

# FOR SALE

## RESIDENTIAL TOWER DEVELOPMENT OPPORTUNITY - DOWNTOWN SAN DIEGO



1035 8TH AVENUE, SAN DIEGO, CA 92101



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

SITE SOURCE



# EXECUTIVE SUMMARY

## RESIDENTIAL TOWN DEVELOPMENT OPPORTUNITY

1035 8th Avenue, San Diego, CA 92101

**Price:** \$14,000,000

**Land:** 20,000 SF

**Dimensions:** 100' Width x 200' Depth

**Street Frontage:** 8th Avenue & 9th Avenue

**Walk Score:** Walker's Paradise (99)

**APN:** 534-184-08-00

**Address:** 1035 8th Avenue, San Diego

**Zoning Designation:** CCPD-NC

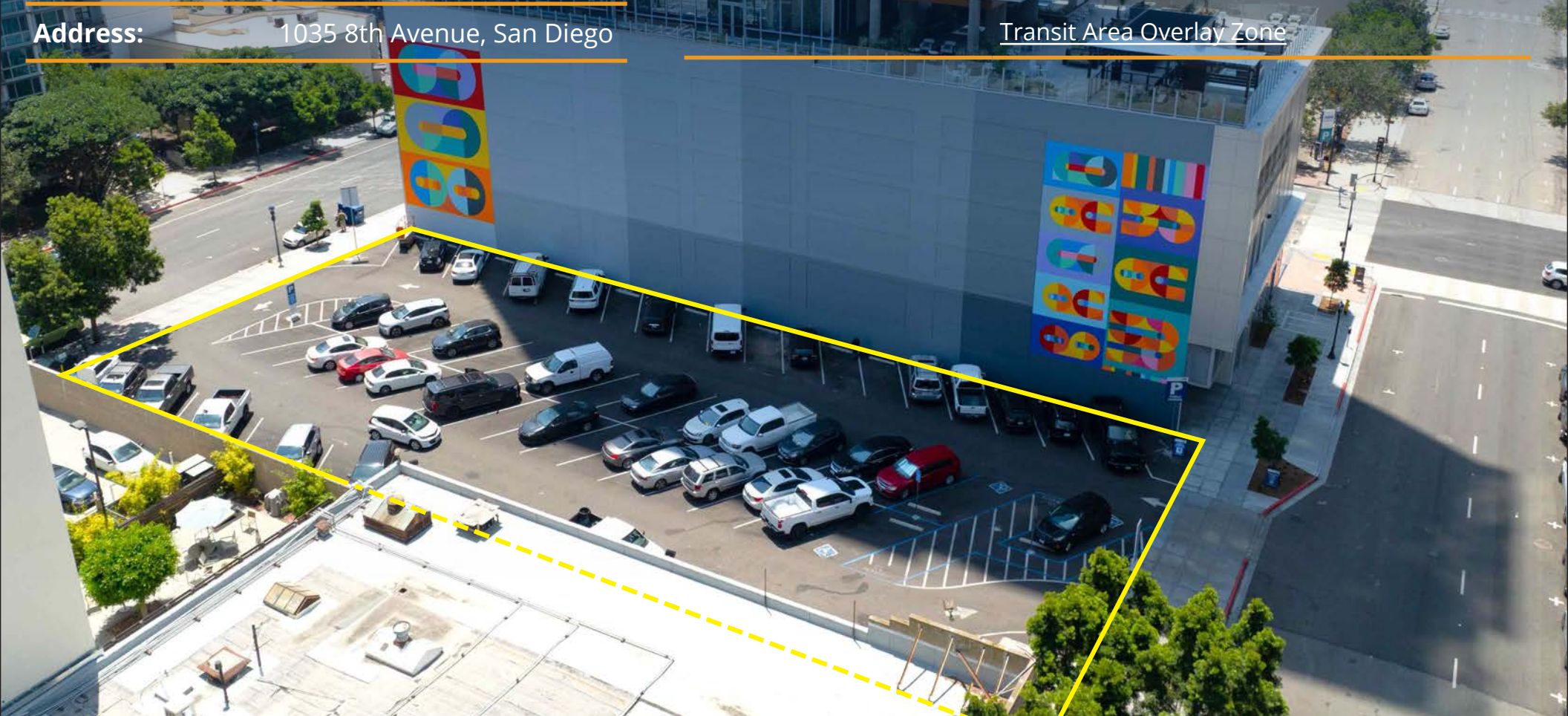
Centre City Planned District

Neighborhood Mixed Use Center

**Complete Communities:** Yes, FAR Tier 1

**Overlay Zones:** Airport Land Use Compatibility (Review Area 2)

Transit Area Overlay Zone





# PROPERTY HIGHLIGHTS

## RESIDENTIAL TOWN DEVELOPMENT OPPORTUNITY

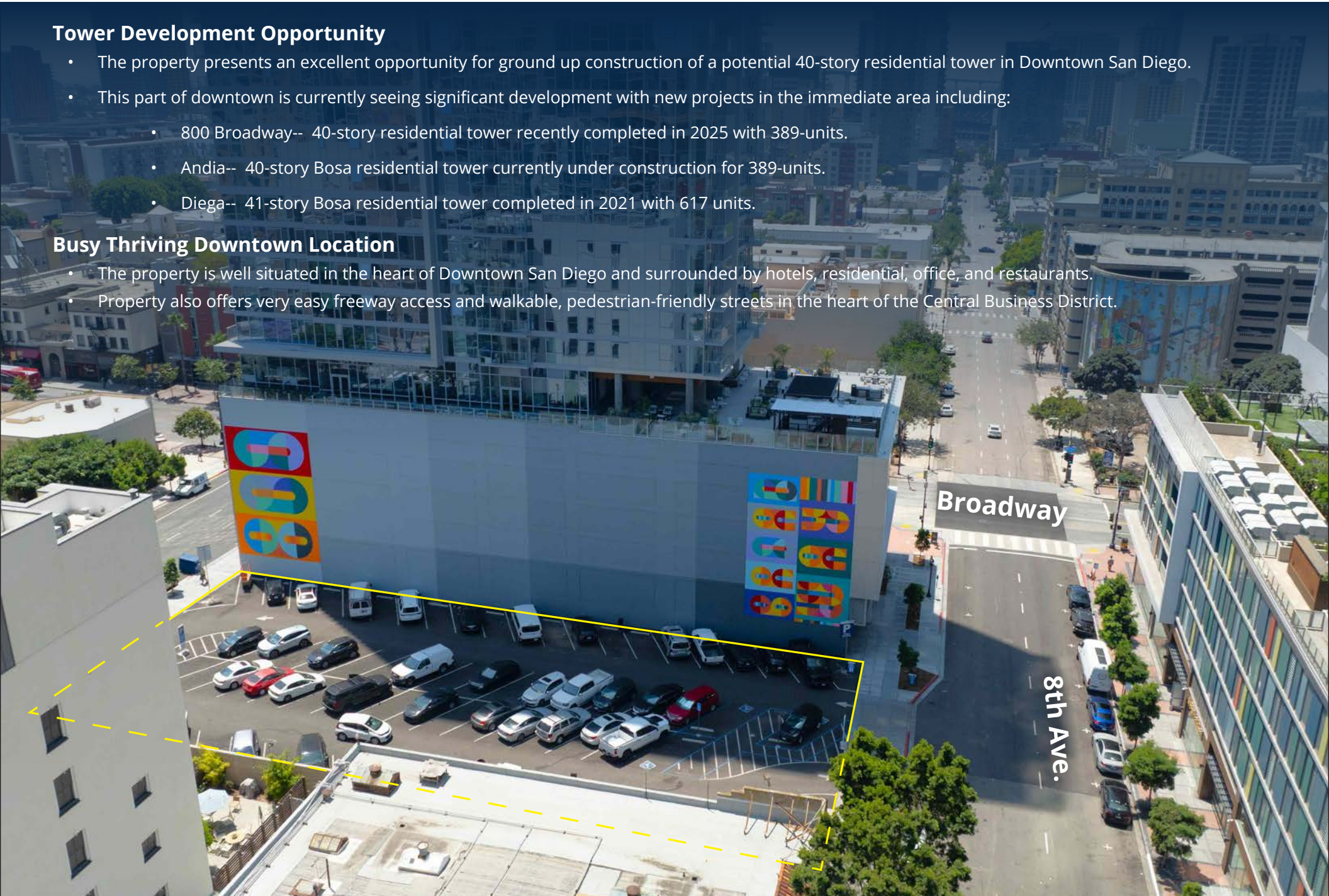
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### Tower Development Opportunity

