

# Owner-User and/or Downtown San Diego Development Opportunity



542 15th St | San Diego, CA 92101

- An approximate 2,400 square foot commercial building located in East Village
- Within the Complete Communities Housing Solutions and Transit Priority Area Overlay Zones allowing for higher density and height
- Excellent central location with close access to I-5, I-163 and the I-94.

ASKING PRICE: \$1,895,000

Spire  
San  
Diego

IZOLA

Element  
Condo-  
miniums

Form 15  
Apartments

Pacific  
Technical  
Institute



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COMMERCIAL REAL ESTATE SERVICES

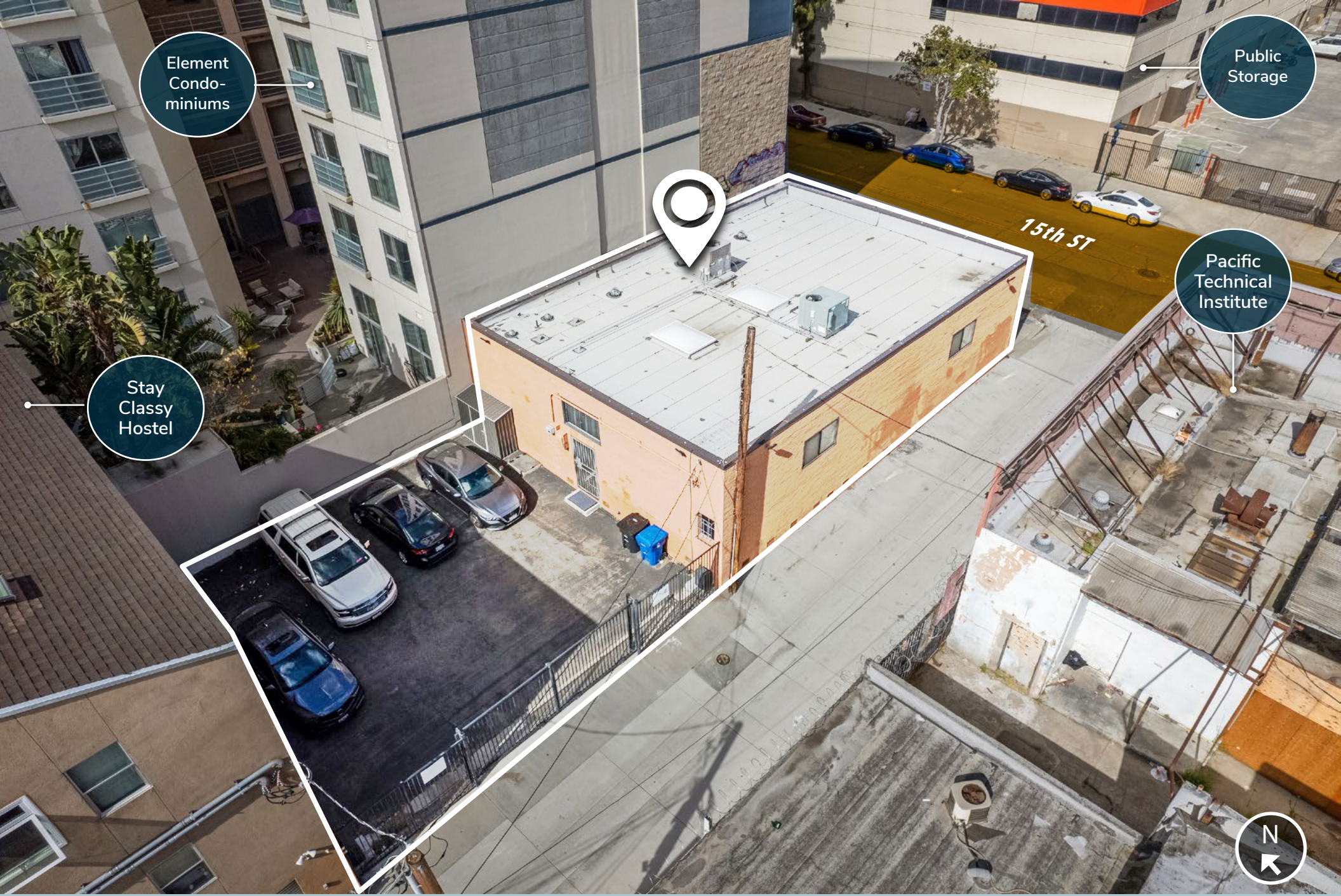


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Element  
Condo-  
miniums

Public  
Storage

Stay  
Classy  
Hostel

Pacific  
Technical  
Institute







Alpha Square

Potiker Senior Residents

The Merian

Stay Classy Hostel

Element Condo-miniums

Normal Records

Urbana Design & Build

Pacific Technical Institute

15th ST







Coronado Bridge

5

Spire San Diego



The Gaslamp District

