

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

1045 14th St | San Diego, CA 92101

San
Diego City
College

The
Beacon

City
Boxing

Coastal
Carts
RMV

- Approximately 10,953 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

14TH ST

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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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San
Diego City
College
Library

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College

The
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Boxing

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RMV





San
Diego City
College



Union
Square At
Broadway

Harrington
Heights





San Diego
Police HQ

Spire
San
Diego

Union
Square At
Broadway

The
Beacon

City
Boxing

C ST

14TH ST

N

San Diego
Police HQ

Spire
San
Diego

San Diego
Central
Library

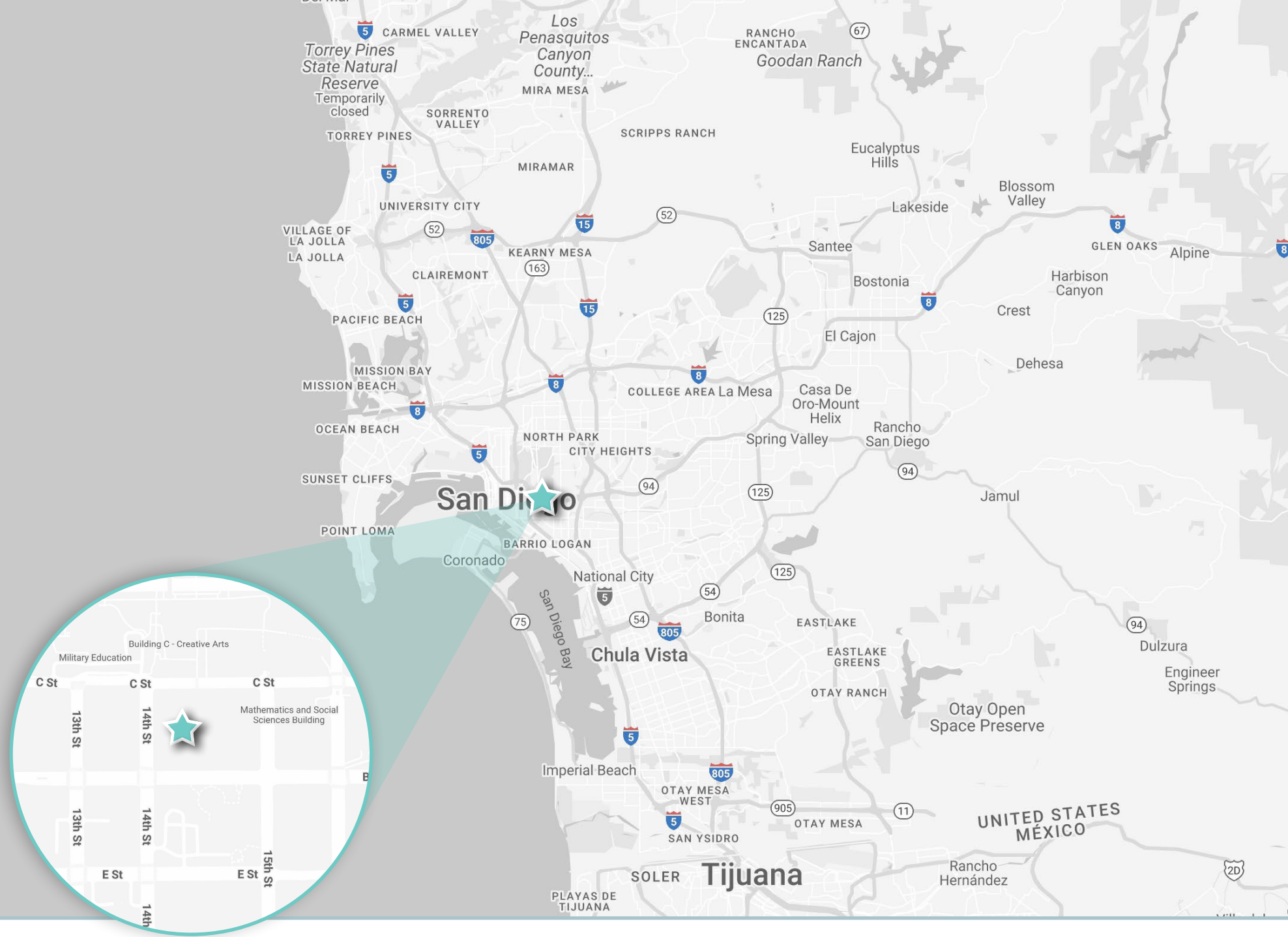
Harrington
Heights

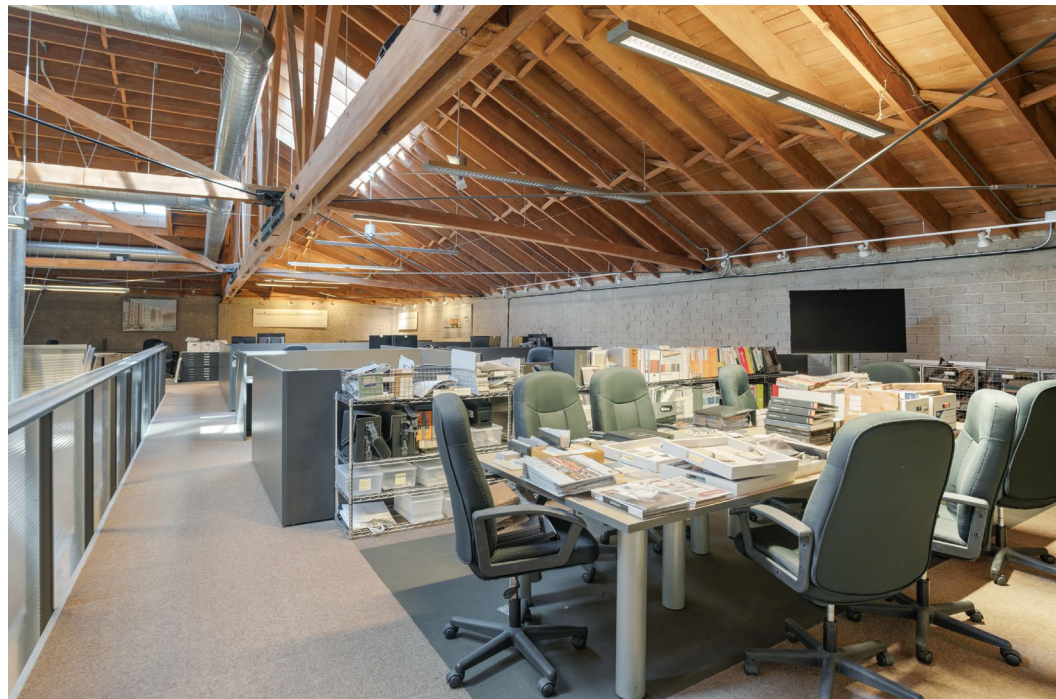


14TH ST



aerial





interior photos



interior photos

property information

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

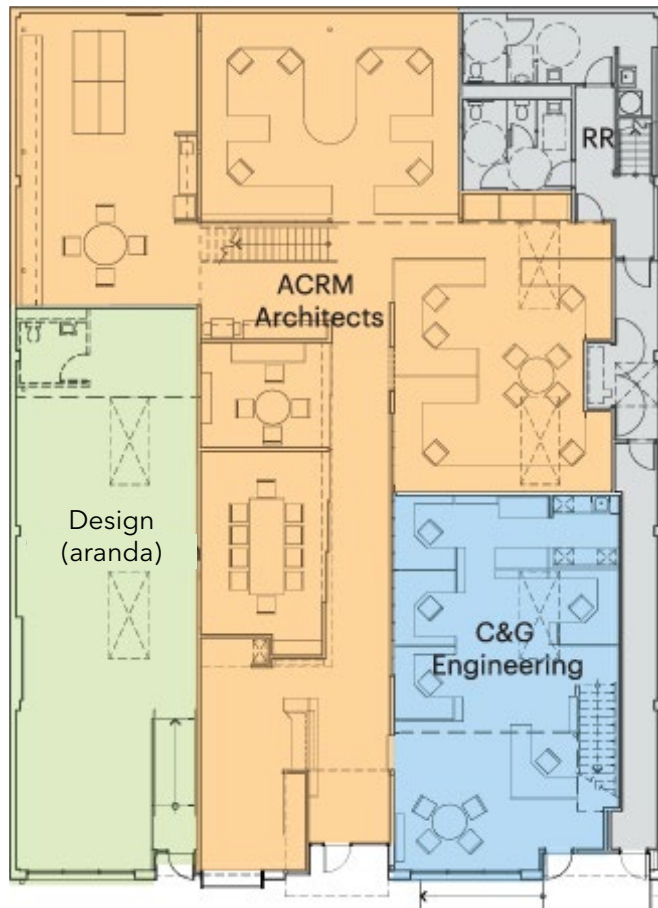
asking price:


