

Horton Elementary School



Euclid Ave Station

0.2 Miles | 5 min Walk

Walgreens

Valencia Park/Malcolm X
Branch Library

Orange Line

52,707 SF LOT

Naranja Street

CCHS TIER 3 | SB 79 | SB 1123 | QOZ | SD PROMISE ZONE

5180 Naranja Street, San Diego, CA 92114

COVERED LAND, URBAN INFILL, UNLOCK DENSITY.

Situated on approximately 1.2 acres, this residential development opportunity offers investors the ability to reposition a currently industrial property into a high-density multifamily project within one of San Diego's rapidly evolving infill neighborhoods. Benefiting from RM-2-5 zoning, Complete Communities Tier 3 (6.5 FAR), SB 79 Tier 2, and Transit Priority Area incentives, the site is well positioned to capitalize on significant residential density and development potential in a supply-constrained housing market.

ADDRESS	5180 Naranja Street
CITY, ST ZIP	San Diego, CA 92114
APN:	548-051-42-00
LOT SIZE:	±52,707 SF 1.2 AC
CURRENT USE:	Industrial
ZONING:	RM-2-5
BASE DENSITY	1500 SF/DU
BASE FAR	1.35x FAR
MAX HEIGHT	40ft



UNDERLYING FEE TO
ALLEY DECEDED TO
50 MATCH BY DOCB5-493509



THE
COUNTY
21620 COUNTY
12675 MAP
548 PAGE 05

THIS MAP WAS PREPARED FOR ASSIGNMENT PURPOSES ONLY. NO LIABILITY IS
ASSIGNED FOR THE ACCURACY OF THE DATA SHOWN. ASSASSOR'S PARCELS
MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 6024 - NARANJA SUB
MAP 5595 - BUTLER SUB
MAP 1988 - LAS ALTURAS NO.3
ROS 3685,3802,5317

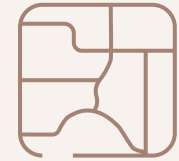
Zoning

City of San Diego Zoning: RM-2-5 & CCHS Tier 3



OVERLAYS

RM-2-5 zoning, Sustainable Development Area (SDA), Complete Communities Housing Solutions (CCHS) Tier 3 (6.5 FAR), SB 79 Tier 2, SB 1123, Transit Priority Area (TPA), Airport Land Use Compatibility Overlay Zone (ALUCOZ), Airport Influence Area (AIA) – San Diego International Airport Review Area 1, Community Plan Implementation Overlay Zone (CPIOZ-A), Complete Communities Mobility Choices (CCMC) Mobility Zone 2, San Diego Promise Zone, Adequate Sites Inventory (ASI), Residential-Medium Community Plan Land Use (15–29 DU/acre)



RM-2-5 | CCHS Tier 3
Zoning

1,500 | Wavied
Density

40' | Wavied
Height Limit

1.35x | 6.5x
Far Allowance

52,707
Lot Size (SF)

PLANNING AREA

Community Plan Area (CPA):	Encanto Neighborhoods
Sustainable Development Areas (SDA):	Yes
Complete Communities Housing Solutions (CCHS):	Yes – Tier 3 (6.5 FAR)

BASE ZONE

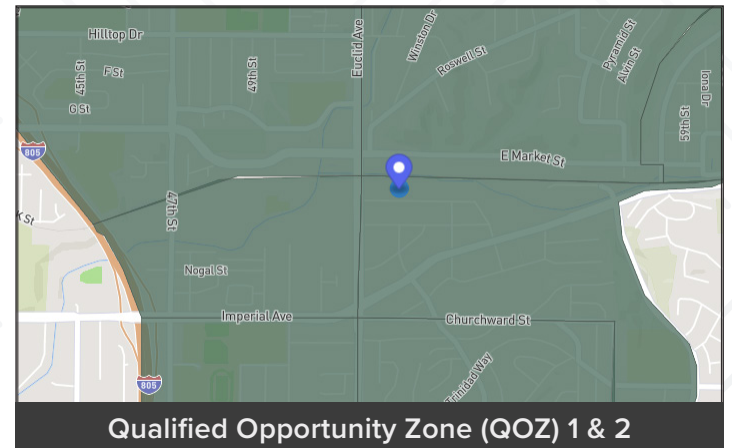
Zone Designation (OZM):	RM-2-5 (1,500 SF & 1.35x FAR)
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OVERLAY ZONES

