

\$10,000,000 - 10505 & 10509 San Diego Mission Rd 434-041-

MLS® #230021039

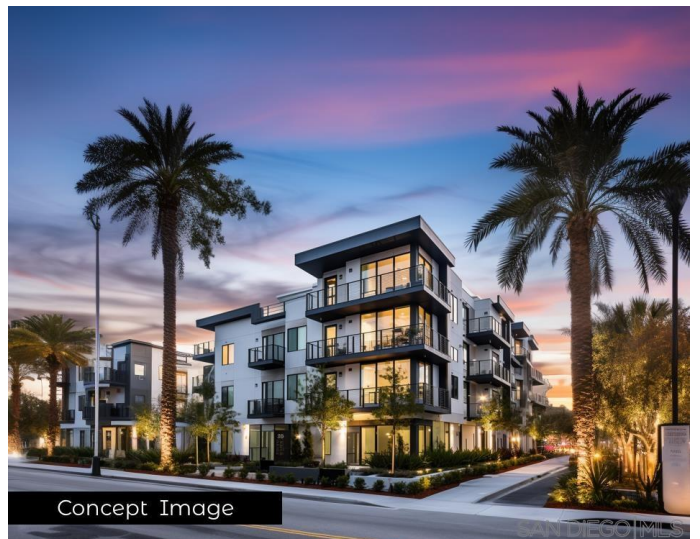
\$10,000,000

Bedroom, Bathroom, 51,389 sqft

Lot / Land on 1 Acres

Mission Valley, MISSION VALLEY, CA

Unparalleled investment opportunity at the gateway to San Diego State University's upcoming Mission Valley Campus. Capitalize on "complete communities" incentives that offer a generous FAR of 4.0 on this prime 51,389 SF site (2 parcels), allowing for approx. 200,000 SF of buildable residential space in a location on the brink of a renaissance. 1/4 mile from the forthcoming SDSU Mission Valley Campus & within the "special attention area" Trolley Station Design District under the Mission Valley Community Plan, this site offers future residents an oasis of urban living, complete w/ quality jobs, immediate access to unrivaled retail & entertainment, as well as green spaces & mobility infrastructure that encourage healthy outdoor living. The SDSU Mission Valley Campus plan includes a River Park with 80+ acres of recreation & open spaces, bike & pedestrian paths, bridges & plazas; an expansive 95,000-SF retail hub w/ shopping, dining & entertainment; 1.6 million SF of research & innovation space; hotel & conference space; & Snapdragon Stadium, a hotspot for world-class sports events & musical performances. The existing office building & 7-Eleven generate stable, near-market rents, offering a financial cushion during the permitting process. Please see the Offering Memorandum for more details & 2 pro formas of potential development scenarios. Don't miss your chance to benefit from SDSU's & the City's major investments in the revitalization of an area with



already high rental demand, which will only continue to rise. This is an asset to keep in the portfolio for generations to come!

Additional Information

| | |
|--------------|------------------------|
| City | MISSION VALLEY |
| County | San Diego |
| Zip | 92108 |
| MLS® # | 230021039 |
| Square Ft | 51,389 |
| Lot Size | 1.18 |
| Neighborhood | MISSION VALLEY (92108) |

Listing Details

Provided By: Empey Realty

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