\$4,150,000

floor plans

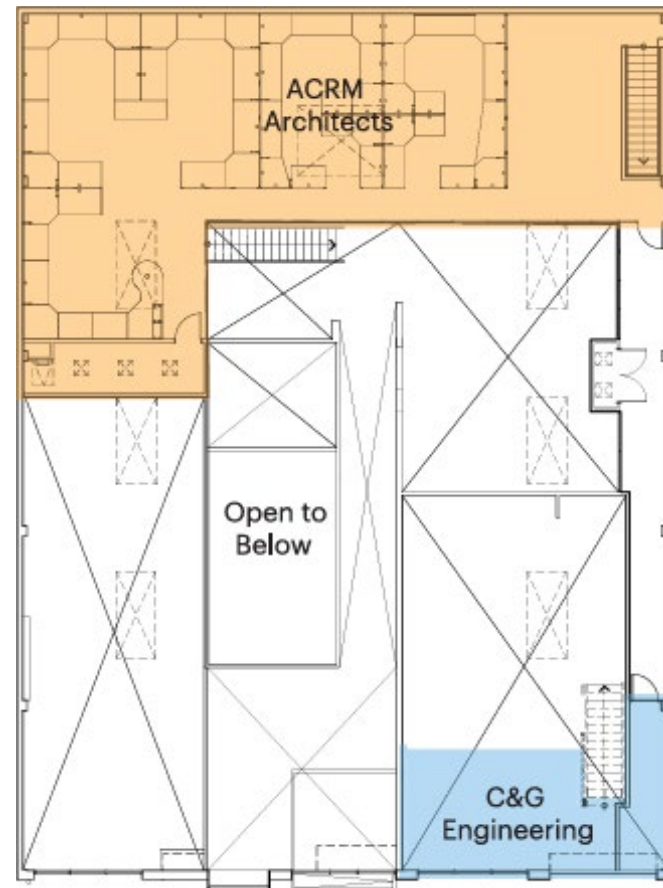
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First Floor



 = Common Area

Second Floor



Suite	Tenant Name	Start Date	Expiration Date	RSF	Base Rent	CAMs	Lease Type	% of Building	Annual Increases	Option to Renew
100	ACRM Architects	4/1/2005	4/30/2026	7,151	\$16,032	None	Modified Gross	69.3	2%	None
110	C&G Engineering	4/1/2005	4/30/2026	1,563	\$4,320	None	Modified Gross	15.2	2%	None
120	Design(aranda)	2/1/2025	3/31/2026	1,597	\$3,208	None	Modified Gross	15.5	3%	None
Total Monthly Base Rent & CAM's				10,311	\$23,560	\$0		100%		
Total Annual Base Rent & CAM's					\$282,720	\$0				

*ACRM and C&G Engineering will vacate for a User/Buyer to occupy

ACRM ARCHITECTS + INTERIORS

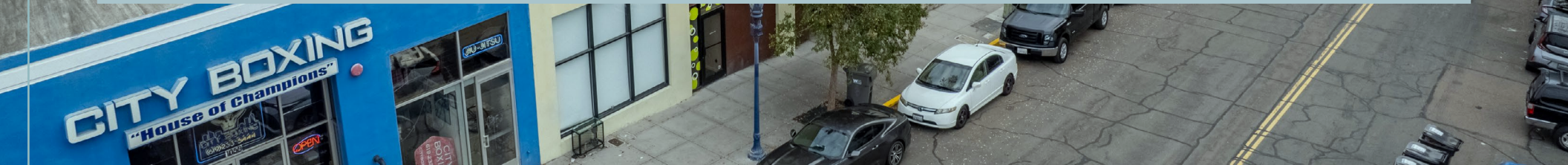
ACRM Architects + Interiors is a San Diego-based firm that designs elegant, high-quality architectural and interior spaces by creatively translating client needs into lasting properties. They specialize in innovative, budget-conscious design solutions and are known for strong client relationships and exceptional service from concept through completion.