San Diego Promise Zone:	Yes
Qualified Opportunity Zone (QOZ)	Yes
CTCAC/HCD Opportunity Area	Low Resource
Difficult Development Areas (DDA)	No
Qualified Census Tracts (QCT)	Yes
SB 1123:	Yes (View More)
SB 79:	Tier 2 (View More)

SCHOOL DISTRICT

Elementary School District:	San Diego Unified
High School District:	San Diego Unified
Unified School District:	Unified San Diego





Central Location. Connected Opportunity.

The aerial imagery highlights the property's strategic position within southeastern San Diego, surrounded by established residential neighborhoods, commercial corridors, and employment uses. Located near the Euclid Avenue Transit Center with convenient access to State Route 94, Interstate 805, Downtown San Diego, and regional employment hubs, the site offers strong connectivity and compelling long-term redevelopment potential.





CONVENIENT ACCESS. TRANSIT & TRANSPORTATION.



5180 Naranja Street benefits from excellent connectivity to San Diego's regional transit network via the Metropolitan Transit System (MTS), positioned near the intersection of the Green, Orange, and Copper Lines.

Trolley Access

- **Green Line** – connects to Old Town, Mission Valley, SDSU, and Santee
- **Orange Line** – runs from Downtown San Diego through El Cajon and La Mesa
- **Copper Line** – East County Connector linking Santee to El Cajon and Gillespie Field
- **Blue Line** – (UC San Diego, Fashion Valley, Downtown, San Ysidro) is available via Old Town Transit Center (from the Green Line) or 12th & Imperial Transit Center (from the Orange Line)
- Nearby stations along the corridor include El Cajon, Amaya Drive, Grossmont, and La Mesa Blvd, offering direct access to Downtown San Diego, Mission Valley, and UC San Diego without a car

Bus Access

A bus stop at Euclid Avenue & Naranja Street, just 0.1 miles from the property, is served by Routes 3, 4, and 13, providing additional local and cross-town connectivity

This multi-modal access point makes 5180 Naranja Street highly accessible for residents, tenants, and employees commuting throughout San Diego County.

AT A GLANCE



650K+

Jobs within a 10-mile radius



70K+

Businesses within a 10-mile radius



Major Employment

Downtown San Diego,
Naval Base San Diego
& NASSCO



Healthcare & Education

UC San Diego Health,
Sharp, Kaiser,
SDSU & City College

SURROUNDED BY MAJOR EMPLOYMENT DRIVERS.

4476–4478 Ocean View Boulevard is positioned within one of San Diego’s most employment-dense corridors. The property sits minutes from Interstate 805 and Interstate 15, providing direct access to Downtown, Mission Valley, Naval Base San Diego, and the broader county employment network.

The neighborhood is anchored by major defense and maritime employers — General Dynamics NASSCO operates its West Coast shipyard within ZIP 92113, while Naval Base San Diego, the U.S. Navy’s largest surface fleet homeport, lies just 4 miles west. Healthcare is represented by Scripps Health, Sharp HealthCare, and Kaiser Permanente, with UC San Diego and San Diego State University serving as the area’s leading academic employers.

