FOR SALE

6260 & 6280 RIVERDALE ST

SAN DIEGO, CA

THE MITCHELL GROUP

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PROPERTY OVERVIEW

Tremendous covered land play with current NNN annual income of nearly $335,000.

6260 & 6280 Riverdale Street presents a rare opportunity to acquire a centrally located infill industrial/ flex asset within San Diego's rapidly transforming Grantville / Mission Gorge corridor—one of the region's most supply-constrained and redevelopment-driven submarkets.

The Property consists of approximately 36,397 square feet (±0.84 acres) of land improved with ±15,482 square feet of functional industrial improvements, including ±9,600 square feet of office space and ±5,882 square feet of warehouse and fenced outdoor storage area. The existing configuration supports a wide range of uses including contractor services, light industrial, distribution, showroom, and hybrid office/industrial users.

With immediate access to Interstate 8, Interstate 15, and Mission Gorge Road, the Property is strategically positioned near Mission Valley, SDSU, and Downtown San Diego, offering exceptional regional connectivity.

INVESTMENT HIGHLIGHTS

Covered Land Play w/ Redevelopment Optionality

Infill Industrial Asset in Central San Diego

Flexible Office/Warehouse Configuration

Excellent Freeway & Transit Access

Located Within a High-Growth Planning Area

Zoning & Density Upside Potential

PRICING

Asset is bbeing marketing unpriced. Offers will be evaluated based on the following criteria:

- Highest "net" price to seller
- Timing
- Conditions to close
- Buyers qualifications

PROPERTY DETAILS

APN:
458-510-33-00 & 458-510-32-00

Building Size: ~15,482 SF
- Office: ~9,600 SF
- Warehouse: ~5,882 SF

Zoning:
Complete Communities – Tier 4
(4.0 FAR Potential)

Lot Size: 36,397 square feet

ZONING & DEVELOPMENT POTENTIAL

The Property is located within the City of San Diego's Grantville Planning Area, a designated Complete Communities growth corridor targeted for substantial residential and mixed-use intensification.

Complete Communities – Tier 4 (4.0 FAR Potential)

The site benefits from its location within a Complete Communities Housing Solutions Tier 4 area, the highest intensity designation under the City's density bonus program.

Tier 4 allows projects to achieve up to a 4.0 Floor Area Ratio (FAR)—a significant increase over traditional base zoning—enabling substantially higher development density.

What 4.0 FAR means for this site:

- Lot Size: ±36,397 SF
- Potential Buildable Area (4.0 FAR):
  - » **145,588 square feet of total building area**

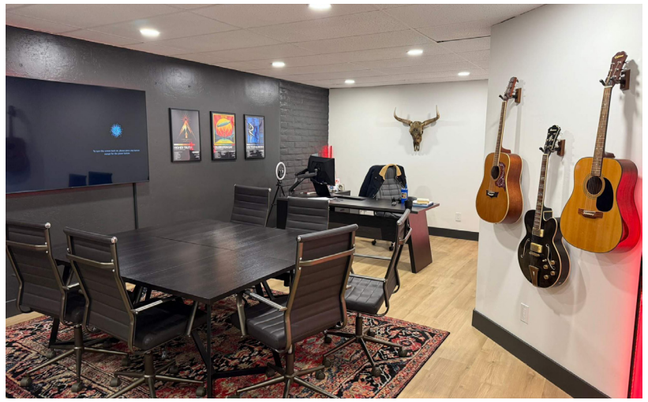
This level of density supports a wide range of higher-intensity development scenarios, including:

- Mid-rise multifamily or mixed-use projects
- Transit-oriented residential communities
- Ground-floor retail with residential above
- Creative office/residential hybrid concepts