C&G ENGINEERING

C&G Engineering is a San Diego-based civil engineering firm providing professional design, planning, and consulting services for a wide range of public and private projects. The firm is known for delivering practical, efficient solutions while working closely with clients to meet project goals, schedules, and regulatory requirements.

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.

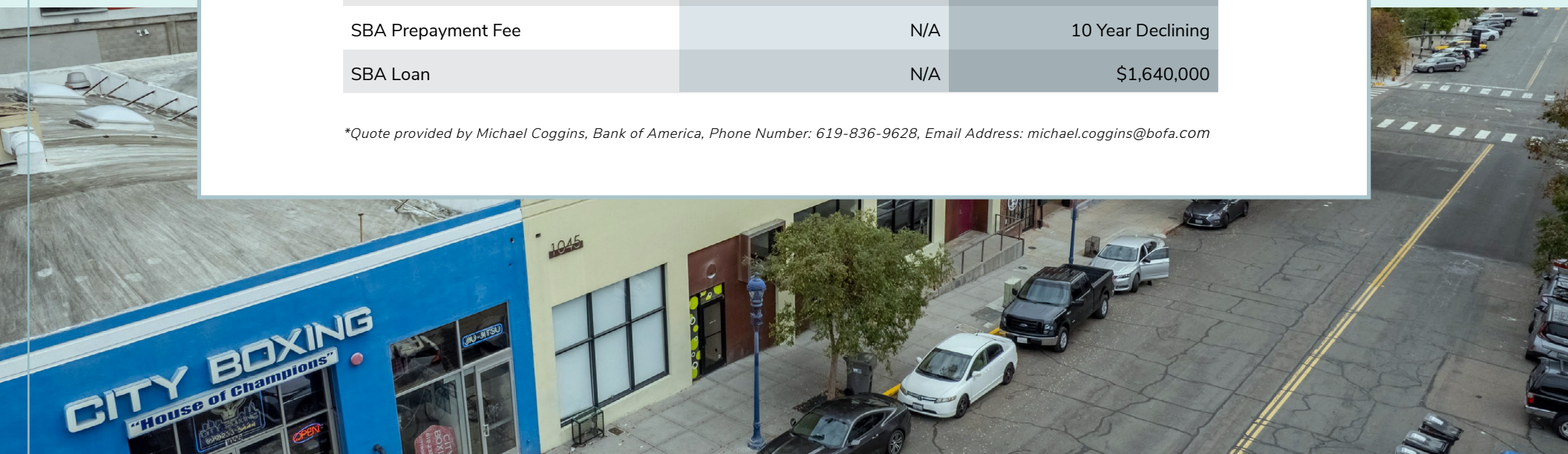


loan scenario

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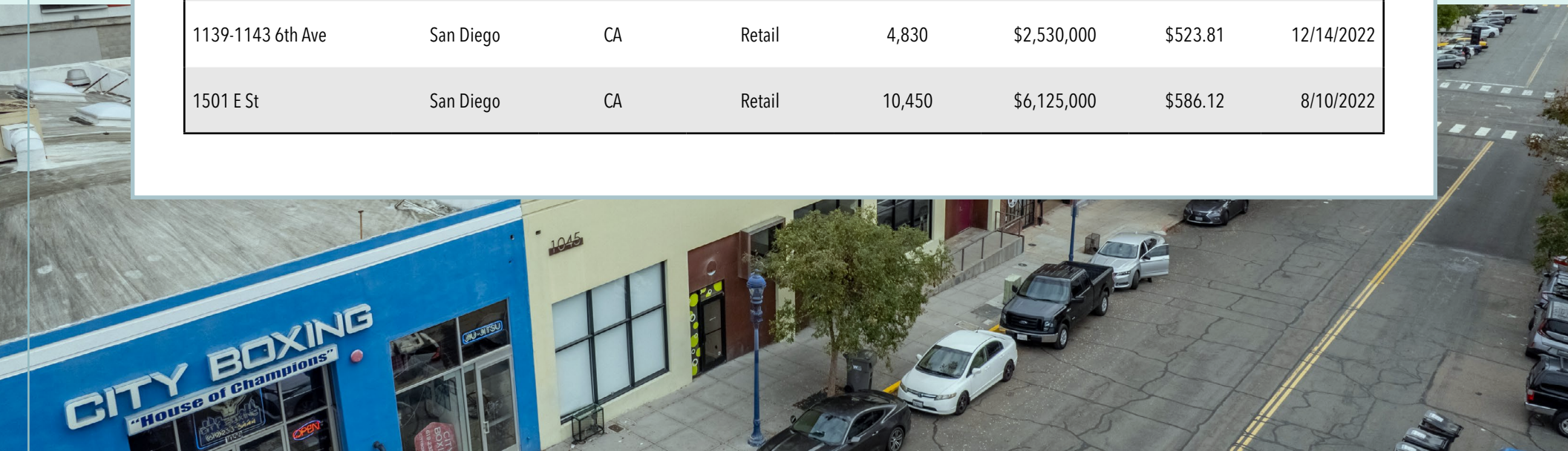
	Conventional Loan* 20/20	SBA 504 25/25
Monthly Payment	\$23,499	\$23,595
Down Payment (%)	20.00%	10.00%
Total Down Payment (\$)	\$820,000	\$410,000
Financing Amount	\$3,280,000	\$3,690,000
Example Interest Rate	6.000%	6.000%
Amortization (in years)	20	25
Bank Prepayment Fee	5/4/3/2/1	None
Bond Debenture Rate (set by SBA)	N/A	5.82%
SBA Prepayment Fee	N/A	10 Year Declining
SBA Loan	N/A	\$1,640,000