Hotel Indio

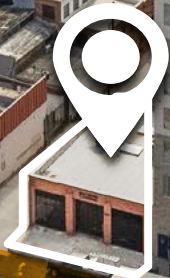
IZOLA

Potiker Senior Residents

Pacific Technical Institute

Urbana Design & Build

Element Condominiums



Normal Records

15th ST

MARKET ST







Coronado Bridge

Tailgate Padres Parking Lot

Pacific Technical Institute

Urbana Design & Build

Element Condominiums

Potiker Senior Residents

Form 15 Apartments

Public Storage



Coronado Island

The Gaslamp District

15th ST

MARKET ST







Form 15  
Apartments



Potiker  
Senior  
Residents

Alpha  
Square



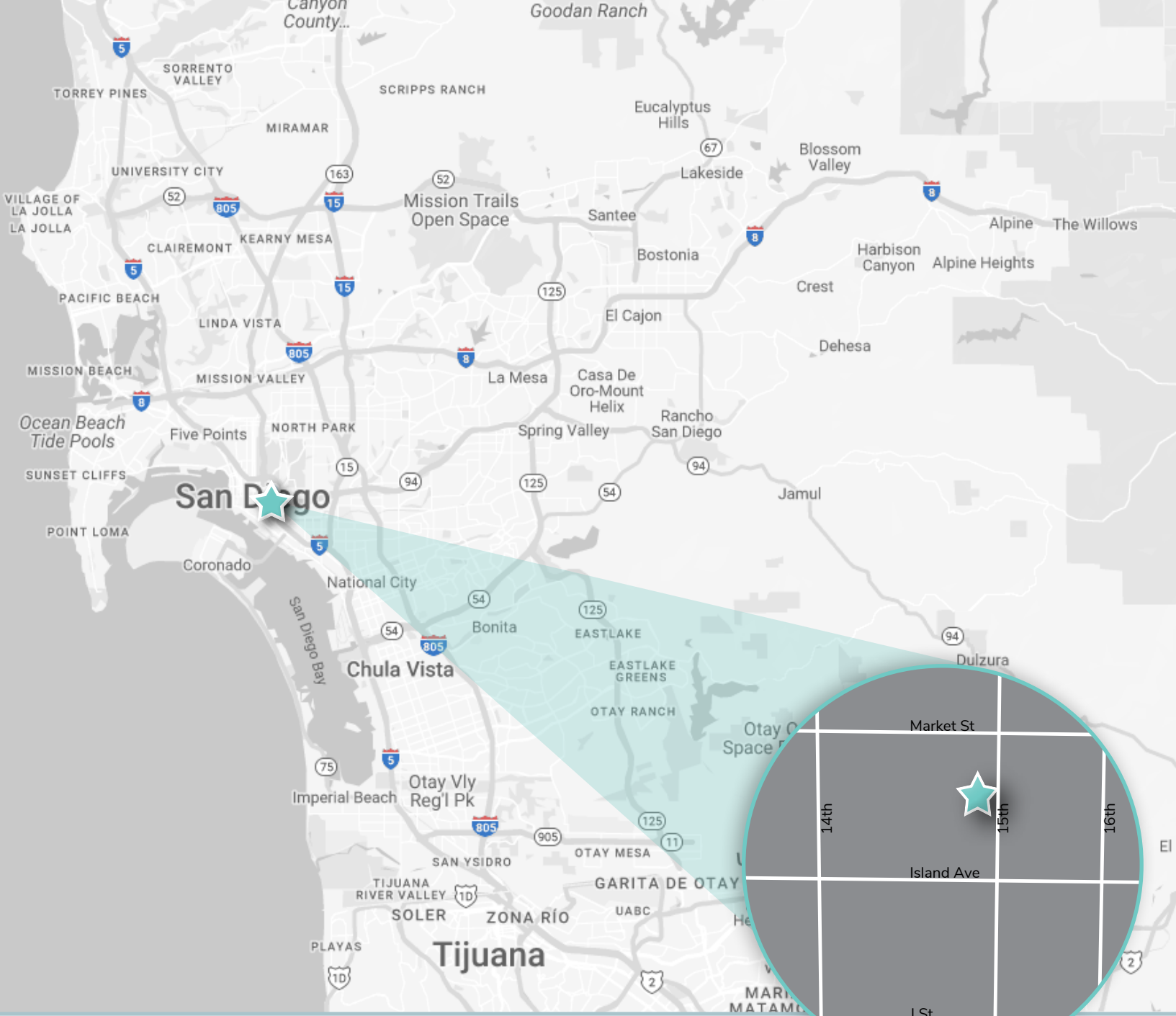
Spire  
San  
Diego

Fault  
Line  
Park

**IZOLA**







location map



# property information

## location:

The subject property is currently used as office space and is located in the heart of East Village and is within the Downtown Community Plan. This site is in a central location, being less than a mile away from the I-5, I-163 and the I-94. Due to where the property is located and the accessibility the property provides, there are a variety of uses that will be supported in the area.

