

**Department of Real Estate and Airport
Management**

VIA Email

October 4, 2021

To All Interested Parties:

**RE: Notice of Availability/Offer to Lease Surplus Property
3500, 3250, 3220 and 3240 Sports Arena Blvd, San Diego, CA 92110 (the "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 lease the surplus property listed in the accompanying table **on the condition that future development of the Property includes renovation or replacement of the City's existing and operational current sports arena on the Property as a regional entertainment venue and operation of that venue for concerts, sports, and other events, consistent with similar arenas in large cities in the United States ("Development Condition").**

The City encourages entities to incorporate development of as much affordable housing as possible in their proposals to the City.

In accordance with Government Code Section 54222, you have sixty (60) days from the date this offer was sent via electronic mail to notify the City of your interest in leasing the property in a manner consistent with the Development Condition and Government Code Section 54222.5. However, this offer shall not obligate the City to lease the property to you. Instead, the City would enter into at least ninety (90) days of negotiations with you pursuant to Government Code Section 54223. If no agreement is reached on lease terms, 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 during this 60 day 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, priority will be given to the proposal with the greatest number of affordable units. If more than one proposal specifies the same number of affordable units, priority will be given to the proposal that has the lowest average affordability level.

In the event your agency or company is interested in leasing the property, you must notify the City in writing within sixty (60) days of the date this notice was sent via electronic mail. Notice of your interest in leasing the property shall be emailed or sent via US Mail to:

Mary Carlson, Program Manager,
1200 Third Ave, Suite 1700,
San Diego, CA 92101
Email: MidwayNOA@sanidiego.gov

You may also direct your questions to MidwayNOA@sanidiego.gov. Answers to your questions will be posted on our website at <https://www.sanidiego.gov/real-estate-and-airport-management>.

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Entities proposing to submit a letter of interest are advised to review the requirements set forth in the Surplus Land Act (Government Code Section 54220-54234).

Entities are encouraged to incorporate the Business Cooperation Program in their development. Further information can be accessed at:

<https://www.sandiego.gov/business-resource/business-cooperation-program>

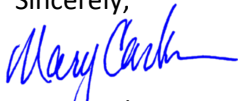
The information provided in this notice is believed to be correct; however, the City assumes no responsibility or liability for its completeness or accuracy. Any entity or individual considering making an offer on the property will be solely responsible for making its own determination as to the suitability of the property for any specific purpose. The property will be leased "as is" with no warranties – written, implied or expressed – by the City and its agents or employees. Any future developer of the property will be solely responsible for obtaining all permits, land use approvals, and environmental clearances necessary to complete a proposed project.

Disclosure: San Diego Measure E, approved in November 2020, amended the San Diego Municipal Code to exclude the 30-foot height limit in the Coastal Zone for the Midway-Pacific Highway Community Plan area, which includes the Property. A lawsuit was filed challenging Measure E on CEQA grounds. The selected proposer must be willing to assume the risk of committing resources towards their proposed redevelopment of the Property, including due diligence costs and consultant costs, while the fate of Measure E remains in doubt.

For additional information about the property, please visit:

<https://www.arcgis.com/apps/webappviewer/index.html?id=3057676023954a828ad92ef22b5ff349>

Sincerely,



Mary Carlson

Program Manager

Department of Real Estate and Airport Management

Surplus Land Property Description

Name of the local public entity disposing of surplus land	Type of local public entity	Street address, if available, or intersection	City in which the site is located	ZIP code	County in which the site is located	Assessor parcel number (APN)	If the site is being consolidated from multiple parcels, each parcel will be listed as a separate row with the same letter indicating sites that be consolidated into larger parcels	Current general plan designation	Current zoning designation	Minimum density currently allowed on each parcel expressed as units per acre. This is the density allowed after all relevant zoning amendments, incentive programs, density bonuses, etc are applied	Maximum density allowed on each parcel expressed as units per acre. This is the density allowed after all relevant zoning amendments, incentive programs, density bonuses, etc are applied	Size of the parcel in acres	If the parcel is vacant, enter "Vacant". If the parcel is nonvacant, then include a description of the existing use(s). If the existing use includes residential units, enter the number of existing residential units after the existing use (e.g., "residential, 12" or "mixed-use, 6")	Minimum asking price for the parcel, if any	Value of the property as of the most recent appraisal	Date of the most recent appraisal	Misc information	Misc information
Jurisdiction Name	Jurisdiction Type	Site Address/Intersection	City	Five Digit ZIP Code	County	Assessor Parcel Number	Consolidated Sites	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Gross Acres)	Existing Use/Vacancy	Minimum Sales Price	Last Appraised Value	Last Appraised Date	Optional Information1	Optional Information2
City of San Diego	City	3500, 3250, 3220 and 3240 Sports Arena Blvd	San Diego	92110	San Diego	441-590-04 portion	N/A	City of San Diego General Plan	CC-3-6	N/A - commercial zone	2,112 units are allowed, however, 100% density bonus allows an average of no more than 600 square feet per dwelling unit with no dwelling unit exceeding 800 square feet.	48.5	Sports Arena and retail businesses	N/A - for lease	N/A	N/A	Available for lease on the condition that future development of the Property includes renovation or replacement of the City's existing and operational sports arena on the Property as a regional entertainment venue and operation of that venue for concerts, sports, and other events, consistent with similar arenas in large cities in the United States.	Accessory Dwelling Units are allowed per the multiple dwelling regulations