



BID DEADLINE NOVEMBER 20 ::::::::::::::::::::

Affordable Housing Adaptive Reuse Opportunity

Corner Lot on 1.21± Acres

 190 East Calle Primera, San Diego, CA



HIGHLIGHTS

- Easy access to two major interstates (I-5 & I-805)
- Potential government funding available depending on use


DETAILS

This site, located in San Ysidro, is an excellent opportunity for a non-profit, tribal group, developer or private investor to execute the prior ownership's business plan, with a possibility of utilizing California state agency grant program funding.

Originally awarded a \$24M grant, a qualified buyer may be able to access the remaining funds originally granted to this project for CapEx improvements/renovations and operating funds for on-site services.

Pre-qualification of potential buyers for this site and these grant funds will be determined by a state agency. The purpose of the associated state grant is to provide housing and care-giving support to older adults with disabilities experiencing, or at risk of experiencing, homelessness.

The property currently consists of four, two-story buildings built in 1975 and renovated in 2004, with 71 units and surface parking spaces. Previous ownership intended on converting the property to a permanent affordable supportive housing project. It planned on a total net rentable project of 18,000± SF consisting of 70 studio units and a one-bedroom manager's unit.

	Building	19,440± SF
	Site	52,708± SF (1.21± AC)
	HUD Studio FMR (2024)	\$1,520/Month
	City/County	San Diego
	Sub Market	San Ysidro
	Zoning	CC-2-1; Commercial Community
	Taxes (2023)	\$54,829.90
	Tax ID#	666-170-40

855.755.2300
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190 E. Calle Primera

 190 East Calle Primera, San Ysidro, CA

LOCAL INFORMATION

San Ysidro is a neighborhood located in the southern most part of San Diego, California. It is situated just north of the U.S./Mexico border and is known for its proximity to one of the busiest land borders crossing in the world.

Historically, San Ysidro has been a vibrant community with strong ties to Mexican heritage and has served as an important gateway between the United States and Mexico. The area is known for its bustling street life and vibrant atmosphere, ultimately offering a favorable blend of residential, commercial and industrial areas.

Overall, San Ysidro is a dynamic and diverse neighborhood, deeply influenced by its proximity to the border and the constant flow of people moving between the two countries for various reasons including work, shopping and visiting family.

AREA DEMOGRAPHICS

	YEARS	1-MILE	3-MILE	5-MILE
Pop.	2023	16,085	87,097	189,724
Average HHI	2023	\$77,371	\$85,862	\$83,580



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SALE INFORMATION

BID PROCEDURES

This sale is being conducted subject to the bid procedures, available for download from the Hilco Real Estate (HRE) website at www.HilcoRealEstateSales.com.

ON-SITE INSPECTIONS

By Appointment Only, Call to Schedule

BID DEADLINE

November 20 by 5:00 p.m. (PT)

BID SUBMISSION

All bids should be submitted as a letter of intent, outlining the purchase price, earnest money deposit and closing timeline. All letters of intent must be submitted to Jonathan Cuticelli at jcuticelli@hilcoglobal.com and Daniel Miggins at dmiggins@hilcoglobal.com.

DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, bidders will need to register at HRE's website.

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