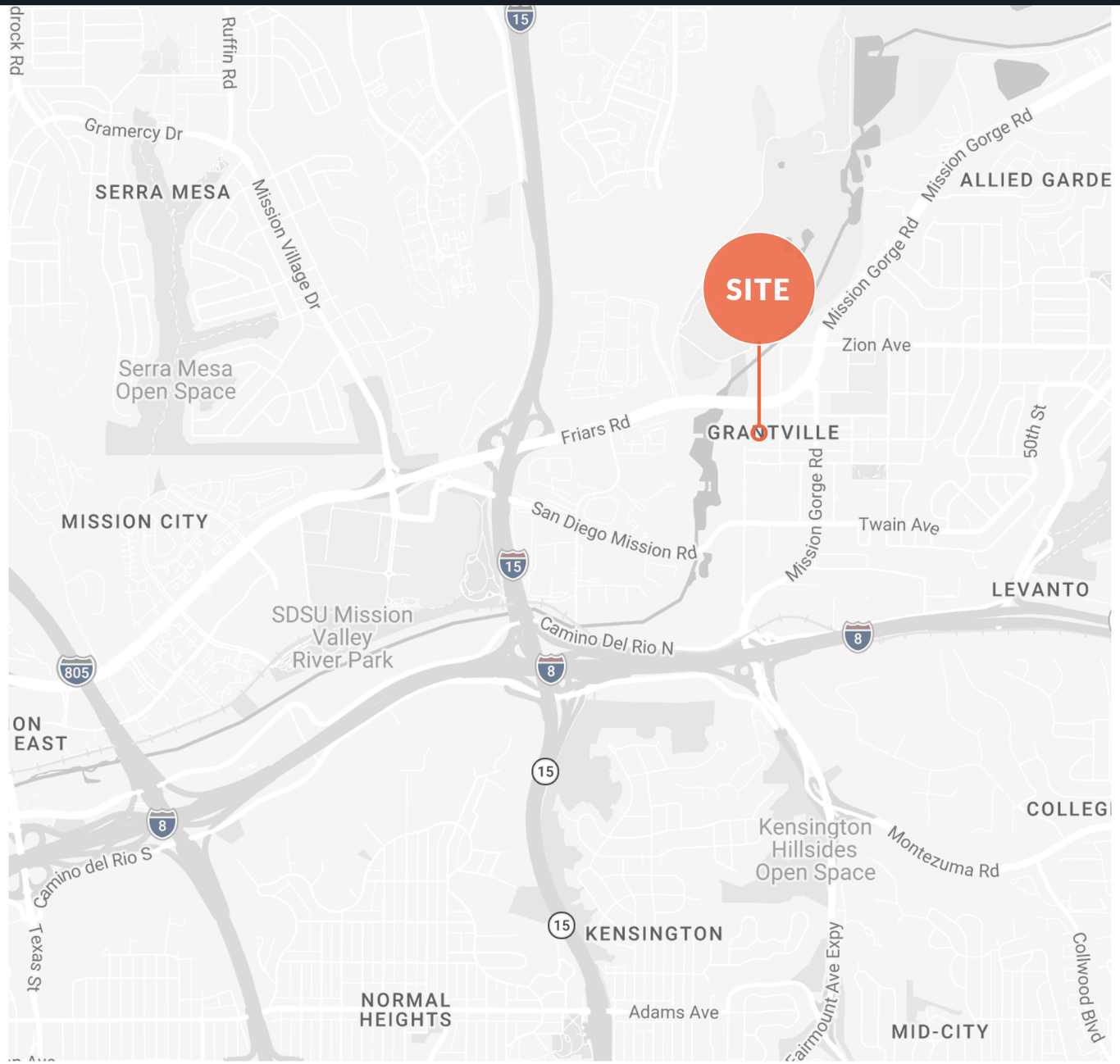
Additional Tier 4 incentives

Projects utilizing Tier 4 benefits (subject to affordability requirements) may also qualify for:

- Height increases beyond base zoning
- Reduced or eliminated parking requirements
- Ministerial approval pathways (streamlined processing)
- Enhanced unit yield compared to traditional zoning constraints