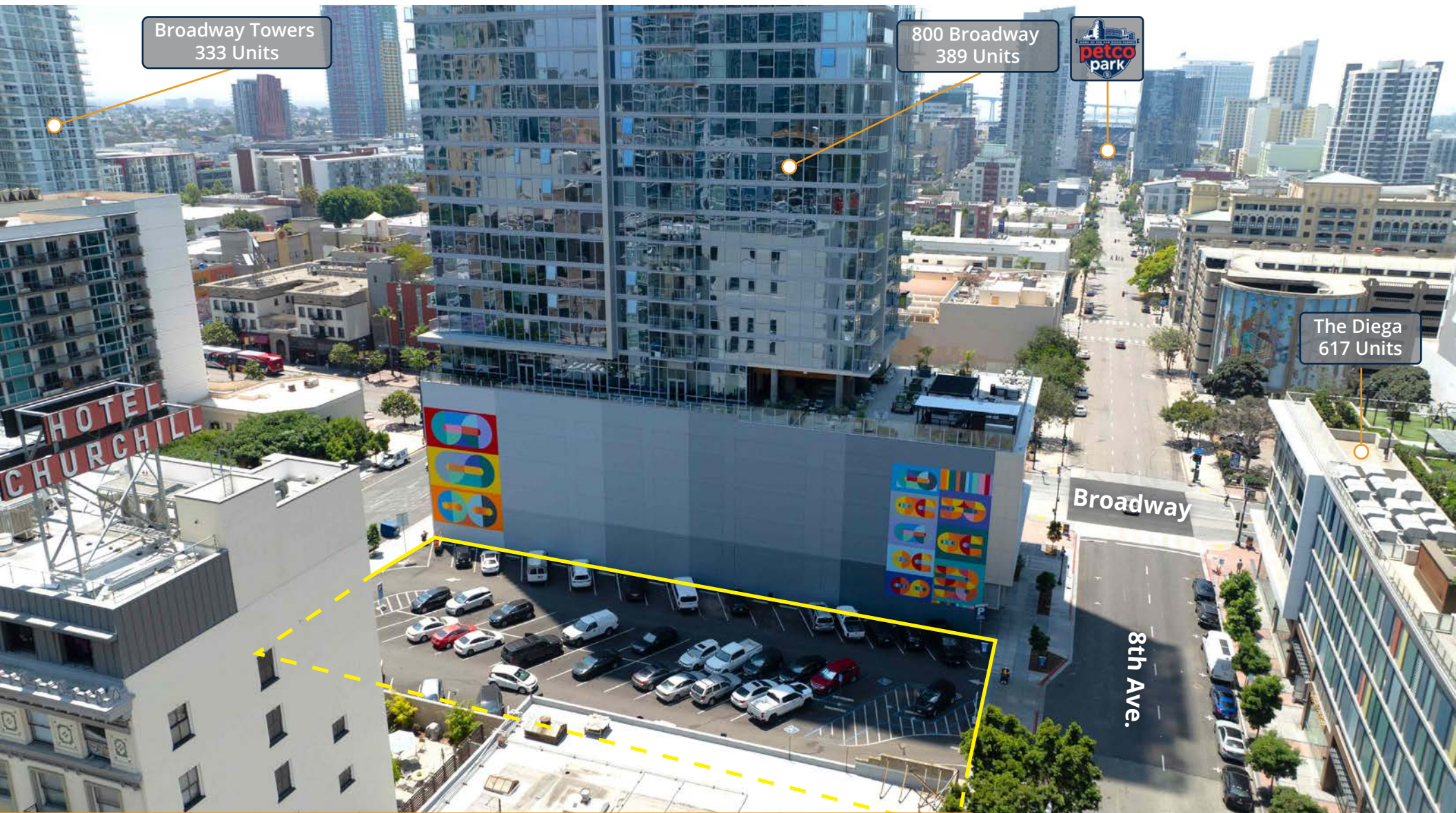
- The property presents an excellent opportunity for ground up construction of a potential 40-story residential tower in Downtown San Diego.
- This part of downtown is currently seeing significant development with new projects in the immediate area including:
  - 800 Broadway-- 40-story residential tower recently completed in 2025 with 389-units.
  - Andia-- 40-story Bosa residential tower currently under construction for 389-units.
  - Diega-- 41-story Bosa residential tower completed in 2021 with 617 units.

