

FOR SALE
Barrio Logan Permit Ready
Infill Development Opportunity



1950 Kearney Ave



Property Overview

Urban Property Group is pleased to present a rare opportunity to acquire 1950 Kearney Ave, a **shovel ready development opportunity** in Barrio Logan, one of San Diego’s **most vibrant and authentic neighborhoods**.

1950 Kearney Ave is ideal for a developer to take advantage of one of San Diego’s most cultural neighborhoods. The site is a permit-ready development with a **modern and efficient design**, with immediate access to neighborhood amenities.

The project’s design is driven by the need for unsubsidized market rate affordable housing achieved through efficient design and no parking infrastructure cost. The design encourages the use of alternative modes of transportation based on its walking distance to Downtown, San Diego, and the Barrio Logan Trolley Stop (the Blue Line).



PROPOSED UNITS
26 Units



PROJECT RSF
±12,520 SF



BASE ZONING
CC-3-6



PARCEL SIZE
±4,925 SF



STORIES
4 + Mezzanine



SALE PRICE
\$1,495,000

- Permit ready development project designed by Architects Local
- Located in an opportunity zone, providing benefits with a 10-year hold
- Short walk to Mercado Del Barrio, Northgate Market, Chicano Park, Logan Ave restaurants & shopping, and Cesar Chavez Park
- Plans utilize San Diego’s Complete Communities program to increase density
- On the block with Bread & Salt, Provecho Coffee Co, Mujeres Brewery, adaptive reuse offices, and art galleries
- Three blocks to Trolley (blue line) with access to job centers - Downtown, Naval Base, the Mesa (UCSD & UTC)
- Easy access to I-5, I-15, and surrounding transit options



The Seller reserves the right to sell the property at anytime during the marketing period without prior notice. The property will be sold on an “as-is” basis. Property Details reported from Studio E Architects, Costar, and Landvision. It is the Buyer’s responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase.

Unit & Stacking Plans

Unit Type	Units	Avg RSF/ Unit	Projected Rent/ Mo	Projected Rent/RSF/ Mo	Floors
Affordable 50% AMI Studio / 1 BA	2	301	\$1,206	\$4.00	2,3
Studio / 1 BA	4	281	\$1,750 - \$1,775	\$6.23	2,3
Studio + Loft / 1 BA	4	367	\$1,750 - \$1,900	\$4.94	1
1 BR Junior / 1 BA	6	383	\$1,825 - \$2,000	\$4.94	2,3
1 BR / 1 BA	4	596	\$2,200 - \$2,350	\$3.80	1,2,3,4
1 BR / 1.5 BA Penthouse	6	472	\$2,300 - \$2,350	\$4.89	4
			\$51,012 (monthly)	\$612,144 (annual)	