## profile:

The site is zoned CCPD-NC and permits retail, restaurants, residential, office, schools, indoor recreation, and more. The site is also located in the Complete Communities Housing Solutions and Transit Priority Area Overlay zones, which allows for a much higher density and height compared to the base zoning.

## jurisdiction:

City of San Diego

## community plan:

Downtown

## APN:

535-166-19-00

## building size:

2,400 square feet

## land size:

3,980 square feet

## year built:

1932

## zoning:

CCPD-NC (Neighborhood Mixed-Use Center)

[Click Here to View Zoning](#)

## base density:

3.5 (Minimum) to 6.0 (Maximum)

[Click Here to View FAR](#)

## transit priority area:

Yes

## complete communities:

FAR Tier 1: No limit on FAR

## school district:

San Diego Unified

## services:

Water/Sewer: City of San Diego

Gas/Electric: SDG&E

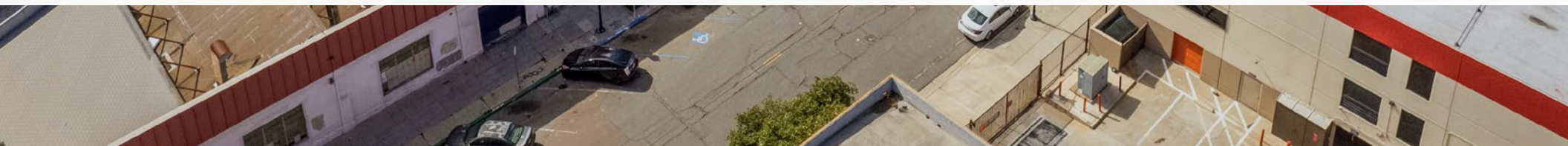
Fire: City of San Diego

Police: City of San Diego

## asking price:

\$1,895,000

[CLICK HERE TO VIEW  
CONCEPTUAL  
DEVELOPMENT PLANS](#)

















