

# APPROVED PLANS FOR 127 UNIT RESIDENTIAL DEVELOPMENT

IN BARRIO LOGAN NEAR PETCO

1746 NEWTON AVENUE

SAN DIEGO, CA 92113

**SUBMIT ALL OFFERS BY:**  
9/30/2026

**ASKING PRICE:**  
\$6,500,000



±0.80-acre multifamily  
development opportunity  
with fully approved plans for  
a 127-unit residential project



**Opportunity Zone** - Federal tax  
incentives for long-term local investment.



Minutes from Petco Park, the Gaslamp Quarter,  
Downtown San Diego, and major employment  
centers, with exceptional access to transit,  
entertainment, dining, and regional freeways.

CONCEPTUAL ELEVATION  
RENDERING

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Newton Ave





SAN DIEGO  
CONVENTION CENTER



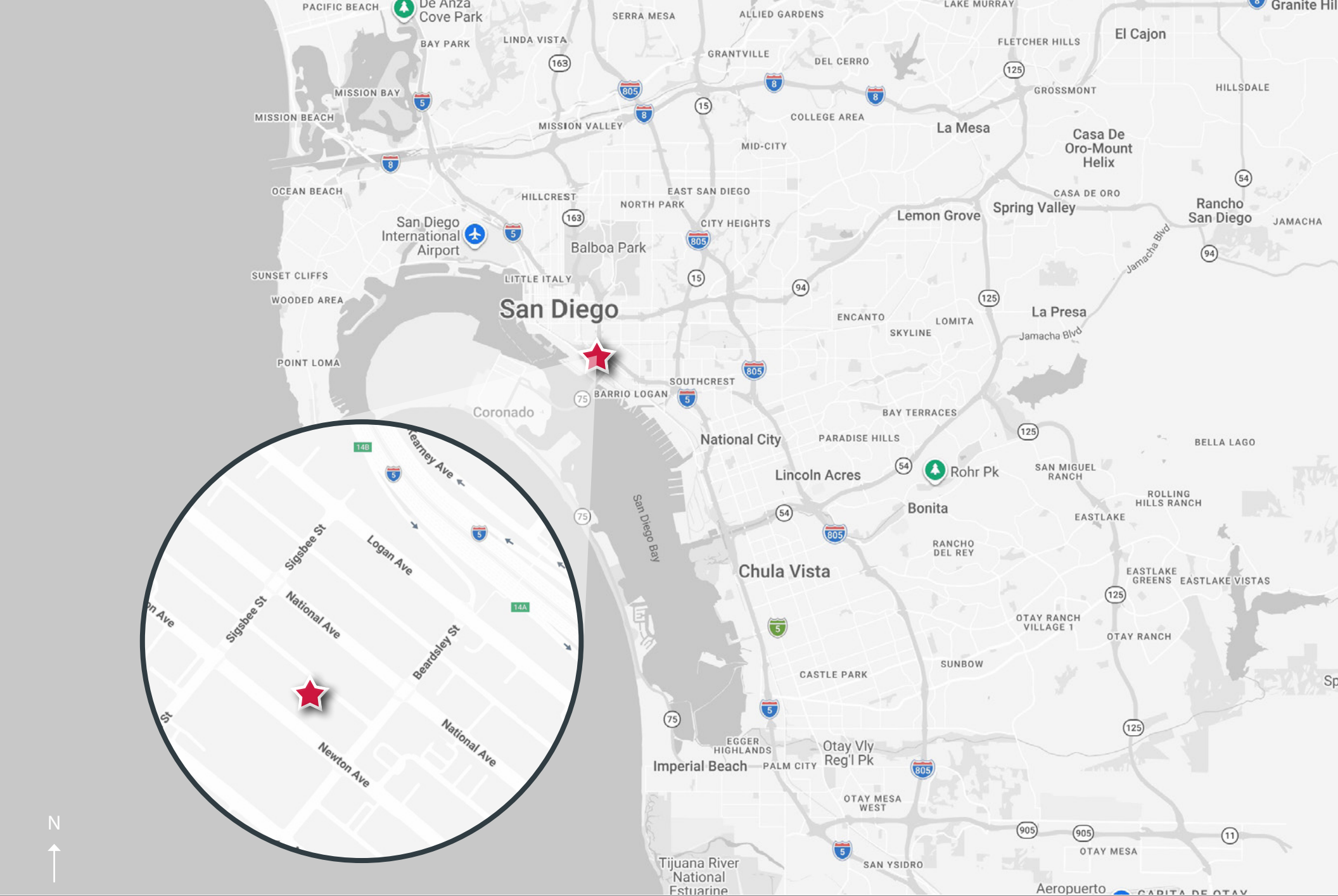
SAN DIEGO  
CENTRAL LIBRARY

THE SPIRE

Newton Ave







# PROPERTY OVERVIEW

## PROPERTY LOCATION

The subject property is located at 1746 Newton Avenue in San Diego, California, within the Complete Communities Housing Solutions Opportunity Area and the rapidly evolving Barrio Logan neighborhood. The property is situated approximately 1.5 miles south of Downtown San Diego and benefits from excellent regional access via Interstate 5, State Route 15, and State Route 94. Its central urban location provides convenient access to major employment centers, public transportation, the San Diego Bay waterfront, and Downtown amenities. The surrounding area is characterized by a mix of residential, commercial, and industrial uses and is experiencing ongoing revitalization and investment driven by the City's Complete Communities initiative, which encourages higher-density residential development near transit, jobs, and services.

## PROPERTY PROFILE

The subject property consists of approximately 0.80 acres ( $\pm 34,666$  square feet) and is currently improved as a flat, vacant parcel with fully approved plans for a 127-unit multifamily development. Ideally located just minutes from Petco Park, the Gaslamp Quarter, Downtown San Diego, and major transit corridors, the site offers exceptional connectivity and access to the region's premier employment and entertainment destinations.

With its on-going approvals, prime infill location, and strong surrounding fundamentals, the property presents a rare opportunity for developers to develop in one of San Diego's most active and supply-constrained multifamily markets.

## PROPERTY SNAPSHOT

|                                                                                       |                                            |                                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | <b>SUBMIT ALL OFFERS BY:</b>               | 9/30/2026                                                                                                                                                                                                       |
|    | <b>ASKING PRICE:</b>                       | \$6,500,000                                                                                                                                                                                                     |
|    | <b>JURISDICTION:</b>                       | City of San Diego                                                                                                                                                                                               |
|    | <b>APNS &amp; ACREAGE:</b>                 | 538-230-18-00 -> 0.48 acres<br>538-230-17-00 -> 0.16 acres<br>538-230-16-00 -> 0.16 acres<br>Total Acreage -> 0.80 acres                                                                                        |
|    | <b>ZONING:</b>                             | RM-3-7                                                                                                                                                                                                          |