Stacking Plan

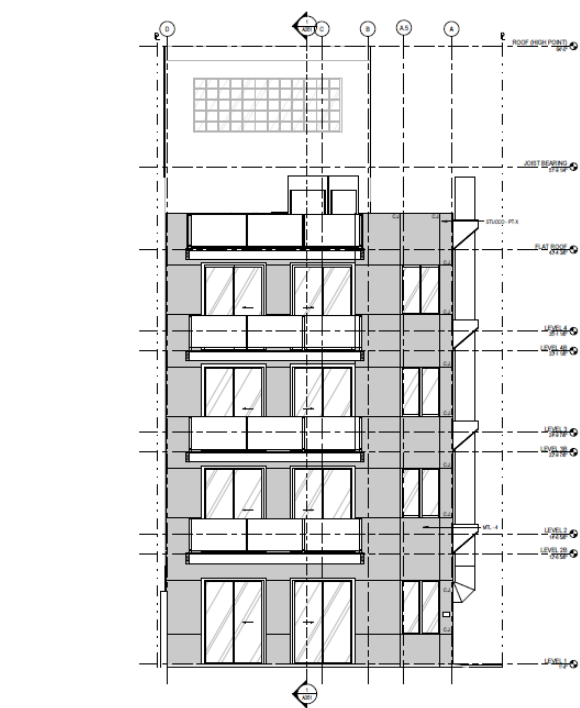
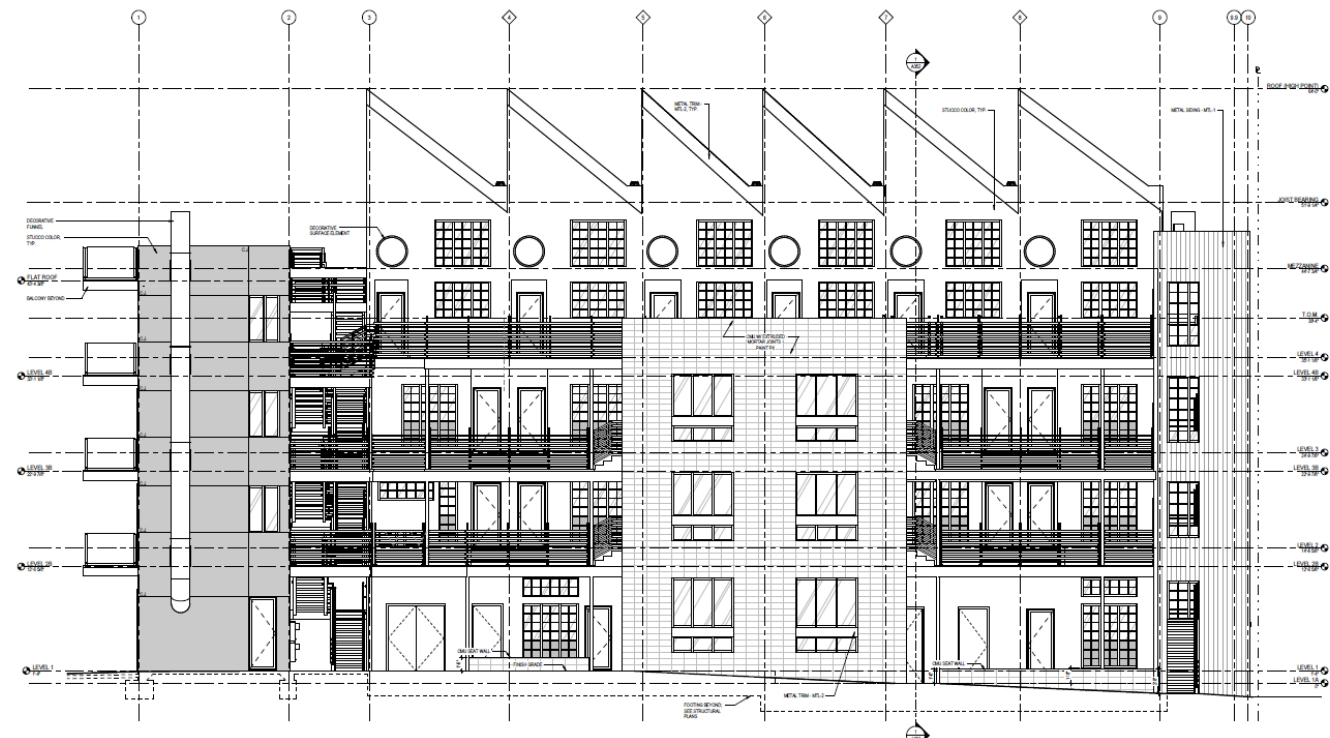
MEZZANINE		
LEVEL 4	7 Units	3,483 SF
LEVEL 3	7 Units	2,595 SF
LEVEL 2	7 Units	2,595 SF
LEVEL 1	5 Units	2,098 SF
26 Units		Total Interior & Balcony SF

*Rent Comps available upon request.