# 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.

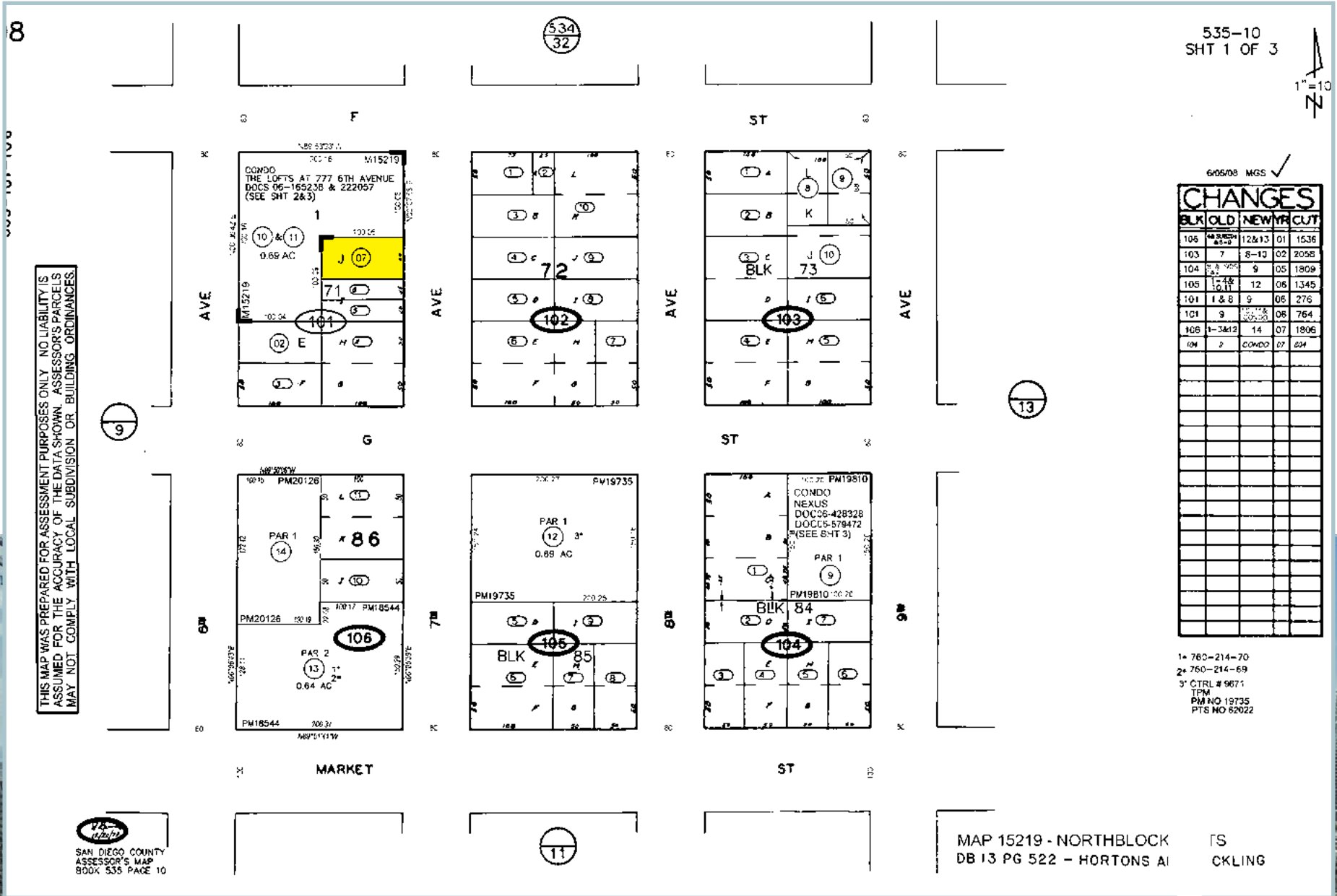
Complete Communities includes planning strategies that work together to provide more mobility choices and enhance opportunities for places to walk, bike, relax and play. Thoughtful and inclusive planning initiatives and programs aim to create a healthy environment and thriving communities that will serve 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>







THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



# new build mixed income communities

## New Build

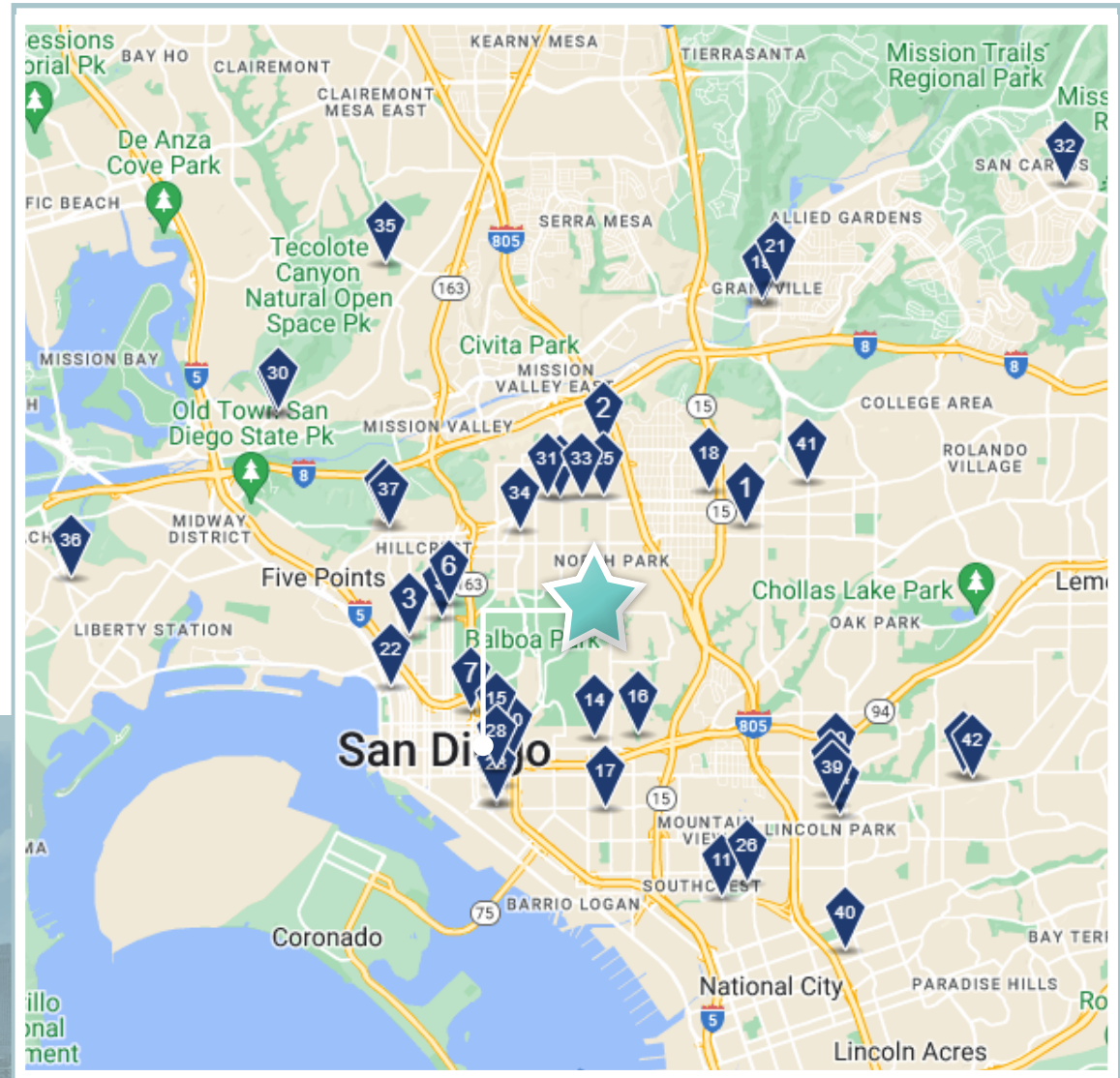
- 4 The Stella
- 5 The Louie
- 6 Secoya by the Park
- 8 St. Teresa of Calcutta Villa
- 9 Alcove East Village
- 10 The Link
- 11 Vista Del Puente
- 12 Villa Encantada
- 13 North Park Senior
- 14 2828-2834 Broadway
- 15 The Beacon
- 16 3201 C St
- 3 The Element
- 31 Mississippi ECB
- 18 The Lofts at Normal Heights
- 19 Bluewater Apartments
- 20 The Fort
- 21 Trinity Place
- 23 Cypress
- 24 Ouchi Courtyards
- 26 Keeller Court Apartments
- 27 Laretta Landing
- 29 Trolley Park Terrace
- 30 Blend SD
- 33 4250 Oregon St
- 35 Ulric Street
- 36 Nimitz Crossing
- 39 327 S Willie Jones Ave
- 41 Talmadge Gateway
- 42 6317-6357 Imperial

## Under Construction

- 17 CoPlace Logan
- 37 901 W Washinton
- 2 2911 Adams Ave
- 7 1449 9th Ave
- 1 4017 42nd St
- 25 4233 Kansas St
- 34 3922-3932 Park Blvd

## Proposed

- 22 929 W Grape
- 28 Bahia View
- 32 Navajo Family Apartments
- 38 Southwest Village
- 40 2039 E 8th St



[click here to view communities](#)



## 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](https://www.sandiegounified.org/about/about_s_d_u_s_d)





# 2023 demographics

1 mile



population  
48,685



estimated households  
26,386



average household income  
\$127,144



median household income  
\$98,937



total employees  
72,284

3 miles



population  
186,435



estimated households  
87,732



average household income  
\$133,473



median household income  
\$97,741



total employees  
131,309

5 miles



population  
478,225



estimated households  
188,718



average household income  
\$122,094



median household income  
\$91,170



total employees  
262,358



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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