



**City of San Diego Urban Innovation Division
Downtown Development Activity Log
July 2024**

Project renderings can be found on the Downtown Development Activity Map. Information below is approximate based on permit applications submitted on or before 07/01/2024 and is subject to change. Please note, affordable, income-restricted units ("AFF") as shown are a portion of the total residential unit count ("UNITS").

DISCRETIONARY PERMITS UNDER REVIEW

NAME	DEVELOPER	PRJ NO.	LOCATION	STORIES	UNITS	AFF	HOTEL	RETAIL	OFFICE
4th & J Hotel	RGC 4J, LLC	1056049	SE corner 4th / J (535-342-11)	12			240	24,000	
639 Kettner	Rodney Masri	1078254	E/side Kettner between G / Harbor (533-700-11)	6	1			750	
2045 Pacific Highway	KR 2045 Pacific Highway LLC	1072336	Full block Hawthorn / Grape / Pacific Highway / California (533-214-01, -02, & -03)	9				12,000	309,000
Cedar Street Apartments	IP Investments LLC	1064951	S/side Cedar between Pacific Highway / Kettner (533-321-08 & -09)	11	138	22		735	
Logan Yards	MG Partners Fund CII Metro Center, LLC	1060063	Full block National / 16th / Newton (535-616-05 & -09)	7	900	39		11,000	
TOTAL					1,039 units	61 units	240 rooms	48,485 sq. ft.	309,000 sq. ft.

BUILDING PERMITS UNDER REVIEW

NAME	DEVELOPER	PRJ NO.	LOCATION	STORIES	UNITS	AFF	HOTEL	RETAIL	OFFICE
1st & Island	Bosa Development	1079604	Full block Island / J / 1st / 2nd	35	211				
4th & B	Iida Group Holdings, Inc.	1096471	SW corner 4th / B (533-521-07)	32			301	10,400	59,800
10th & B	Liberty National Corporation	1079873	S/side B between 10th / 11th (534-192-01 through -04)	41	542			4,200	
1304 India Hotel	Elevate Investments	1080741	NW corner India / A (533-393-04 through -06)	8			233	1,700	
1452 K	Riaz Capital	1113506	N/side K between 14th / 15th	8	259	15			
1460 India	Forge Development Partners	1078496	SW corner India / Beech (533-324-16)	34	328	27		2,500	
1701 Imperial	Zonevest I LLC	1076100	SE corner 17th / Imperial (535-630-01)	8	101	12			
Air Rights Tower	Jman Tower LLC	1080123	W/side Union between Cedar / Date (533-353-11)	24	73	8			
Citizen M Hotel	San Diego Gaslamp Properties LLC	1077791	NE corner 7th / Market (535-105-06)	17			302		
Columbia & Hawthorn / State & Grape	Liberty National Corporation	1079883	Block bounded by Columbia / State / Hawthorn / Grape (533-581-15 & -16)	10	124		80		
Essex Addition	State & Fir, LLC	1079240	N/side Fir between Columbia / State (533-582-09 through -12)	13			42		
Manchester Pacific Gateway Hotel	Manchester Financial Group	1076890	W/side Pacific Highway between Broadway / E (760-013-39)	36			1,161		
Medico-Dental Building Conversion	Floit Properties, Inc.	1059200	SW corner 3rd / A (533-433-06)	14	159	24		4,182	
Park & Broadway Building B	Liberty National Corporation	1079871	SE corner Park / C	37	325	17		4,200	
Two America Plaza	CrownInvest, LLC	1076339	S/side B between Kettner / India (533-474-08)	13	48	3	300	11,700	
TOTAL					2,170 units	106 units	2,419 rooms	38,882 sq. ft.	59,800 sq. ft.

PROJECTS UNDER CONSTRUCTION

NAME	DEVELOPER	PRJ NO.	LOCATION	STORIES	UNITS	AFF	HOTEL	RETAIL	OFFICE
1st & Beech	Greystar	1062254	NE corner 1st / Beech (533-363-04 & -05)	22	220	7			
800 Broadway	CA Ventures	676300	N/side Broadway between 8th / 9th (534-184-03-00)	40	389	33		5,800	
8th & B	Bosa Development	1109617	Full block B / C / 8th / 9th (534-183-01 & -03)	40	389			9,400	
Columbia & A	Pinnacle International	1114039	S/side A between India / Columbia (533-404-01 & 07)	39	204	16	234		