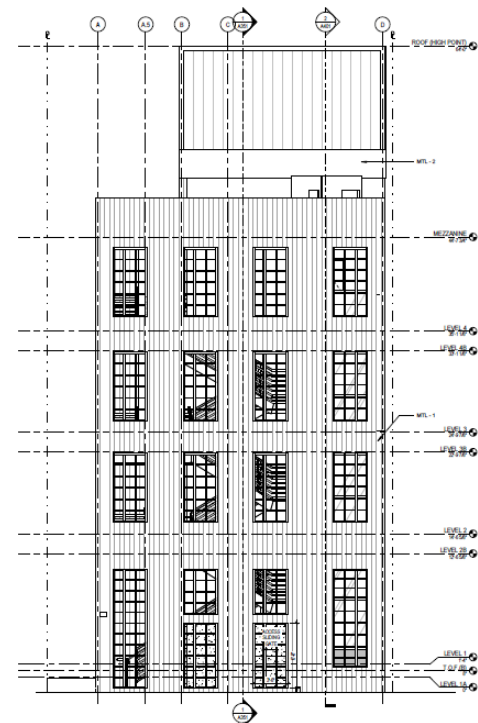


Elevations & Floor Plans

North Elevation

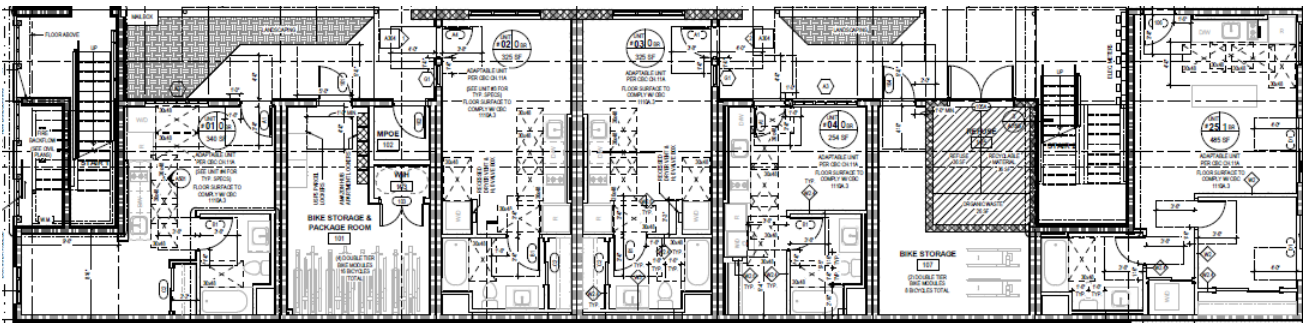


West Elevation

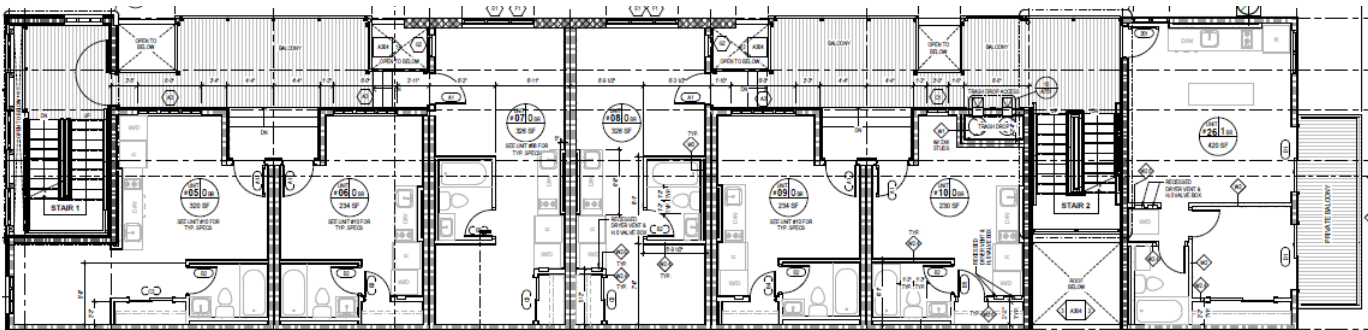


East Elevation

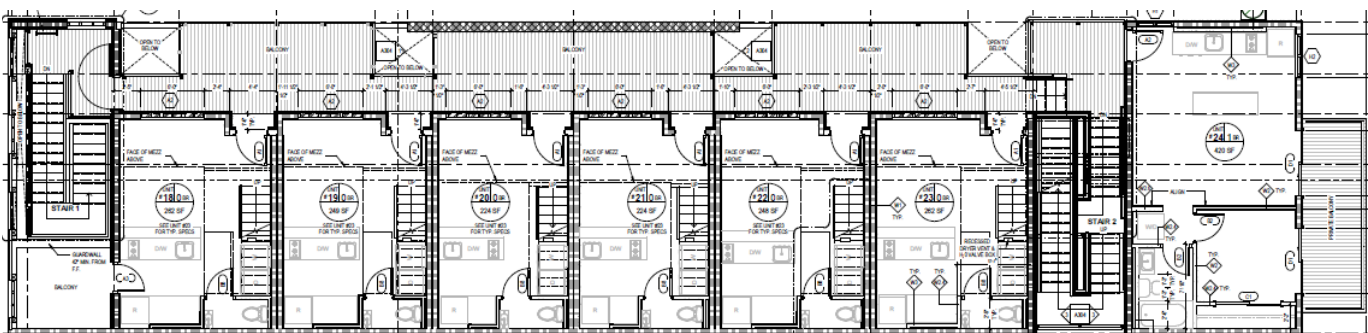
Level One Plan



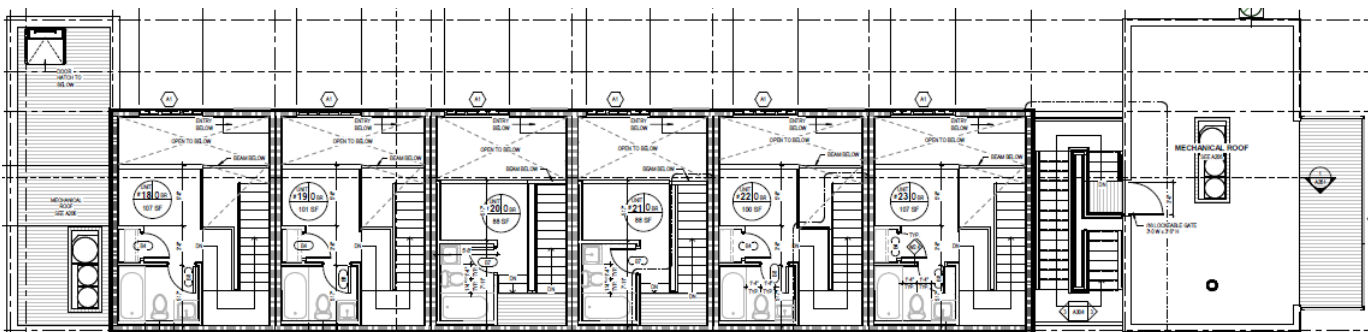
Level Two Plan (Three Similar)











Level Four Plan



Mezzanine Plan





- 1 
- 2 
- 3 
- 4 
- 5 
- 6 
- 7 
- 8 

Citywide Connectivity

Grocery Store	0.3 ft / 7 min walk
Cafe	0.2 mi / 5 min walk
Naval Base	1.6 mi / 5 min drive
Coronado	2.2 mi / 4 min drive
SD Airport	4.3 mi / 10 min drive
I-5	0.4 mi / 2 min drive
I-15	1.5 mi / 6 min drive

Market Fundamentals



Year over year, San Diego’s rent growth has oscillated around 3.4%, and still has the strongest growth out of all significant west coast markets. Downtown’s transient population has pushed many households to surrounding neighborhoods. Rent growth in Barrio Logan & National City neighborhoods has outperformed the South Bay submarket’s overall performance in the last year. These areas are notable for their mature, more established naturally occurring affordable housing options.

Barrio Logan’s community plan updated the growth blueprint to triple housing (from 1,300 to 4,000) and the number of residents (from 4,000 to 12,000), and increase the number of jobs by 30%. Community plans intend to encourage new development, more specifically close to transit centers, by making zoning faster and more predicable to get approved.