**Quote provided by Michael Coggins, Bank of America, Phone Number: 619-836-9628, Email Address: michael.coggins@bofa.com*



sales comparables

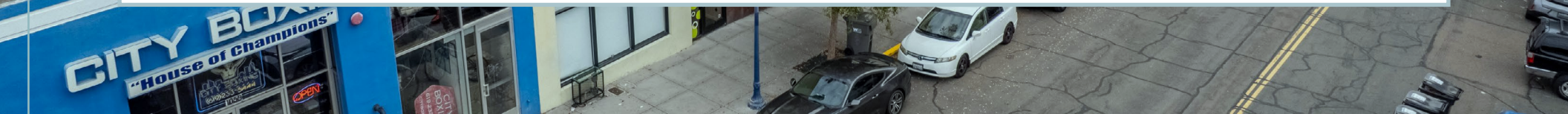
Property Address	Property City	Property State	Property Type	Building SF	Sale Price	Price Per SF	Sale Date
762-764 5th Ave	San Diego	CA	Retail	7,440	\$4,750,000	\$638.44	2/24/2025
542 15th St	San Diego	CA	Office	2,400	\$1,800,000	\$750.00	1/2/2025
631 5th Ave	San Diego	CA	Retail	6,814	\$3,250,000	\$476.96	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

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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

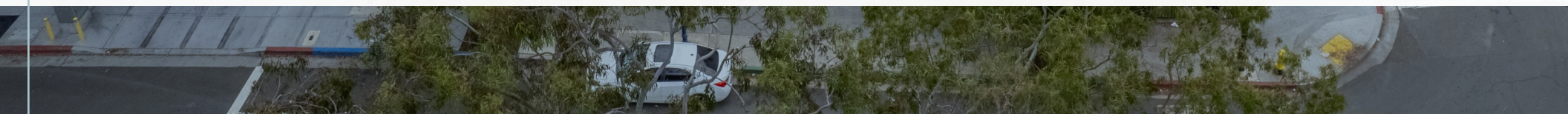
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San Diegans' quality of life depends on a vibrant economy, a healthy environment and thriving neighborhoods. Complete Communities Housing Solutions (CCHS) is an optional affordable housing incentive program aimed at encouraging the building of homes 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