|    | <b>COMMUNITY PLAN:</b>                     | Barrio Logan                                                                                                                                                                                                    |
|    | <b>GENERAL PLAN:</b>                       | Multiple Use                                                                                                                                                                                                    |
|    | <b>COMPLETE COMMUNITIES:</b>               | Yes, Tier CHOZ, 2.5 FAR                                                                                                                                                                                         |
|   | <b>SB 79 TRANSIT ORIENTED DEVELOPMENT:</b> | Yes, Tier 2. Allows 80 du/ac & 2.5 FAR                                                                                                                                                                          |
|  | <b>APPROVALS &amp; PERMITS:</b>            | Preliminary Review<br>Discretionary Project<br>Coastal Development Permit                                                                                                                                       |
|  | <b>OPPORTUNITY ZONE:</b>                   | Yes                                                                                                                                                                                                             |
|  | <b>SCHOOL DISTRICT:</b>                    | San Diego Unified School District                                                                                                                                                                               |
|  | <b>SERVICES:</b>                           | Water/Sewer – City of San Diego Public Utilities Department<br>Gas/Electric – San Diego Gas & Electric (SDG&E)<br>Fire – San Diego Fire-Rescue Department (SDFD)<br>Police – San Diego Police Department (SDPD) |



# CONCEPTUAL RENDERINGS









# PROPOSED UNIT MIX

|                             | UNIT             | # UNITS    | SF/DU  | NRSF             |
|-----------------------------|------------------|------------|--------|------------------|
| STUDIO                      | S1               | 28         | 445 SF | 12,460 SF        |
|                             | S2               | 12         | 448 SF | 5,376 SF         |
|                             | S2.1             | 8          | 408 SF | 3,264 SF         |
|                             | S3               | 1          | 499 SF | 499 SF           |
|                             | S4               | 5          | 411 SF | 2,055 SF         |
|                             | <b>SUB-TOTAL</b> | <b>54</b>  |        | <b>23,654 SF</b> |
| 1 BR                        | A1               | 29         | 581 SF | 16,849 SF        |
|                             | A2               | 12         | 665 SF | 7,980 SF         |
|                             | A3               | 4          | 590 SF | 2,360 SF         |
|                             | A4               | 4          | 820 SF | 3,280 SF         |
|                             | A5               | 4          | 592 SF | 2,368 SF         |
|                             | A6               | 4          | 567 SF | 2,268 SF         |
|                             | <b>SUB-TOTAL</b> | <b>57</b>  |        | <b>35,105 SF</b> |
| 2 BR                        | B1               | 12         | 886 SF | 10,632 SF        |
|                             | B2               | 4          | 850 SF | 3,400 SF         |
|                             | <b>SUB-TOTAL</b> | <b>16</b>  |        | <b>14,032 SF</b> |
| <b>SUB-TOTAL APARTMENTS</b> |                  | <b>127</b> |        | <b>72,791 SF</b> |