### Busy Thriving Downtown Location

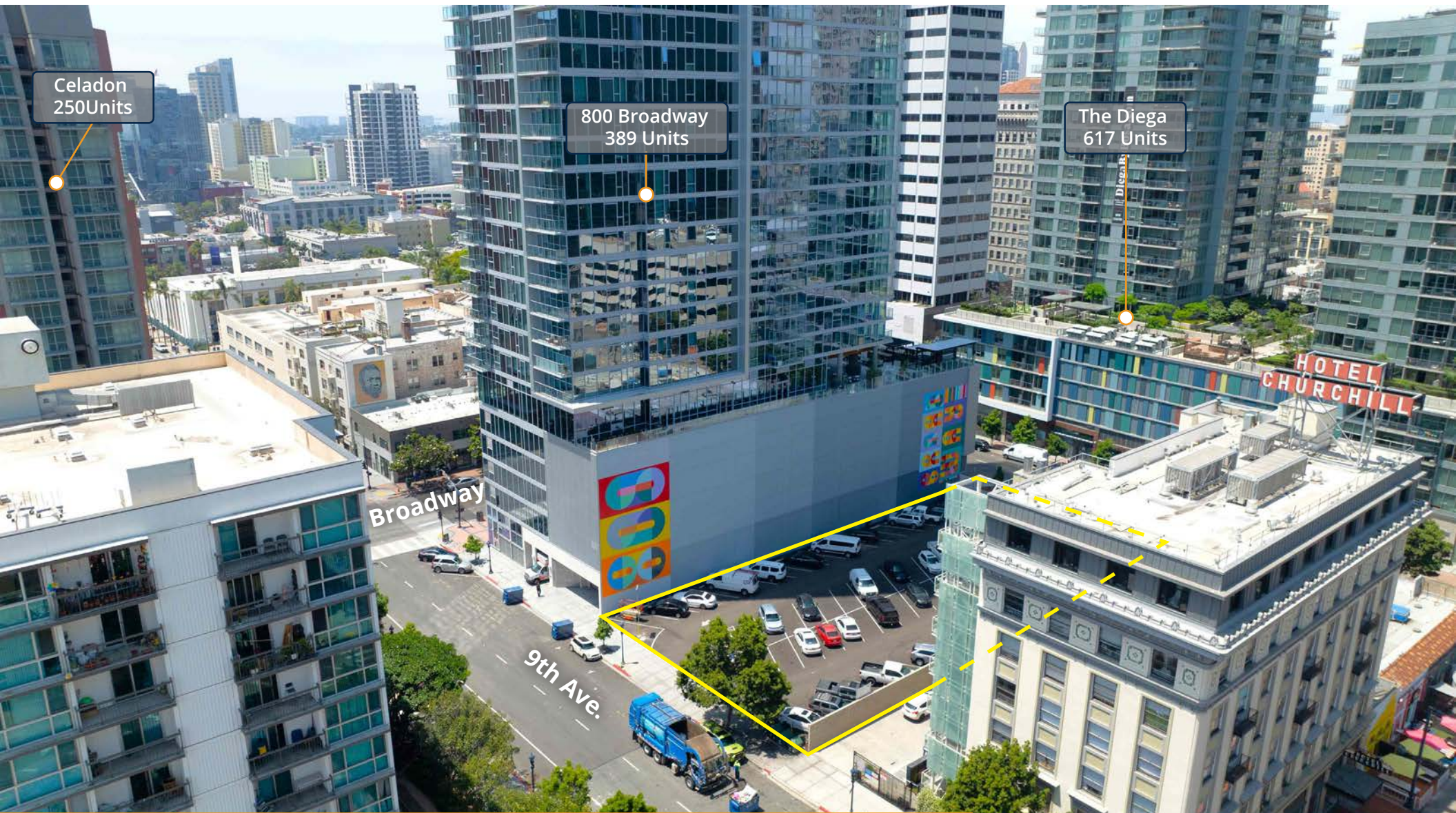
- The property is well situated in the heart of Downtown San Diego and surrounded by hotels, residential, office, and restaurants.
- Property also offers very easy freeway access and walkable, pedestrian-friendly streets in the heart of the Central Business District.