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Recently Completed

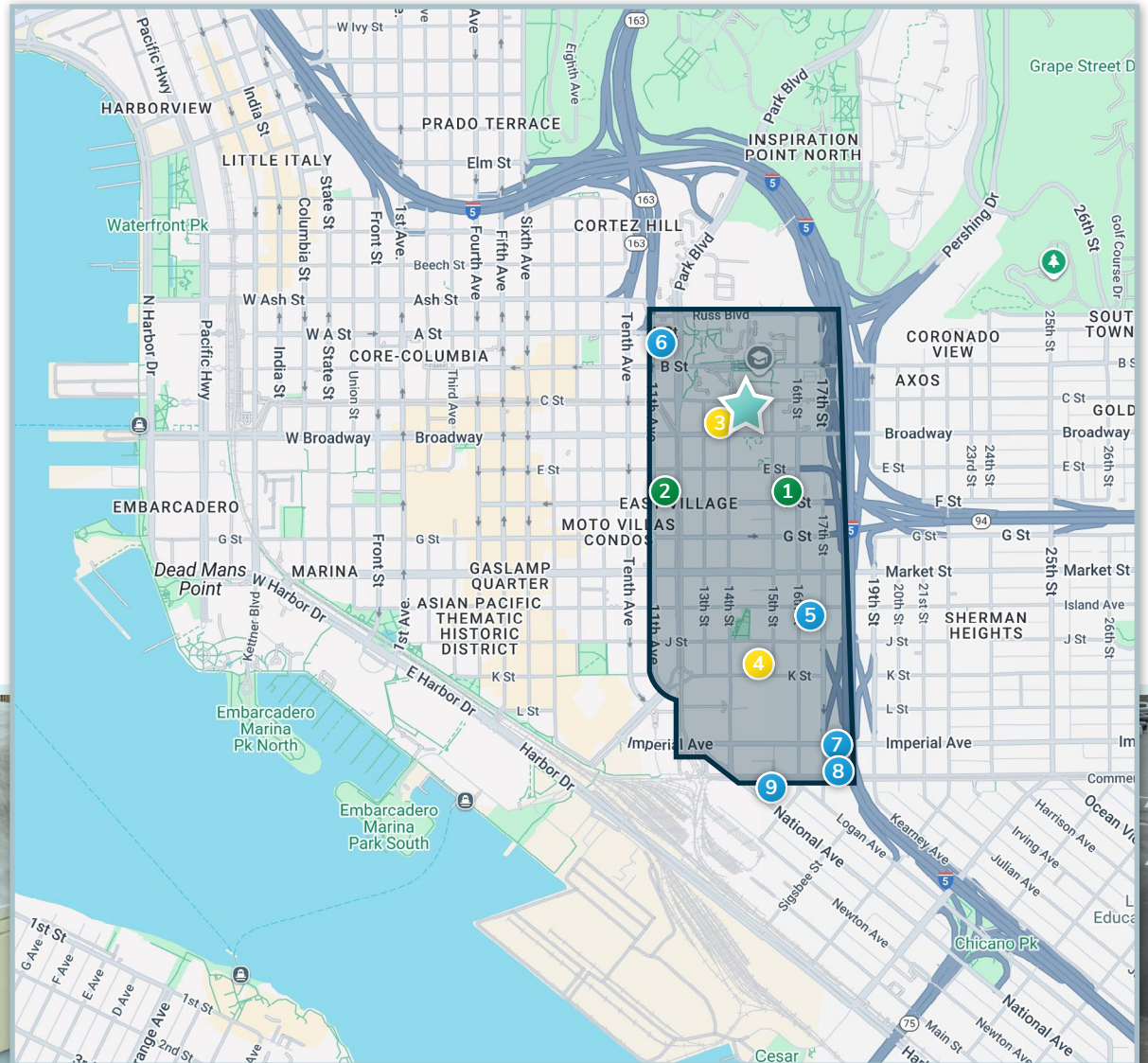
- 1 **The Wyatt**
8 story apartment building with 368 units
- 2 **Broadway Towers**
Phase 2: 32 story apartment building with 344 units

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



CITY BOXING
"House of Champions"

CITY "House of Cha-



San Diego Unified School District

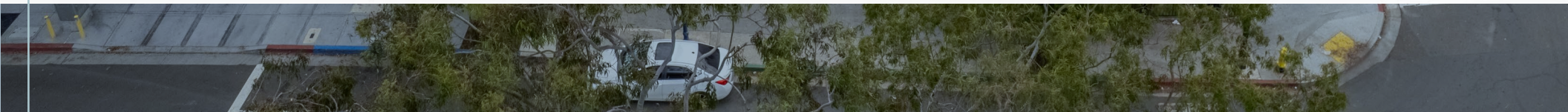
San Diego Unified serves more than 121,000 students in pre-school through grade 12 and is the second largest district in California. The student population is extremely diverse, representing more than 15 ethnic groups and more than 60 languages and dialects.

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 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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