



**City of San Diego Urban Innovation Division
Downtown Development Activity Log
January 2025**

Project renderings can be found on the Downtown Development Activity Map. Information below is approximate based on permit applications submitted on or before 01/01/2025 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	
Cedar Street Apartments	IP Investments LLC	1064951	S/side Cedar between Pacific Highway / Kettner (533-321-08 & -09)	11	138	22		735	
TOTAL					139	22	240	25,485	
					units	units	rooms	sq. ft.	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)	30			301	10,400	59,800
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			
16th & Island	Arete Development	1123719	S/side of Island between 16th / 17th (535-393-13)	8	102	101			
17th & Commercial	Arete Development	1118925	NW corner 17th / Commercial (535-630-03, -04, & -25)	8	109	108			
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	1107473	NE corner 7th / Market (535-105-06)	17			302		
Kindred	Bridge Housing	1119018	E/side 6th between Beech / Cedar (534-014-04 & -12)	8	126	125		4,186	
Manchester Pacific Gateway Hotel	Manchester Financial Group	1076890	W/side Pacific Highway between Broadway / E (760-013-39)	36			1,161		
Pacific Heights	Pinnacle International	1080299	E/side 11th between A / B (534-074-17)	31	497	50		817	
TOTAL					1,478	419	1,997	17,103	59,800
					units	units	rooms	sq. ft.	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			
8th & B	Bosa Development	1109617	Full block B / C / 8th / 9th (534-183-01 & -03)	40	399				
Columbia & A	Pinnacle International	1114039	S/side A between India / Columbia (533-404-01 & 07)	39	202	15	231	5,000	
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	
Campus at Horton	Stockdale Partners	658375	Full block E / G / 1st / 4th	4 to 9				300,000	700,000
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 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					1,696	462	502	356,100	700,000
					units	units	rooms	sq. ft.	sq. ft.

PROJECTS COMPLETED IN 2024

NAME	DEVELOPER	PRJ NO.	LOCATION	STORIES	UNITS	AFF	HOTEL	RETAIL	OFFICE
800 Broadway	CA Ventures	676300	N/side Broadway between 8th / 9th (534-184-03-00)	40	389	33		5,800	
Broadway Towers - Phase 2	Pinnacle International	687583	E/side 11th between Broadway / E (534-333-13 thru 05)	32	344	51		4,300	
K-Elevate Hotel	K-Elevate 10th Street Property	686780	NW corner 10th / Island (535-121-06)	8			135		
The Lindley	Toll Brothers	690443	E/side Columbia between Ash / A (533-402-01)	37	362	30	60	10,700	
Research and Development District	IQHQ San Diego		Six blocks bounded by Habor / Pacific Highway / Broadway	4 to 17				151,900	851,100
West	Holland Partner Group	654500	Full block C / Broadway / Union / Front (533-517-02)	37	431	41	•195	19,000	270,000
The Wyatt	JPI Real Estate Acquisition, LLC	639320	Full block Broadway / E / 15th / 16th (534-352-01 thru 04)	8	368	19		12,000	
TOTAL					1,894	174	390	203,700	1,121,100
					units	units	rooms	sq. ft.	sq. ft.

**DOWNTOWN DEVELOPMENT
SINCE ADOPTION OF DOWNTOWN COMMUNITY PLAN**

	UNITS	AFF	HOTEL	RETAIL	OFFICE
Projects Completed in 2024 (7)	1,894	174	390	203,700	1,121,100
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	18,961	2,881	4,910	1,138,400	2,760,100
	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