LOCATION & SUBMARKET OVERVIEW

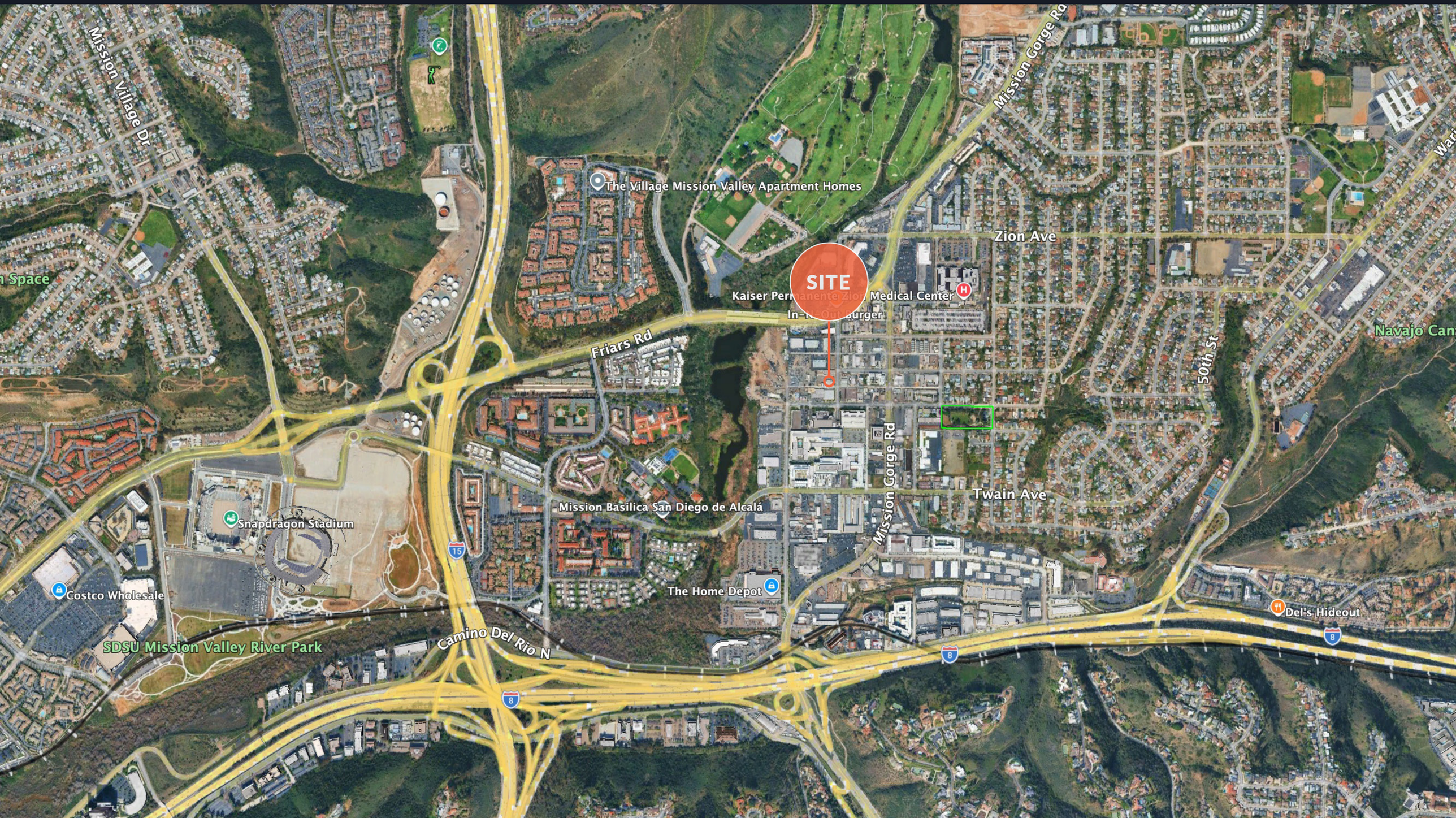


The Property is located in Grantville, a historically industrial submarket undergoing a transformation into a transit-oriented urban village. Its proximity to the Grantville Trolley Station positions it within a key node of San Diego's smart growth strategy.

The area benefits from:

- Central location within San Diego's urban core
- Strong access to employment centers
- Increasing residential density
- Ongoing public and private investment

LOCATION MAP



NEARBY APARTMENT & MIXED-USE DEVELOPMENT

The surrounding area is experiencing a surge in multifamily and mixed-use development, reinforcing long-term demand drivers.

Granville / Mission Gorge Pipeline:

- **The Grant at Mission Trails**
  (±48 Units | Under Construction)
  Workforce housing development serving military and local residents
- **Grantville Transit-Oriented Developments**
  (±250+ Units Delivered/Recent)
  Multiple affordable housing communities delivered adjacent to the trolley station
- **Grantville Redevelopment Vision**
  (±8,000 Units Planned)
  Long-term transformation into a dense mixed-use residential and commercial district

The Grant at Mission Trails

Mission Valley & Surrounding Area:

- **Civita Master-Planned Community**
  (±4,700 Units)
  Large-scale mixed-use development with residential, retail, and office
- **Riverwalk San Diego**
  Major redevelopment introducing residential, retail, and open space

Civita Master-Planned Community

AERIAL VIEWS

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STRATEGIC INVESTMENT POSITIONING

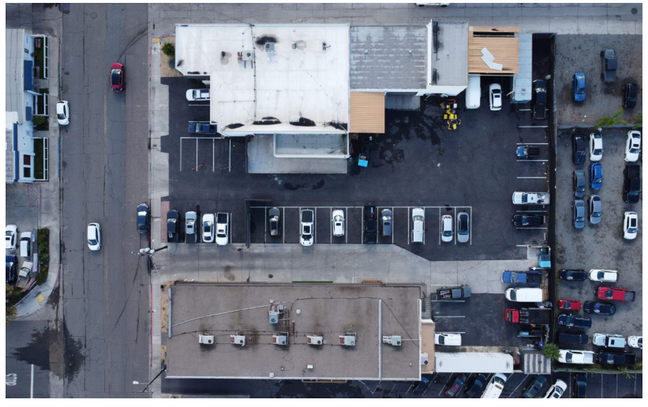
6260 & 6280 Riverdale Street offers a compelling “covered land play”—delivering immediate income with monthly NNN income of $27,906 with significant long-term redevelopment upside.

Key positioning advantages include:

- 4.0 FAR Tier 4 density unlock → ~145K+ buildable SF
- Proximity to transit enabling TOD-scale development
- Rapidly increasing residential density in surrounding area
- Limited competing industrial land supply in central San Diego
- Strong interim demand for industrial and service users

Conclusion

6260 & 6280 Riverdale Street represents a unique opportunity to acquire a functional infill industrial asset with substantial embedded development upside. With Tier 4 Complete Communities designation allowing up to 4.0 FAR, the Property is exceptionally well-positioned for high-density multifamily or mixed-use redevelopment in one of San Diego’s most actively transforming corridors.



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