

**Economic Development Department**

**VIA EMAIL**

July 31, 2025

To All Interested Parties:

**RE: Notice of Availability (NOA) of Surplus Land for Ground Lease or Purchase  
1222 First Avenue San Diego, CA (APN 533-433-28 Portion) ("Property")**

As required by Government Code Section 54220 of the State of California, the City of San Diego ("City") is providing notification that the City intends to sell or ground lease the Surplus Property listed in **Attachment A** to this NOA.

In accordance with Government Code Section 54222, you have sixty (60) days from the date this NOA was sent via electronic mail to notify the City of your interest in purchasing or ground leasing the Property. However, this NOA does not obligate the City to sell or ground lease the Property to you or anyone else. Instead, the City will enter good faith negotiations with you for a period of not less than ninety (90) days under Government Code Section 54223. If no agreement is reached for the sale or ground lease of the Property, the City may market the Property to the general public.

As required by Government Code Section 54227, if the City receives more than one letter of interest for the Property during the 60-day response period, it will give first priority to entities proposing to develop housing where at least 25 percent of the units will be affordable to lower income households. If more than one such proposal is received, the City will give priority to the proposal with the greatest number of lower income affordable units. If more than one proposal specifies the same number of lower income affordable units, priority will be given to the proposal that has the lowest average affordability level.

The City is seeking a buyer or ground lessee for the Property that will maximize the redevelopment potential of the site while paying fair market value for the Property. The successful respondent will be the respondent who can maximize the monetary payments to the City while redeveloping the site as a high-quality mixed-use, mixed-income development that includes low-and moderate-income residential units and complies with Government Code section 54222.5 by, among other things, restricting at least twenty-five percent of the total residential units on the Property to occupancy by lower income households, as defined in Health and Safety Code section 50079.5, at an affordable housing cost or an affordable rent, as defined in Health and Safety Code section 50052.5 or 50053 respectively, for at least 55 years for rental housing or 45 years for ownership housing.

If your agency or company is interested in purchasing or ground leasing the Property, you must notify the City in writing within sixty (60) days after the date this NOA was sent via electronic mail. Notice of your interest and/or questions shall be emailed or sent via US Mail to:

Marc Frederick  
City of San Diego, Economic Development Department  
1200 Third Ave, Suite 1400 MS 56-D  
San Diego, CA 92101  
Email: MFrederick@sandiego.gov

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Entities considering submitting a letter of interest are advised to review the requirements of the Surplus Land Act (Government Code Section 54220-54234) and the [Surplus Land Act Guidelines](#). Please note, entities that submit a letter of interest may be required to submit additional information to begin the negotiation process.

Any entity or individual considering making an offer will be solely responsible for making its own determination as to the suitability of the Property for any specific purpose. The Property will be sold or ground leased “as is” with no warranties – written, implied or expressed – by the City, its agents, or employees. Any future developer of the Property will be solely responsible for conducting its own due diligence, obtaining all permits, land use approvals, and environmental clearances necessary to complete its proposed project(s).

The selected Developer shall be subject to the terms and conditions of the City’s Project Labor Agreement as applicable. (O-21764)

Exhibits:

**Attachment A** – Surplus Land Property Information

**ATTACHMENT A – SURPLUS LAND PROPERTY INFORMATION**

<b><i>Jurisdiction Type</i></b>	City
<b><i>Address</i></b>	1222 First Avenue
<b><i>City</i></b>	San Diego
<b><i>Zip</i></b>	92101
<b><i>County</i></b>	San Diego
<b><i>Accessor Parcel No.</i></b>	533-433-28 Portion
<b><i>General Plan Land Use Designation</i></b>	Mixed Use

<b><i>Zone Designation</i></b>	CCPD-NC
<b><i>Minimum FAR</i></b>	6.0 Minimum
<b><i>Height Limit</i></b>	None, up to FAA allowance
<b><i>Parcel Size (gross acres)</i></b>	1.38
<b><i>Existing Use/ Vacancy</i></b>	Office Building/ Fire Station
<b><i>Minimum Sale/Ground Rent Price</i></b>	N/A
<b><i>Last Appraisal/ Date</i></b>	N/A