



City of San Diego Urban Innovation Division  
Downtown Development Activity Log  
July 2026

Project renderings can be found on the Downtown Development Activity Map. Information below is approximate based on permit applications submitted on or before 07/01/2026 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       |
|------------------------------------------|---------------------|-------------------------|----------------------------------------------------------------------|---------|--------------|-------------|------------|----------------|--------------|
| 171 14th Street<br>Multi-Use Event Space | SDV, LLC            | <a href="#">1155325</a> | E/side 14th between L & Imperial (533-603-01)                        | 2       |              |             |            |                |              |
| Cedar Street<br>Apartments               | IP Investments, LLC | <a href="#">1064951</a> | S/side Cedar between Pacific Highway / Kettner<br>(533-321-08 & -09) | 11      | 138          | 22          |            | 735            |              |
| TOTAL                                    |                     |                         |                                                                      |         | 138<br>units | 22<br>units | 0<br>rooms | 735<br>sq. ft. | 0<br>sq. ft. |

**BUILDING PERMITS UNDER REVIEW**

| NAME                                          | DEVELOPER                            | PRJ NO.                 | LOCATION                                                            | STORIES | UNITS          | AFF            | HOTEL        | RETAIL             | OFFICE           |
|-----------------------------------------------|--------------------------------------|-------------------------|---------------------------------------------------------------------|---------|----------------|----------------|--------------|--------------------|------------------|
| 1st & Island                                  | Bosa Development                     | <a href="#">1143641</a> | Full block Island / J / 1st / 2nd                                   | 35      | 215            |                |              |                    |                  |
| 16th & Island                                 | Arete Development                    | <a href="#">1123719</a> | S/side of Island between 16th / 17th (535-393-13)                   | 8       | 124            | 123            |              |                    |                  |
| 107 Ash Conversion                            | cREate Development &<br>MRK Partners | <a href="#">1148817</a> | Full block Ash / A / 1st / 2nd (533-242-11, & -14)                  | 21      | 252            | 249            |              | 29,000             | 3,230            |
| 444 West Beech                                | Endeavor Real Estate<br>Group        | <a href="#">1143931</a> | N/side Beech between Columbia & State (533-332-13 & -18)            | 40      | 492            | 26             |              | 6,872              |                  |
| 530 B Conversion                              | 530B JV Owner, LLC                   | <a href="#">1140045</a> | N/side B between 5th / 6th (534-055-03)                             | 26      | 160            |                |              | 6,433              |                  |
| 639 Kettner                                   | Rodney Masri                         | <a href="#">1149885</a> | E/side Kettner between G / Harbor (533-700-11)                      | 6       | 1              |                |              | 733                |                  |
| 707 Broadway<br>Conversion                    | Vintage Housing<br>Development       | <a href="#">1149454</a> | SE corner 7th / Broadway (534-322-01, -02, & -03)                   | 18      | 200            | 198            |              |                    |                  |
| 1555 5th                                      | Elda Developments                    | <a href="#">1149232</a> | SE corner 5th / Cedar (533-383-13)                                  | 24      | 150            | 9              |              | 6,360              |                  |
| 1950 India                                    | High Street Residential              | <a href="#">1135730</a> | S/side Grape between Kettner / India (533-224-08)                   | 26      | 444            | 19             |              | 32,568             |                  |
| Après Little Italy                            | The Abraham<br>Companies             | <a href="#">1134284</a> | SW corner India / Fir (533-232-01 & -18)                            | 25      | 154            | 9              |              | 9,283              |                  |
| Beech & Kettner (Kettner<br>Crossing Phase 2) | Holland Partner Group                | <a href="#">1130527</a> | NW corner Kettner / Beech (533-322-12)                              | 33      | 377            |                |              | 5,471              |                  |
| Dreamboat                                     | Inside Voice Ventures                | <a href="#">1149220</a> | NE corner Kettner / Juniper (533-034-02, -03, -04, -05, -08, & -09) | 4       |                |                | 59           | 77,244             | 1,780            |
| Mirka Tower                                   | Mirka Investments, LLC               | <a href="#">1148208</a> | SE corner Commercial / National (535-625-03 & 535-615-01)           | 21      | 318            | 315            |              |                    |                  |
| Pacific Heights                               | Pinnacle International               | <a href="#">1149034</a> | E/side 11th between A / B (534-074-17)                              | 31      | 501            | 51             |              |                    |                  |
| Salvation Army Rady<br>Center Phase 1         | Wakeland Housing<br>Development      | <a href="#">1147527</a> | N/side F between 7th / 8th (534-325-23)                             | 5       | 53             | 53             |              |                    |                  |
| Tower 180 Conversion                          | J Street Space                       | <a href="#">1136721</a> | N/side Broadway between 1st / 2nd (533-515-02, -03, & -08)          | 25      |                |                | 561          |                    |                  |
| TOTAL                                         |                                      |                         |                                                                     |         | 3,441<br>units | 1,052<br>units | 620<br>rooms | 173,964<br>sq. ft. | 5,010<br>sq. ft. |