Cortez Hill Apartments	Community Housing Works	1041077	S/side Beech between 9th / 10th (534-042-11)	5	88	88			
Harrington Heights	Chelsea Investment Corporation	1071979	N/side Broadway between 13th / 14th (534-205-08)	15	273	270		1,600	
Horton Campus	Stockdale Partners	658375	Full block E / G / 1st / 4th	4 to 9				300,000	700,000
K-Elevate Hotel	K-Elevate 10th Street Property	686780	NW corner 10th / Island (535-121-06)	8			135		
Kettner Crossing - Phase 1	Holland Partner Group; BRIDGE Housing	1048664	W/side Kettner between Cedar / Beech (533-322-04-07 & 09-13)	8	64	63			
The Lindley	Toll Brothers	690443	E/side Columbia between Ash / A (533-402-01)	37	362	30	60	10,700	
Research and Development District (RaDD) - Block 2A	IQHQ San Diego	694419	E/side Harbor between E / F	4				46,000	46,700
RaDD - Block 2B	IQHQ San Diego	694420	W/side Pacific Highway between E / F	17				26,000	454,400
RaDD - Block 3A	IQHQ San Diego	694416	E/side Harbor between F / G	6				33,500	94,700
RaDD - Block 4A	IQHQ San Diego	694417	SE corner Harbor / G	4				27,200	27,600
RaDD - Block 4B	IQHQ San Diego	694418	SW corner Pacific Highway / G	8				19,200	227,700
The Torrey	Holland Partner Group	1057347	Full block A / B / Union / Front	34	450	19		49,500	
Tru/Home2 Hotel	Vanderval Hotels, LLC	1054868	SE corner 5th / Ash (534-453-01)	16			271		

TOTAL 2,439 526 700 528,900 1,551,100
units units rooms sq. ft. sq. ft.

PROJECTS RECENTLY COMPLETED

NAME	DEVELOPER	PRJ NO.	LOCATION	STORIES	UNITS	AFF	HOTEL	RETAIL	OFFICE
Broadway Towers - Phase 2	Pinnacle International	687583	E/side 11th between Broadway / E (534-333-13 thru 05)	32	344	51		4,300	
West	Holland Partner Group	654500	Full block C / Broadway / Union / Front (533-517-02)	37	431	41		19,000	270,000
The Wyatt (Jefferson Makers Quarter)	JPI Real Estate Acquisition, LLC	639320	Full block Broadway / E / 15th / 16th (534-352-01 thru 04)	8	368	19		12,000	

TOTAL 1,143 111 0 35,300 270,000
units units rooms sq. ft. sq. ft.

DOWNTOWN DEVELOPMENT SINCE ADOPTION OF DOWNTOWN COMMUNITY PLAN

	UNITS	AFF	HOTEL	RETAIL	OFFICE
Projects Completed in 2023 (4)	714	109	147	38,200	
Projects Completed in 2022 (1)	87			3,500	
Projects Completed in 2021 (9)	2,129	412		48,000	233,000
Projects Completed in 2020 (5)	713	171		24,000	420,000
Projects Completed in 2019 (16)	1,590	163	239	49,000	164,000
Projects Completed in 2018 (12) ⁵	2,065	38	624	135,000	44,000
Projects Completed in 2017 (9) ⁴	1,014	265	317	17,000	
Projects Completed in 2016 (7)	563	72	764	30,000	
Projects Completed in 2015 (10)	1,248	498	90	40,000	280,000
Projects Completed in 2014 (4)	493			22,000	
Projects Completed in 2013 (3) ³	488			37,000	
Projects Completed in 2012 (4) ²	109	65		10,000	
Projects Completed in 2011 (2) ¹	65	65			
Projects Completed in 2010 (5)	605	438		25,000	
Projects Completed in 2009 (7)	1,357	411	450	51,000	
Projects Completed in 2008 (10)	690		1,496	52,000	50,000
Projects Completed in 2007 (18)	2,085		393	233,000	325,000
Projects Completed in 2006 (15)	1,052			120,000	123,000

TOTAL 16,353 2,598 4,373 896,500 1,639,000
units units rooms sq. ft. sq. ft.

Completed, but not listed in table:
¹Thomas Jefferson School of Law
²U.S. Federal Courthouse
³San Diego Central Library
⁴San Diego Central Courthouse
⁵Fire Station No. 2