# PROPOSED BUILDING AREA

|                                     |                      |                   |   |            |                  |
|-------------------------------------|----------------------|-------------------|---|------------|------------------|
| <b>NET RENTABLE AREA</b>            |                      |                   |   |            | 72,791 SF        |
|                                     | APARTMENTS (NRSF)    |                   |   |            | 72,791 SF        |
| <b>HABITABLE AREA</b>               |                      |                   |   |            | 954 SF           |
|                                     | LOBBY                |                   |   |            | 717 SF           |
|                                     | PARCEL ROOM          |                   |   |            | 96 SF            |
|                                     | LEASING OFFICE       |                   |   |            | 141 SF           |
| <b>UTILITY AREA</b>                 |                      |                   |   |            | 2,392 SF         |
|                                     | ELECTRIC METER RM.   |                   |   |            | 608 SF           |
|                                     | STORAGE L3 - L5      | 3 FLR             | X | 110 SF/FLR | 330 SF           |
|                                     | MPOE                 |                   |   |            | 85 SF            |
|                                     | PUMP RM              |                   |   |            | 238 SF           |
|                                     | TRASH                |                   |   |            | 441 SF           |
|                                     | TRASH CHUTES         | 4 FLR             | X | 95 SF/FLR  | 380 SF           |
|                                     | IDF                  | 4 FLR             | X | 41 SF/FLR  | 164 SF           |
|                                     | ELEV CONTROL RM (L5) |                   |   |            | 75 SF            |
|                                     | RESTROOM (L5)        |                   |   |            | 71 SF            |
| <b>CIRCULATION</b>                  |                      |                   |   |            | 11,704 SF        |
|                                     | HALL L1              |                   |   |            | 1,054 SF         |
|                                     | HALL L2 - 5          | 1,737 SF/FLR      | X | 4 FLR      | 6,948 SF         |
|                                     | ELEV 1               | 90 SF/FLR         | X | 5 FLR      | 450 SF           |
|                                     | ELEV 2               | 90 SF/FLR         | X | 5 FLR      | 450 SF           |
|                                     | STAIR 1 L1           |                   |   |            | 194 SF           |
|                                     | STAIR 1 L2           |                   |   |            | 200 SF           |
|                                     | STAIR 1 L3 - L5      | 180 SF/FLR        | X | 4 FLR      | 720 SF           |
|                                     | STAIR 2              | 192 SF/FLR        | X | 5 FLR      | 960 SF           |
| <b>TOTAL GROSS FLOOR AREA (GFA)</b> |                      |                   |   |            | <b>87,841 SF</b> |
|                                     | F.A.R. (MAX)         |                   |   |            | 87,860 SF        |
|                                     | F.A.R. (PROPOSED)    |                   |   |            | 87,841 SF        |
|                                     | EFFICIENCY           | (EXCLUDES GARAGE) |   |            | 84.0%            |
| <b>GARAGE</b>                       |                      |                   |   |            | 22,714 SF        |
|                                     | L1                   |                   |   |            | 22,714 SF        |
| <b>AMENITY DECK</b>                 |                      |                   |   |            | 1,834 SF         |