*Costar



In the Path of Development



LOGAN YARDS
900 UNITS



METRO CENTER
426,800 SF



1430 NATIONAL
290,000 SF



BARRIO BARNS
7 UNITS



LA ESQUINA
9 UNITS

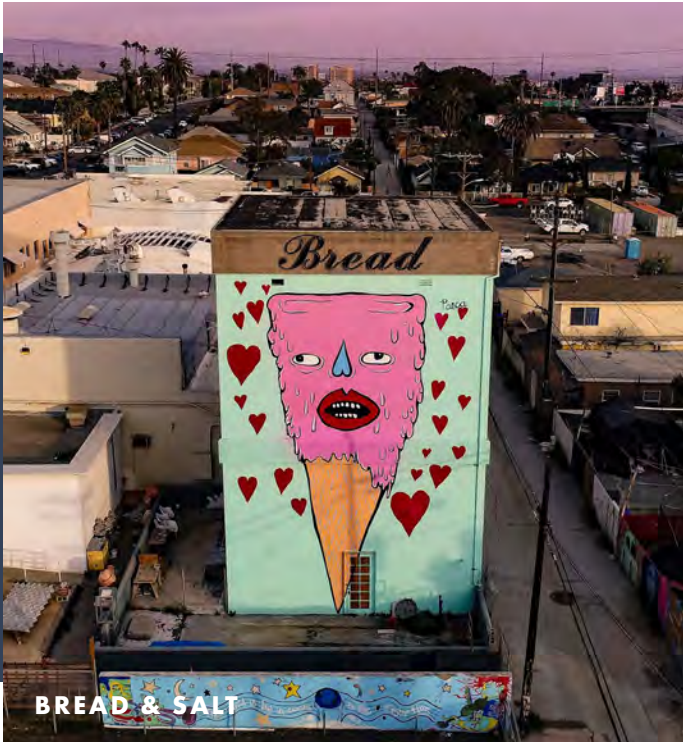


LOS PATIOS
44 UNITS

Discover Barrio Logan

Barrio Logan Ranked 6th on List of World's 'Coolest Neighborhoods'

-Time Out Magazine



For years, the Barrio Logan neighborhood has been one of San Diego's best kept secrets. An epicenter of the city's Mexican-American culture, this neighborhood is quickly becoming a hotspot for cutting-edge art and authentic local culture.

Barrio Logan's transformation into an art-centric neighborhood began as far back as the 1960s. When the construction of the Coronado Bridge encroached on a local park, Barrio Logan residents re-claimed the park by painting enormous, colorful murals on the bridge's pillars. The murals depict the life and struggles of San Diego's Mexican community. Today, this art-filled park is known as Chicano Park, and it houses the largest collection of Chicano murals in the world.

Based on its richly vibrant and authentic concentrations of art, culture and creativity, Barrio Logan has been designated as one of 14 California Cultural Districts, which showcase some of the unique artistic identities that drive California's culture.



