

2226-2228 Market Street

SAN DIEGO, CA 92102

PRIME URBAN INFILL MIXED-USE REDEVELOPMENT OPPORTUNITY

Income-producing asset with significant redevelopment potential near Downtown San Diego

\$ ASKING PRICE \$2,000,000	B PROPERTY TYPE 3-Unit Apt	SF BUILDING SIZE 6,000 SF	⦿ LOT SIZE 0.14 AC	Z ZONING CC-3-4	3 STORIES 2 / 3* seller reported
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INVESTMENT THESIS

Rare opportunity to acquire an income-producing urban infill asset minutes from Downtown San Diego. The property combines existing improvements, CC-3-4 mixed-use zoning, and seller-reported redevelopment optionality, creating a flexible hold, reposition, or redevelopment strategy.

- ✓ Prime near-downtown urban infill location
- ✓ Existing 3-unit income-producing improvements
- ✓ Redevelopment-oriented corridor with long-term appreciation potential

PROPERTY SNAPSHOT

ADDRESS	2226-2228 Market Street, San Diego, CA 92102
SALE CONDITION	Redevelopment Project
PARCEL NUMBER	535-230-03
YEAR BUILT/RENO	2000 / 2018
UNIT MIX	1x 3/2 1x 2/1 1x 1/1
AMENITIES	24-Hour Access Fenced Lot Public Transit Walk-Up
PARKING RATIO	1.33 / 1,000 SF



Urban infill site near Downtown San Diego with defined parcel geometry, Market Street frontage, and immediate access to regional employment, lifestyle, and transportation corridors.

SELLER-REPORTED DEVELOPMENT UPSIDE

- ✓ Potential for up to 3 stories (Buyer to Verify)
- ✓ One 1,500 SF unit permit reported by seller
- ✓ Community / commercial / alcohol sales permitted (Buyer to Verify)
- ✓ CC-3-4 zoning may support residential, commercial, and mixed-use strategies
- ✓ Potential ground-floor activation, adaptive reuse, or phased redevelopment

Buyer to verify zoning, permits, density, and uses.

LOCATION & DEMAND DRIVERS

- ✓ Downtown San Diego / Petco Park / Gaslamp Quarter nearby
- ✓ Excellent freeway access and transit connectivity
- ✓ Walk Score 60 | Transit 70 | Bike 50 | Drive 100
- ✓ Strong demand for housing and mixed-use concepts in supply-constrained urban corridors

WALK
60

TRANSIT
70

BIKE
50

DRIVE
100

TARGET BUYER PROFILES

Developers • Urban infill investors • Mixed-use operators • Land bankers • 1031 exchange buyers • Restaurant / bar operators • Adaptive reuse buyers

CORE POSITIONING

Income-producing urban infill asset positioned for future redevelopment, zoning flexibility, and long-term appreciation near Downtown San Diego.