**PROJECTS UNDER CONSTRUCTION**

| NAME                                 | DEVELOPER                               | PRJ NO.                 | LOCATION                                                        | STORIES | UNITS          | AFF          | HOTEL        | RETAIL           | OFFICE       |
|--------------------------------------|-----------------------------------------|-------------------------|-----------------------------------------------------------------|---------|----------------|--------------|--------------|------------------|--------------|
| 1452 K                               | Riaz Capital                            | <a href="#">1113506</a> | N/side K between 14th / 15th                                    | 8       | 259            | 15           |              |                  |              |
| Andia                                | Bosa Development                        | <a href="#">1109617</a> | Full block B / C / 8th / 9th (534-183-01 & -03)                 | 40      | 399            |              |              |                  |              |
| City Village SDCC<br>Student Housing | San Diego Community<br>College District | <a href="#">SDCC</a>    | Full block B / C / 16th / 17th (534-223-12)                     | 7       | 283            | 283          |              |                  |              |
| Columbia & A                         | Pinnacle International                  | <a href="#">1114039</a> | S/side A between India / Columbia (533-404-01 & 07)             | 39      | 202            |              | 231          | 5,000            |              |
| Kindred                              | BRIDGE Housing                          | <a href="#">1119018</a> | E/side 6th between Beech / Cedar (534-014-04 & 12)              | 8       | 126            | 125          |              | 4,186            |              |
| Pacific Self-Storage                 | Guy Zomick                              | <a href="#">1091223</a> | E/side Pacific Highway between Laurel / Juniper<br>(533-021-03) | 4       |                |              |              |                  |              |
| Tru/Home2 Hotel                      | Vanderval Hotels, LLC                   | <a href="#">1054868</a> | SE corner 5th / Ash (534-453-01)                                | 16      |                |              | 271          |                  |              |
| TOTAL                                |                                         |                         |                                                                 |         | 1,269<br>units | 423<br>units | 502<br>rooms | 9,186<br>sq. ft. | 0<br>sq. ft. |

### PROJECTS COMPLETED IN 2026

| NAME       | DEVELOPER             | PRJ NO.                 | LOCATION                         | STORIES | UNITS        | AFF         | HOTEL      | RETAIL            | OFFICE       |
|------------|-----------------------|-------------------------|----------------------------------|---------|--------------|-------------|------------|-------------------|--------------|
| The Torrey | Holland Partner Group | <a href="#">1057347</a> | Full block A / B / Union / Front | 34      | 450          | 19          |            | 49,500            |              |
| TOTAL      |                       |                         |                                  |         | 450<br>units | 19<br>units | 0<br>rooms | 49,500<br>sq. ft. | 0<br>sq. ft. |

### DOWNTOWN DEVELOPMENT SINCE ADOPTION OF DOWNTOWN COMMUNITY PLAN

|                                 | UNITS           | AFF            | HOTEL          | RETAIL               | OFFICE               |
|---------------------------------|-----------------|----------------|----------------|----------------------|----------------------|
| Projects Completed in 2025 (4)  | 645             | 428            |                | 1,600                |                      |
| 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) | 2,065           | 38             | 624            | 135,000              | 44,000               |
| Projects Completed in 2017 (9)  | 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)  | 488             |                |                | 37,000               |                      |
| Projects Completed in 2012 (4)  | 109             | 65             |                | 10,000               |                      |
| Projects Completed in 2011 (2)  | 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<br>units | 2,881<br>units | 4,910<br>rooms | 1,138,400<br>sq. ft. | 2,760,100<br>sq. ft. |