



City of San Diego Urban Division
Downtown Development Activity Log
 January 2024

Project renderings can be found on the Downtown Development Activity Map. Information below is approximate based on permit applications submitted on or before 01/01/2024 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)	9	110	24			
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					1,011	63	240	47,750	309,000
					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
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	
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			
Broadway Suites	Reef Point Hospitality, LLC	1073154	SE corner Broadway / 8th (534-323-01)	20	1		317		
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		
Pacific Heights	Pinnacle International	1079928	W/side 11th between A / B (534-074-01)	31	492	34		6,500	
Pacific Self-Storage	Guy Zomick	1091223	E/side Pacific Highway between Laurel / Juniper (533-021-03)	4					
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	98	300	11,700	
TOTAL					2,245	196	2,736	41,200	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			
800 Broadway	CA Ventures	676300	N/side Broadway between 8th / 9th (534-184-03-00)	40	389	33		5,800	
Andia (8th & B)	Bosa Development	1109617	Full block B / C / 8th / 9th (534-183-01 & -03)	40	389			9,400	
Broadway Towers - Phase 2	Pinnacle International	687583	E/side 11th between Broadway / E (534-333-13 thru 05)	32	344	51		4,300	
Columbia & A	Pinnacle International	1054966	S/side A between India / Columbia (533-404-01 & 07)	39	159	11	340		
Cortez Hill Apartments	Community Housing Works	1041077	S/side Beech between 9th / 10th (534-042-11)	5	88	88			
Harrington Heights (13th & Broadway)	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
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	
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 (Front & A)	Holland Partner Group	1057347	Full block A / B / Union / Front	34	450	19		49,500	
West	Holland Partner Group	654500	Full block C / Broadway / Union / Front (533-517-02)	37	431	41	535	19,000	270,000
TOTAL					3,537	632	1,070	564,200	1,821,100
					units	units	rooms	sq. ft.	sq. ft.

PROJECTS COMPLETED IN 2023

NAME	DEVELOPER	PRJ NO.	LOCATION	STORIES	UNITS	AFF	HOTEL	RETAIL	OFFICE
AC Hotel	Briad Group	625242	E/side 5th between F / G (535-093-17)	7			147	2,200	
The Helm	Affirmed Housing Group	677135	SE corner Beech / Front (533-422-01 thru 03)	7	78	77			
Radian	Cisterra Development	694702	S/side G between 9th / 10th (535-136-01)	22	241			36,000	
Simone Little Italy	Union & Ash Properties, LLC	648134	N/side Ash between Union / Front (533-343-05)	36	395	32			
TOTAL					714	109	147	38,200	0
					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