



Executive Summary

11th and B



11th Avenue and B Street

San Diego, CA 92101

List Price Submit Offers

Buildable S.F. 232,669 + 84,000 of Sub Parking

Sellable S.F. 164,203

Gross Acres 0.4590

Shape Rectangular

Topography Flat

Dimensions 100 Feet by 200 Feet

200 Condo Units with Ground Floor Retail

Cross Street	B Street	Tax Parcel Number	534-074-13
Market	Southern California	Sub Market	San Diego
Street Frontage	300 Feet on 11th Avenue	Corner	Yes
	100 Feet on B Street	Phone	Yes
Water	Yes	Sewer	Yes
Gas	Yes	Electrical	Yes

Property Descriptions

Environmental Condition of Soil: Engineered Cut and Fill

Location Located in the Core District. Downtown's Core neighborhood, from A Street to Broadway, and Union Street to Park Boulevard, is the heart of San Diego's central business and governmental/office district. The area features major art-related venues as well, including Symphony Hall, the Civic Theater and the 1926 California Theater. Restoration and revitalization of several historic buildings are underway or planned, which will add new residential units, retail and commercial space, and public parking.

Zoning CCPD-C

Area California's second largest city and the United States' 7th largest, San Diego boasts a citywide population of nearly 1.3 million residents and more than 2.8 residents county wide. Within its borders of 4,200 miles, San Diego County encompasses 18 incorporated cities and numerous other charming neighborhoods and communities. Known for its near-idyllic climate, 70 miles of pristine beaches and dazzling array of world-famous San Diego Zoo and Wild Animal Park, SeaWorld San Diego and LEGOLAND, San Diego offers a wide variety of things to see and do, appealing to guest from around the world. The Gaslamp Quarter is located in the heart of Downtown San Diego. It's eight blocks long and two blocks wide. There's plenty of parking along the streets and in nearby parking lots. The Gaslamp Quarter is home to nearly 100 restaurants, coffeehouses and night clubs.

Property 20,000 sq.ft. site including a twenty six-story mixed use building with 200 residential units and approximately 7,000 sq.ft. of retail lease space at ground level. Parking is provided by a four level subterranean parking garage. Parked one car per unit and with condition of valet, one car per room. Located within 2 blocks of each of the 7 other downtown neighborhoods: Columbia, Cortez Hill, East Village, Gaslamp Quarter, Horton Plaza, Little Italy, and the Marina.