TOTAL
POPULATION

97,713

WALK
SCORE

89

AVG
INCOME

90,107

AVG
HOUSEHOLD SIZE

2.3

TOTAL
EMPLOYEES

135,570

AVG
AGE

37.6

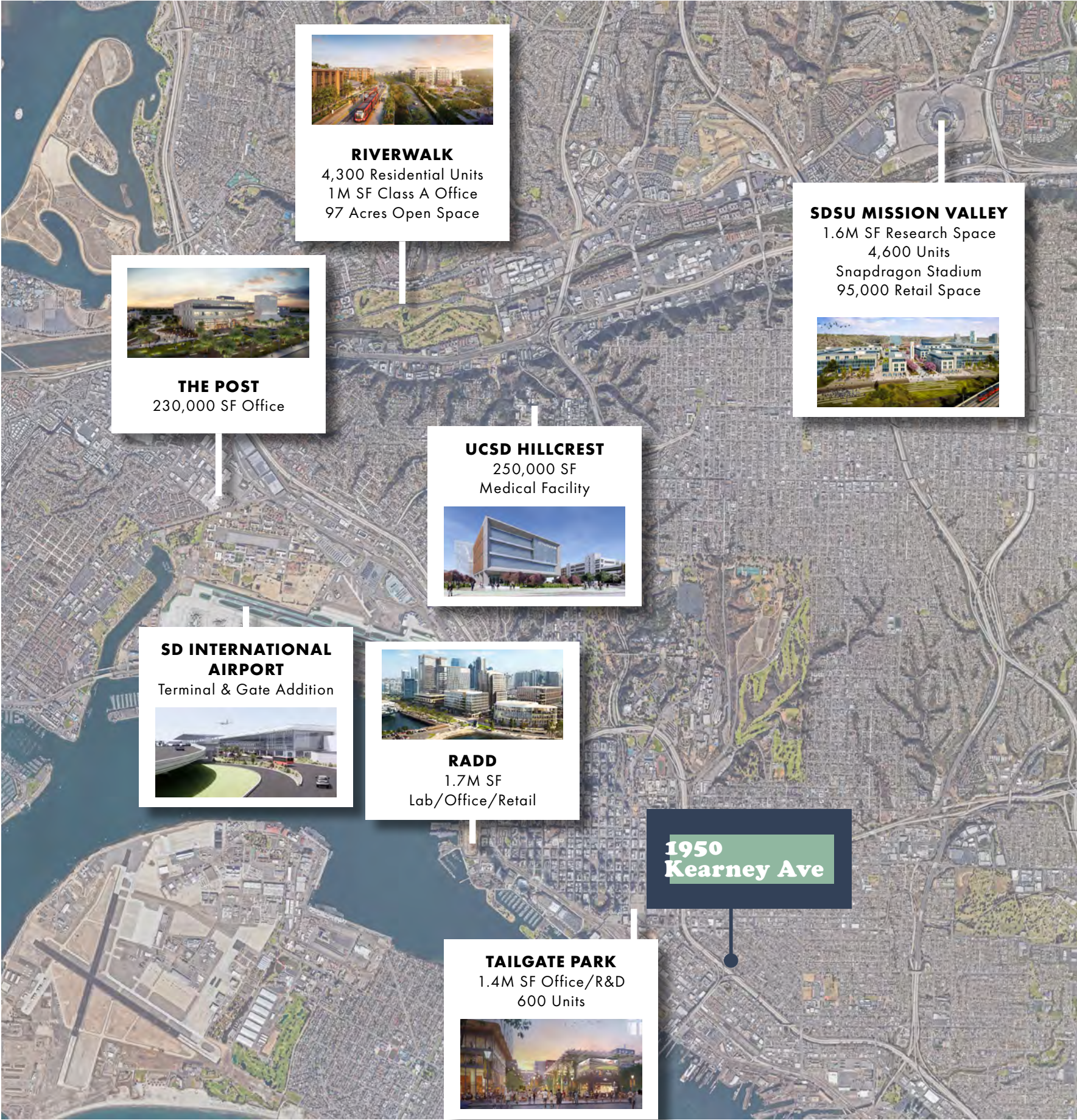
RENTER
OCCUPIED UNITS

78%

POP. WITH
COLLEGE DEGREE

65%

All demographics taken within a 2 mile radius except walk score. Demographics and market information produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



San Diego Growth

By 2050, the region is expected to grow by roughly 1 million residents, 500,000 jobs and 330,000 housing units (SANDAG). As the population increases, new growth and development will continue to cluster around and concentrate within the existing urbanized areas.

Barrio Logan is currently experiencing significant development and has earned a reputation for its dynamic and diverse culture, as well as its trendy atmosphere, attracting both locals and tourists. The area is witnessing a wave of new businesses, including stylish cafes, boutiques, and restaurants, making it a go-to spot for food enthusiasts and innovators. Adjacent communities have also taken on roles as both regional employment hubs and burgeoning epicenters for innovative startups, all while advancing public transportation hubs.

As Barrio Logan and adjacent neighborhoods continue to evolve, the identity remains strong while embracing a more modern and progressive outlook. This continuous growth strengthens it's status as one of San Diego's most up-and-coming neighborhoods, promising an exciting future for the neighborhood and property.

Economic Drivers

ENTERTAINMENT

- Petco Park
- Gaslamp Quarter
- Convention Center
- Seaport Village
- Embarcadero
- Balboa Theatre
- 100+ Restaurants

EDUCATION & ARTS

- University of San Diego
- UC San Diego
- San Diego State University
- Point Loma Nazarene
- USS Midway Museum
- Maritime Museum
- San Deigo Military Advisory
- National Defense

EMPLOYMENT

- Naval Base San Diego
- San Diego Central Courthouse
- UCSD
- San Diego County
- Sharp Healthcare
- Qualcomm
- Scripps
- Illumnia

TOURISM

- San Diego International Airport
- Port of San Diego
- 15,894 Hotels
- San Diego Zoo
- San Diego Safari Park
- Balboa Park

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