

\$3,850,000 - 1014 Broadway, DOWNTOWN

MLS® #PW24056937

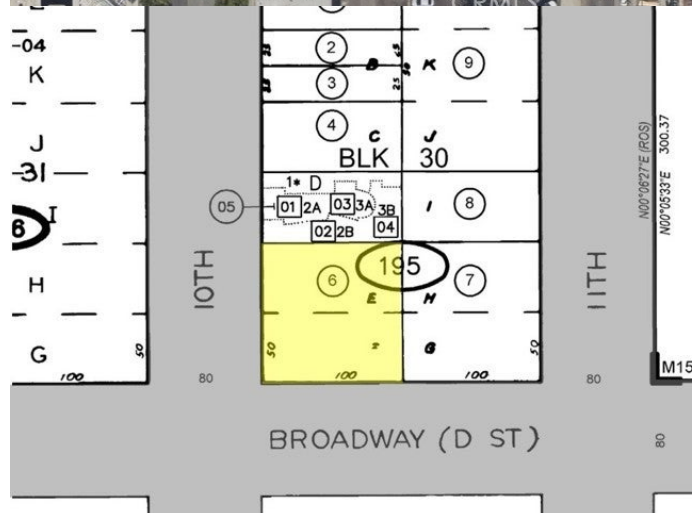
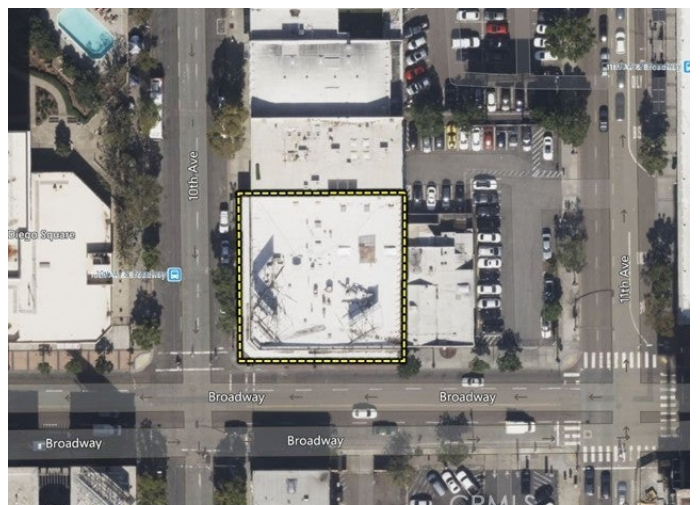
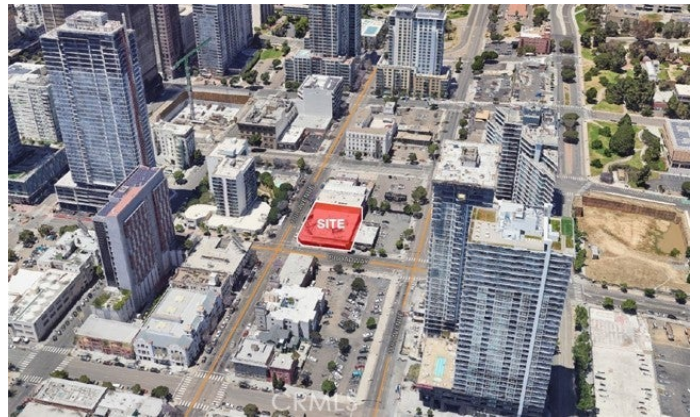
\$3,850,000

Bedroom, Bathroom, 9,603 sqft

Lot / Land on 0 Acres

East Village, DOWNTOWN, CA

The subject property is a prime 0.22 acre redevelopment site located at 1014 Broadway in downtown San Diego. Currently operating as a small retail center, all leases on this property are on a month-to-month basis with the exception of one lease for a 1,600 SF space that expires in 2029. Broadway is a major east-west arterial through downtown San Diego and this site benefits from the exposure of 100' of frontage along Broadway as well as 100' of frontage along 10th Avenue. Zoning for this property is Centre City Planned District - Employment/Residential Mixed-Use (CCPD-ER). Base Floor Area Ratio (FAR) for the CCPD-ER zoning classification is 6.0 with a maximum of 10.0. A bonus FAR of 4.0 could also be taken advantage of to increase to possible maximum FAR of a new building on this site to 14.0. With an FAR of 10.0, a structure of 96,030 SF could be built. Including the bonus FAR, a structure of 134,442 SF could be built. This property qualifies as a Complete Communities Housing Solutions Tier 1 site which would allow a developer unlimited FAR. Additionally, the site is located within a Qualified Census Tract (QCT) as well as within a Difficult Development Area (DDA). The East Village district of downtown San Diego is the center of where much of the proposed residential growth under the Downtown Community Plan is expected to occur and, as a result, East Village is expected to experience considerable transformation over the next 20 years. The projected growth in the Northwest



sub-district of the East Village is expected to ultimately transform the area into downtown San Diego'

Additional Information

City	DOWNTOWN
County	San Diego
Zip	92101
MLS® #	PW24056937
Square Ft	9,603
Lot Size	0.22
Neighborhood	SAN DIEGO DOWNTOWN (92101)

Listing Details

Provided By: Marcus & Millichap

This information is deemed reliable but not guaranteed. You should rely on this information only to decide whether or not to further investigate a particular property. BEFORE MAKING ANY OTHER DECISION, YOU SHOULD PERSONALLY INVESTIGATE THE FACTS (e.g. square footage and lot size) with the assistance of an appropriate professional. You may use this information only to identify properties you may be interested in investigating further. All uses except for personal, non-commercial use in accordance with the foregoing purpose are prohibited. Redistribution or copying of this information, any photographs or video tours is strictly prohibited. This information is derived from the Internet Data Exchange (IDX) service provided by San Diego MLS®. Displayed property listings may be held by a brokerage firm other than the broker and/or agent responsible for this display. The information and any photographs and video tours and the compilation from which they are derived is protected by copyright. Compilation © 2024 San Diego MLS®, Inc. Listing information last updated on May 12th, 2024 at 2:45am PDT