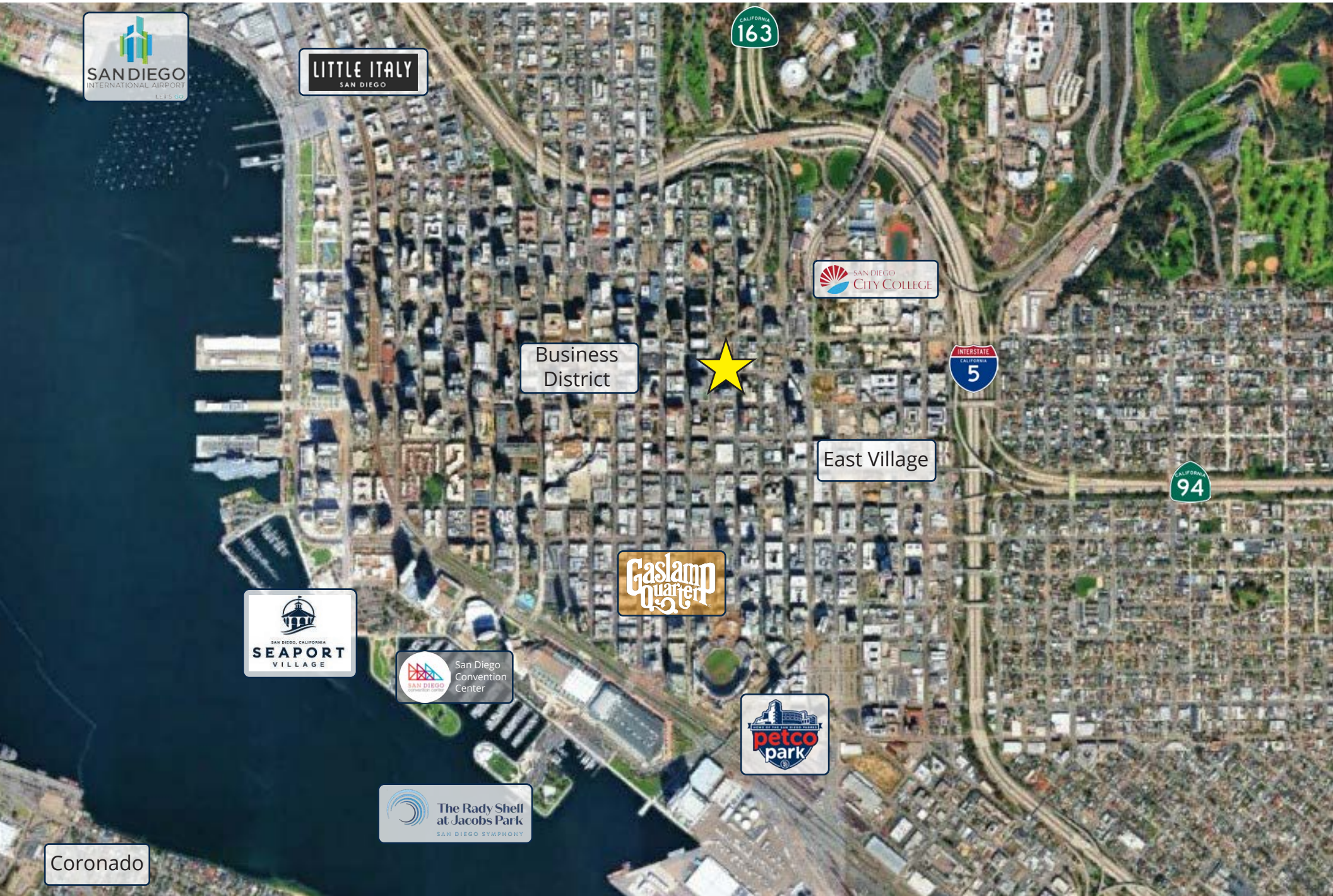














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