



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

Project renderings can be found on the Downtown Development Activity Map. Information below is approximate based on permit applications submitted on or before 07/01/2025 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	
Cedar Street Apartments	IP Investments, LLC	1064951	S/side Cedar between Pacific Highway / Kettner (533-321-08 & -09)	11	138	22		735	
Celine	Nakhshab Development	1130168	W/side State between Cedar / Date (533-352-09)	8	52	6		7,045	
Mirka Tower	Mirka Investments, LLC	1138932	SE corner Commercial / National (535-625-03 & 535-615-01)	21	318	318			

TOTAL 508 346 240 31,780
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	
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			
1950 India	High Street Residential	1135730	S/side Grape between Kettner / India (533-224-08)	26	444	19		33,752	
Après Little Italy	The Abraham Companies	1134284	SW corner India / Fir (533-232-01 & -18)	25	153	7		9,289	
Citizen M Hotel	San Diego Gaslamp Properties LLC	1107473	NE corner 7th / Market (535-105-06)	17			302		
Kettner Crossing Phase 2 (Beech & Kettner)	Holland Partner Group	1130527	NW corner Kettner / Beech (533-322-12)	33	377			5,471	
Pacific Heights	Pinnacle International	1080299	E/side 11th between A / B (534-074-17)	31	497	50		817	
Tower 180 Conversion	J Street Space	1136721	N/side Broadway between 1st / 2nd (533-515-02, -03, & -08)	25			560		

TOTAL 1,994 297 1,396 61,429 59,800
units units rooms sq. ft. sq. ft.

PROJECTS UNDER CONSTRUCTION

NAME	DEVELOPER	PRJ NO.	LOCATION	STORIES	UNITS	AFF	HOTEL	RETAIL	OFFICE
1452 K	Riaz Capital	1113506	N/side K between 14th / 15th	8	259	15			
Ancora (1st & Beech)	Greystar	1062254	NE corner 1st / Beech (533-363-04 & -05)	22	220	7			
Andia (8th & B)	Bosa Development	1109617	Full block B / C / 8th / 9th (534-183-01 & -03)	40	399				
Campus at Horton	Stockdale Partners	658375	Full block E / G / 1st / 4th	4 to 9				300,000	700,000
Columbia & A	Pinnacle International	1114039	S/side A between India / Columbia (533-404-01 & 07)	39	202	15	231	5,000	
Harrington Heights	Chelsea Investment Corporation	1071979	N/side Broadway between 13th / 14th (534-205-08)	15	273	270		1,600	
Jacaranda on 9th (Cortez Hill Apartments)	Community Housing Works	1041077	S/side Beech between 9th / 10th (534-042-11)	5	88	88			
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			
Kindred	Bridge Housing	1119018	E/side 6th between Beech / Cedar (534-014-04 & -12)	8	126	125		4,186	

Pacific Self-Storage	Guy Zomick	1091223	E/side Pacific Highway between Laurel / Juniper (533-021-03)	4					
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					2,081 units	602 units	502 rooms	360,286 sq. ft.	700,000 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 units	2,881 units	4,910 rooms	1,138,400 sq. ft.	2,760,100 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