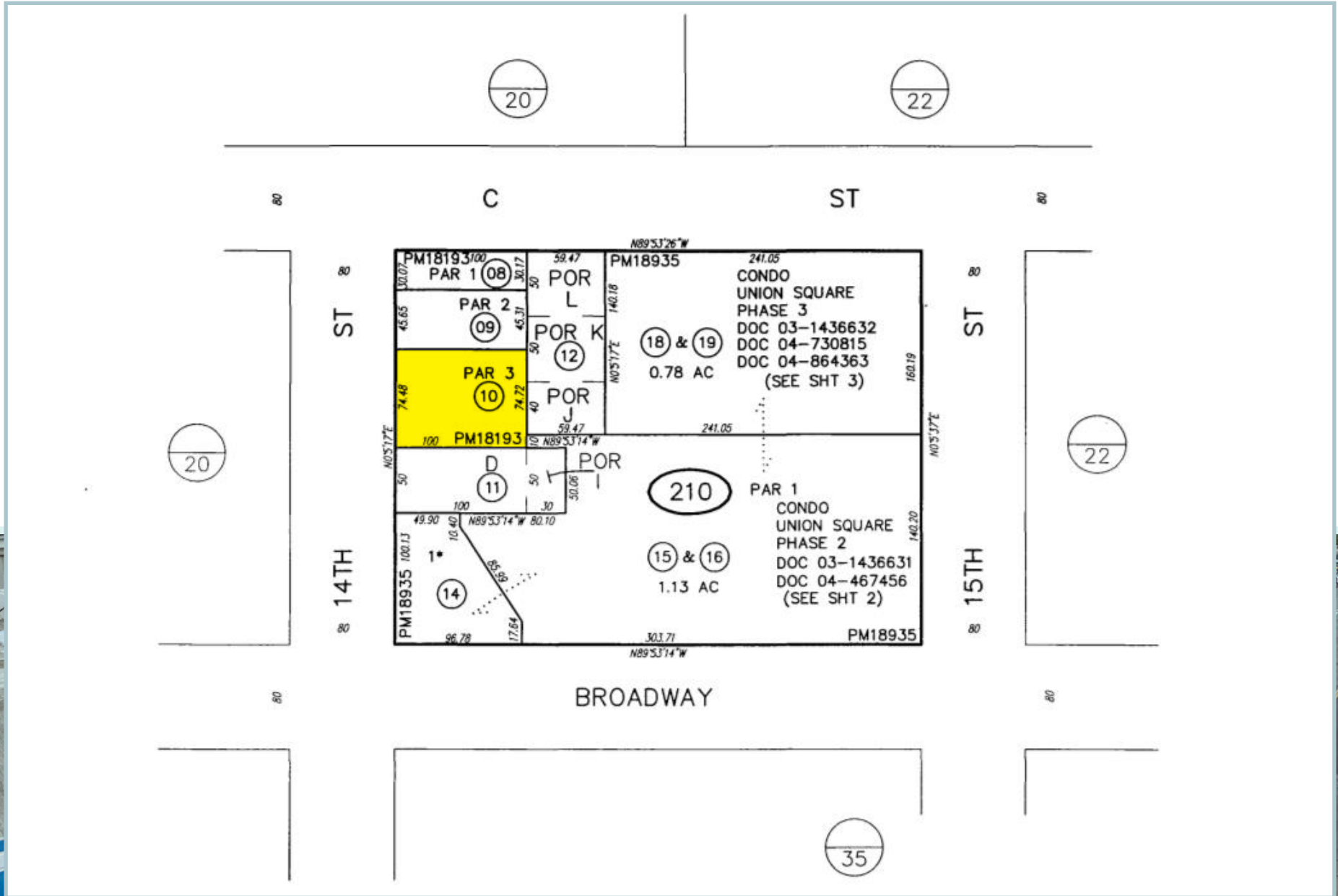
Under Review

- 5 **16th & Island**
8 story apartment building with 102 units
- 6 **Pacific Heights**
31 story apartment building with 497 units
- 7 **1701 Imperial**
8 story apartment building with 101 units
- 8 **17th & Commercial**
8 story apartment building with 109 units
- 9 **Mirka Tower**
21 story apartment building with 318 units



tax map

18



San Diego Unified School District

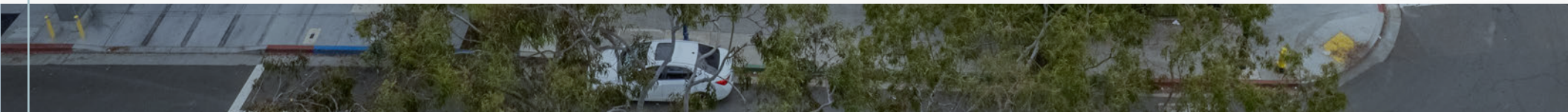
San Diego Unified serves more than 121,000 students in pre-school through grade 12 and is the second largest district in California. The student population is extremely diverse, representing more than 15 ethnic groups and more than 60 languages and dialects.

Since its founding on July 1, 1854, the district has grown from a small, rented school building with one teacher to its current size—more than 226 educational facilities with 13,559 employees. Nearly 6,000 teachers are in classrooms at the district's various educational facilities, which include 117 traditional elementary schools, 9 K-8 schools, 24 traditional middle schools, 22 high schools, 49 charter schools, 13 atypical/ alternative schools and 5 additional program sites.

The San Diego Unified School District is proud to call itself one of the top large urban school districts in the United States. Measures include its top scores on state and national tests, its leadership in areas such as technology, curriculum, neighborhood and specialty schools, career-technical education and food services. Its graduates include Hall of Fame sports stars, along with some of the nation's top scientists, writers and leaders.

As the district moves toward its bicentennial, the Board of Education has undertaken Vision 2020, giving the organization the flexibility to make sure its students are always ready for the future.

https://www.sandiegounified.org/about/about_s_d_u_s_d



2025 demographics

1 mile



population
62,694



estimated households
33,525



average household income
\$122,240



median household income
\$100,935



total employees
66,721

3 miles



population
233,816



estimated households
108,042



average household income
\$136,330



median household income
\$105,653



total employees
131,248

5 miles



population
528,311



estimated households
215,526



average household income
\$127,087



median household income
\$101,155



total employees
264,807

san diego county

San Diego is renowned for its idyllic climate, 70 miles of pristine beaches and a dazzling array of world-class family attractions. Popular attractions include the world-famous San Diego Zoo and San Diego Zoo Safari Park, SeaWorld San Diego and LEGOLAND California. San Diego offers an expansive variety of things to see and do, appealing to guests of all ages from around the world.

San Diego's arts and culture and culinary arts are booming. The hottest, new culinary arts talents prepare award-winning meals throughout the region's 6,400 eating establishments. Balboa Park, the largest urban cultural park in the U.S., is home to 15 museums, numerous art galleries, beautiful gardens, the Tony Award-winning The Globe Theatres and the world-famous San Diego Zoo.

San Diego County also features 92 golf courses and a variety of exciting participatory and spectator sports, beachfront resorts and luxury spas, gaming, a dynamic downtown district, annual special events and unique holiday offerings, multicultural festivals and celebrations, colorful neighborhoods and communities, a rich military history and much more.

The most difficult decision to make regarding a vacation to San Diego is determining what to do and see among the region's vast and diverse offerings. San Diego County promises a truly remarkable vacation experience for everyone.

Source: <https://www.sandiego.org/articles/about-san-diego-ca.aspx>



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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.

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