

NATIONAL CITY | CA

2840 RIDGEWAY DR

CCG
REAL ESTATE ADVISORS

EXCLUSIVE OFFERING MEMORANDUM
PRESENTED BY: CCG REAL ESTATE ADVISORS

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EXECUTIVE SUMMARY

CCG Real Estate Advisors is pleased to present 2840 Ridgeway Dr, a rare 0.55-acre infill development opportunity located in the unincorporated Lincoln Acres community of San Diego County. Situated on a level 23,865-square-foot parcel directly adjacent to Lincoln Acres County Park and the Lincoln Acres Library, the property offers investors, developers, and owner-users the opportunity to acquire a large residential site with meaningful future upside in a supply-constrained housing market.

The property is improved with a vacant, move-in-ready single-story residence featuring four bedrooms, two bathrooms, and approximately 1,188 square feet of living area. Recent improvements include fresh paint, hardwood flooring, and an open functional layout. The existing home provides flexibility for owner-occupancy, immediate rental income, or interim cash flow while redevelopment plans are pursued.

Large residential parcels of this scale are increasingly difficult to find within San Diego County's urban core. The site's flat topography, substantial depth, direct adjacency to public amenities, and location within the County of San Diego's jurisdiction create a compelling covered-land opportunity. Preliminary analysis suggests the property may support approximately 10 residential units through a combination of base density and applicable density bonus programs, though buyers should independently verify all development potential, density allowances, zoning regulations, and entitlement feasibility with the County of San Diego Planning & Development Services.

Located just minutes from Interstate 5, Interstate 805, Downtown San Diego, Naval Base San Diego, and major South Bay employment centers, 2840 Ridgeway Dr benefits from exceptional regional connectivity and continued demand for attainable housing. Whether utilized as a long-term hold, value-add investment, owner-occupied residence, or future redevelopment project, the property represents a unique opportunity to control a large infill site in one of San Diego County's most land-constrained residential markets.

\$895,000
PURCHASE PRICE

23,865 SF (0.55 AC)
LOT SIZE

4 BED / 2 BATH
EXISTING RESIDENCE

~10 UNITS
POTENTIAL DEVELOPMENT
CAPACITY



DEVELOPMENT HIGHLIGHTS



COVERED LAND OPPORTUNITY

The property is improved with a vacant 4-bedroom, 2-bath residence that can be owner-occupied, leased, or utilized for interim income while redevelopment plans are evaluated. This provides investors with flexibility and the potential to offset holding costs during the planning and entitlement process.



RARE 0.55-ACRE INFILL SITE

Spanning approximately 23,865 square feet (0.55 acres), the property represents one of the few remaining large residential parcels in the Lincoln Acres area. The site's level topography, substantial depth, and efficient configuration create an attractive foundation for future residential development.



FUTURE DEVELOPMENT POTENTIAL

Located within the County of San Diego's jurisdiction, the property may offer future multifamily redevelopment potential through a combination of base density allowances and applicable density bonus programs. Preliminary analysis suggests the site may support approximately 10 residential units, though buyers should independently verify all development potential, zoning regulations, density allowances, and entitlement feasibility with the County of San Diego.