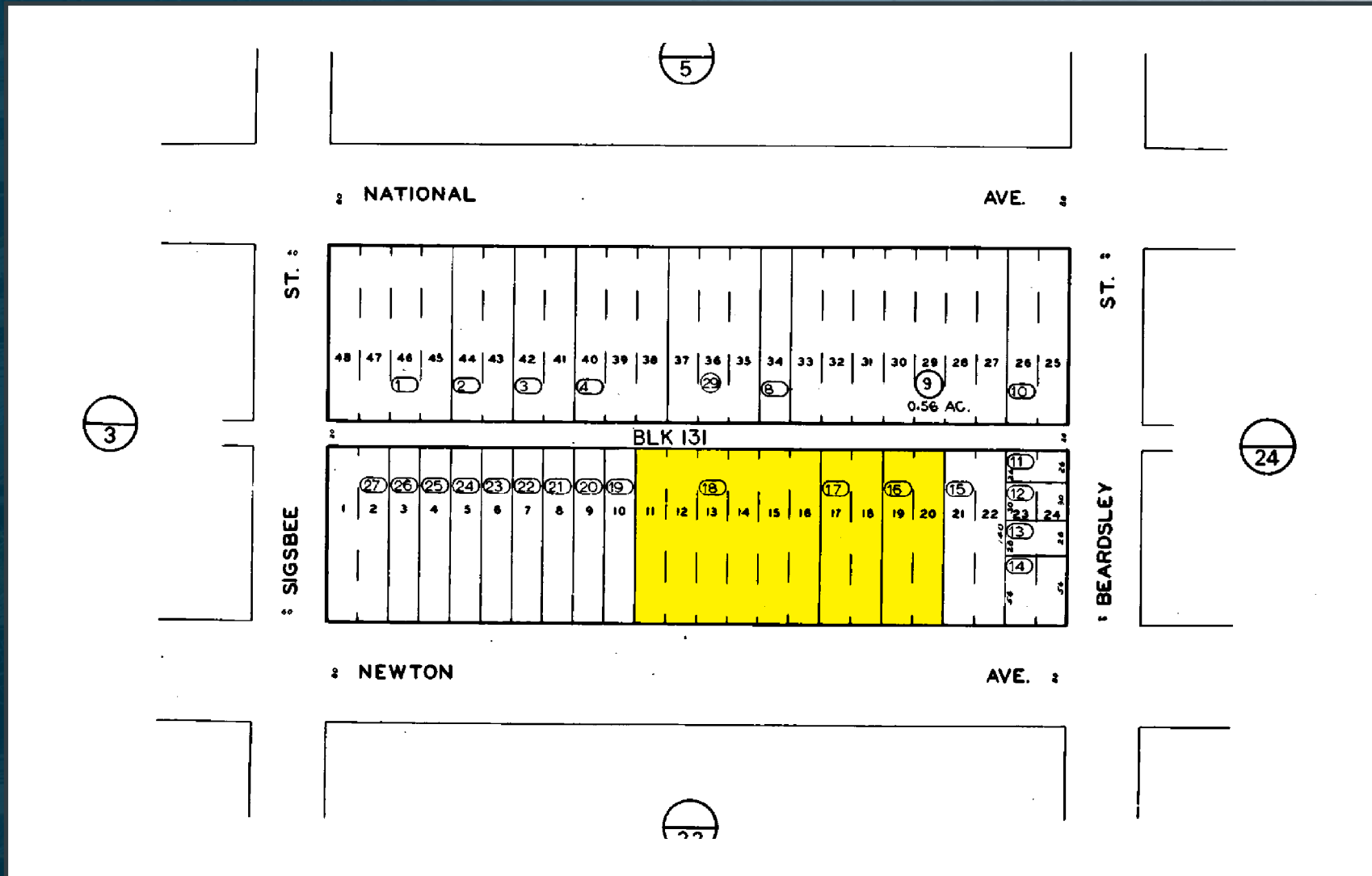
# DUE DILIGENCE

## CLICK ON LINKS BELOW TO ACCESS RELATED DUE DILIGENCE DOCUMENTS

- [Geotechnical Report- 2023-11-02](#)
- [Acoustical Study 2025-09-09](#)
- [Final Survey -221013- 060422](#)
- [Stormwater Report -2023-11-02](#)
- [PTR - 2025-01-22](#)
- [Stormwater Checklist DS-560- 2025-01-29](#)
- [Civil Plans -2026-07-10](#)
- [Drainage Study - 2026-07-10](#)
- [Pub Imp Cost Estimate -2026-07-10](#)
- [SWQMP- 2026-07-10](#)



# TAX MAP





# 2026 DEMOGRAPHICS

## 1 Mile



Population  
**41,772**



Estimated households  
**18,778**



Average Household Income  
**\$115,292**



Median Household Income  
**\$94,269**



Total Businesses  
**1,924**

## 3 Miles



Population  
**191,896**



Estimated households  
**82,371**



Average Household Income  
**\$139,610**



Median Household Income  
**\$108,134**



Total Businesses  
**12,276**

## 5 Miles



Population  
**483,280**



Estimated households  
**197,376**



Average Household Income  
**\$129,653**



Median Household Income  
**\$102,044**



Total Businesses  
**25,541**





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