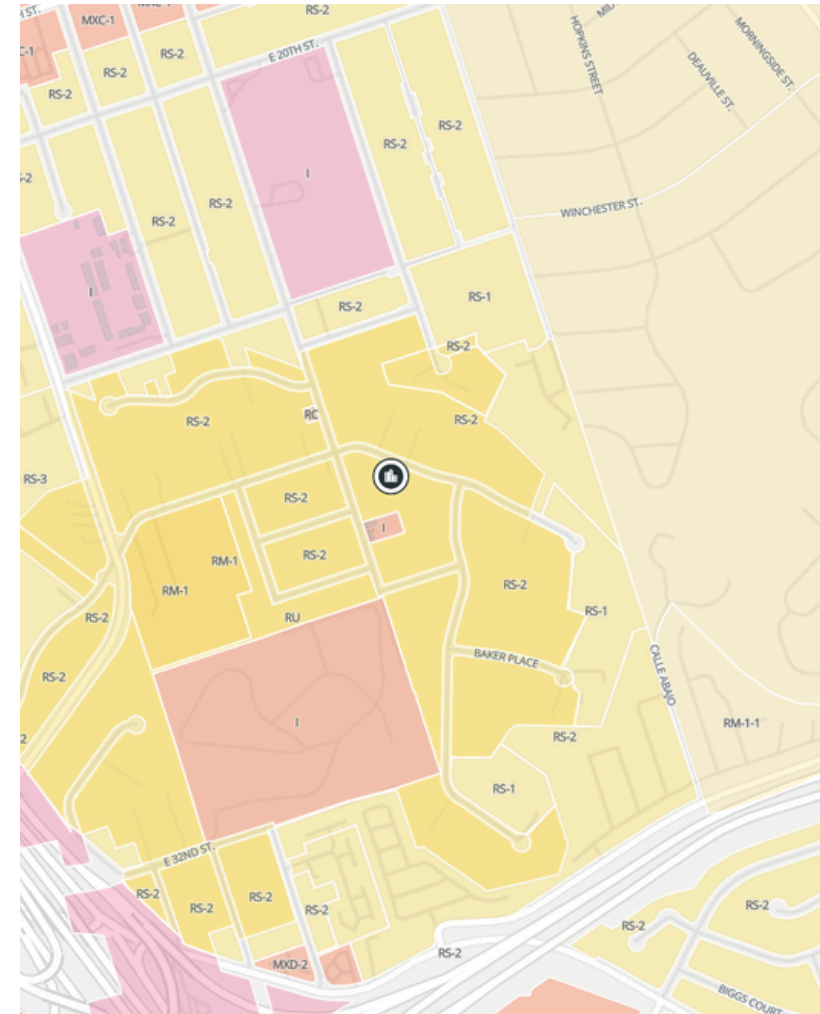
ZONING BENEFITS

- Zoning: RS-2 (County of San Diego)
- General Plan supports higher-density residential

The property lies within the unincorporated community of Lincoln Acres under the jurisdiction of the County of San Diego. While carrying an RS designation, the surrounding area is supported by the County General Plan for higher-density residential, and nearby parcels have been developed to multifamily densities. Combined with State Density Bonus pathways, this creates the potential to develop the rear of the lot into multiple units. All density, zoning, and feasibility to be verified by buyer with the County of San Diego Planning & Development Services.



2840 RIDGEWAY DR | NATIONAL CITY, CA



RS-2 — LOW-MEDIUM DENSITY RESIDENTIAL





NATIONAL CITY

MARKET OVERVIEW

National City is one of San Diego County's most strategically located urban infill markets, positioned immediately south of Downtown San Diego with convenient access to Interstate 5, Interstate 805, State Route 54, and the region's major employment centers. The city benefits from its proximity to Naval Base San Diego, the Port of San Diego, Downtown San Diego, and the U.S.-Mexico border, providing residents with access to a diverse employment base spanning military, logistics, healthcare, government, and professional services.

The submarket has long served as an attainable housing alternative within coastal San Diego County, attracting renters and owner-occupants seeking central access at a relative value compared to neighboring communities. Strong transportation connectivity, ongoing public investment, and continued housing demand have supported long-term residential growth throughout the area.

National City's waterfront and marina districts continue to benefit from public and private investment initiatives, including long-term plans to enhance public amenities, commercial development opportunities, and access along the bayfront. These efforts are intended to further strengthen the city's economic base and improve quality of life for residents and businesses alike.

For investors and developers, National City offers a compelling combination of infill location, strong regional connectivity, proximity to major employment hubs, and continued demand for housing within one of Southern California's supply-constrained markets.



DEMOGRAPHICS



\$66,841
MEDIAN HH
INCOME



\$695,000
AVERAGE HOME
VALUE



58,500
POPULATION



36
MEDIAN
AGE

SAN DIEGO MARKET

AT THE CENTER OF A NEW TECH ECOSYSTEM



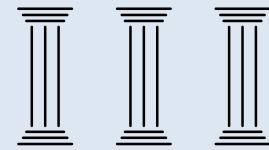
UC San Diego



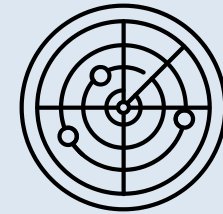
San Diego has emerged as one of the most dynamic economic markets in the U.S., ranked the #2 most inventive city in the world and #3 largest life sciences cluster nationwide. With a \$250B regional economy, world-class research institutions, and over \$5.8B in venture capital raised in 2024, the region continues to attract top-tier talent and corporate investment.

San Diego's Growth Drivers:

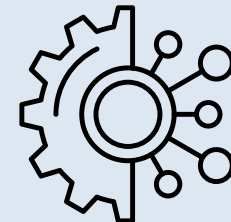
- **Defense:** \$40.5B output; home to the largest military concentration in the world.
- **Life Sciences:** Anchored by UCSD, Salk, and Illumina—25M SF of lab space and \$57.4B in economic output.
- **Technology:** Apple, Qualcomm, and Amazon expanding across the region; surplus of skilled tech labor.
- **Tourism & Lifestyle:** 35M annual visitors, LEGOLAND, SeaWorld, and top-ranked quality of life keep talent rooted.



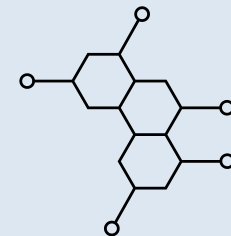
THE 3 MAIN PILLARS OF SAN DIEGO'S ECONOMY



DEFENSE



TECHNOLOGY



LIFE SCIENCE

MARKET STATS & RANKINGS



3.3 MILLION

SAN DIEGO COUNTY
POPULATION

\$104,321

MEDIAN HOUSEHOLD
INCOME

35 MILLION

ANNUAL SAN DIEGO
VISITORS

TOP-RANKED BEACHES IN THE U.S.



BALBOA PARK

**#1 MOST BEAUTIFUL URBAN PARK IN THE U.S. –
TRAVEL + LEISURE, THRILLIST, FODOR'S**



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MULTIFAMILY DEVELOPMENT OPPORTUNITY

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