**GENERAL
DYNAMICS**

SHARP

UC San Diego

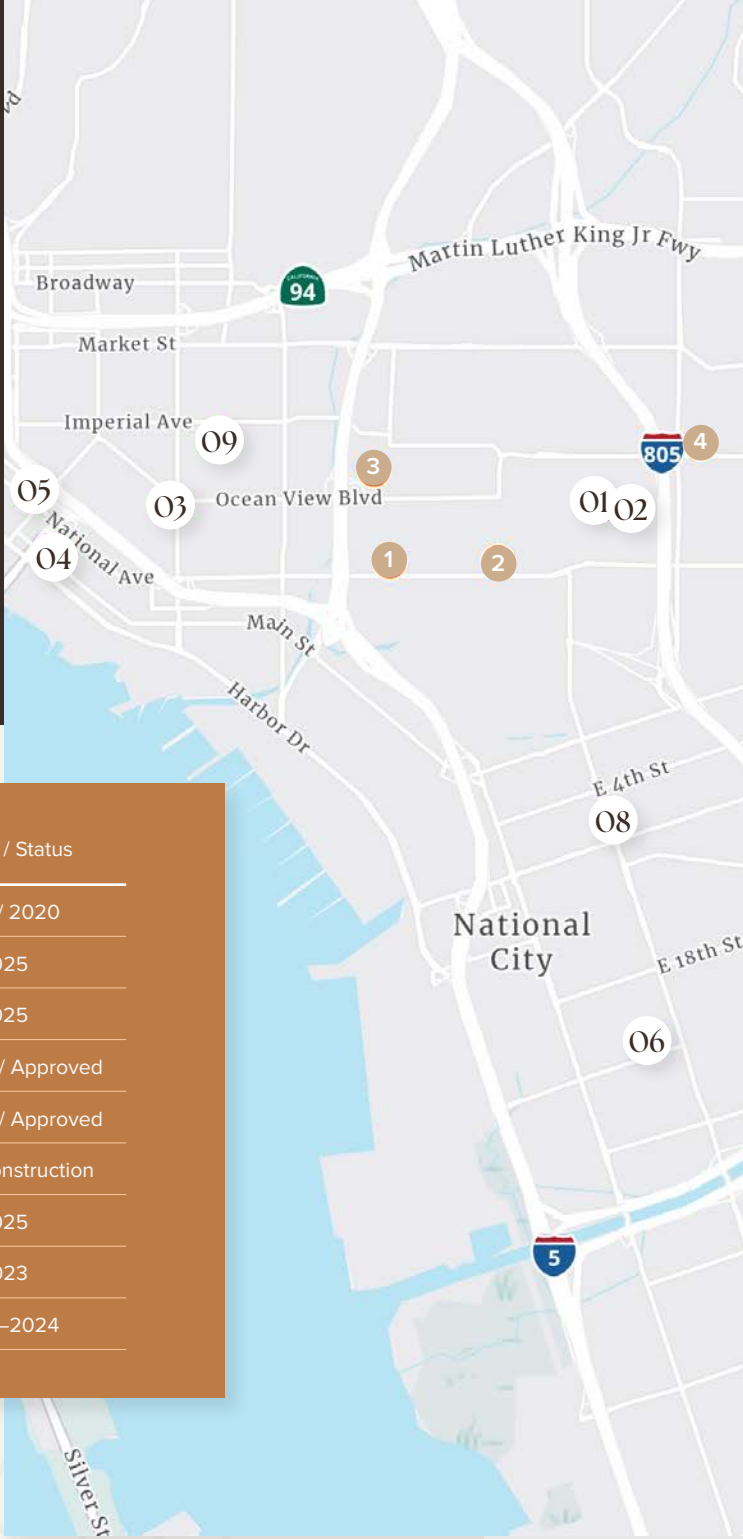


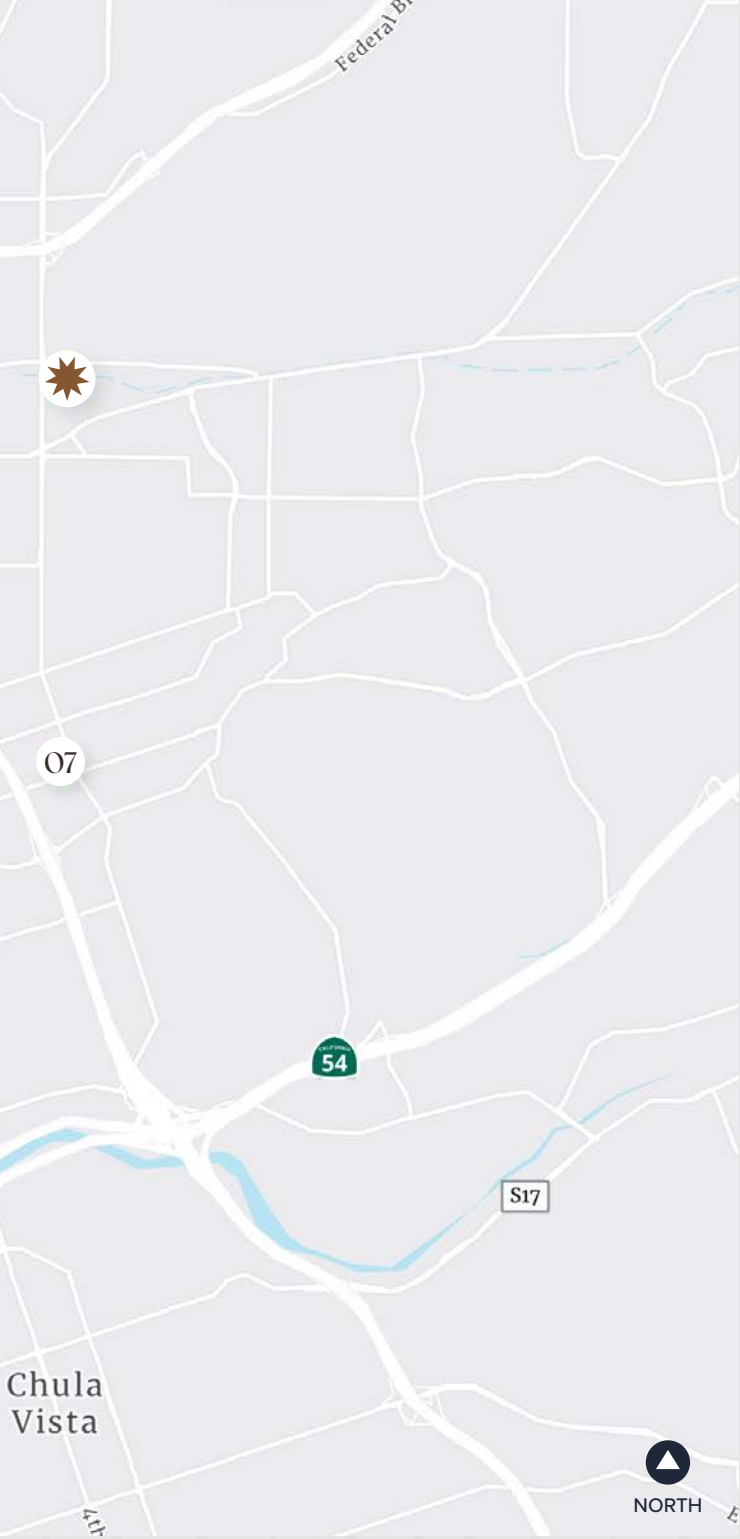
GROWTH & DEVELOPMENT ACTIVITY



The area surrounding continues to attract significant residential investment, with multiple market-rate and affordable housing communities recently completed, under construction, or approved nearby. Collectively, these developments represent hundreds of new housing units entering the market and reflect growing confidence in the long-term fundamentals of Southeastern San Diego. The expanding development pipeline is helping modernize the area’s housing stock, increase residential density, and support continued neighborhood revitalization. As new projects are delivered, the surrounding community is positioned to benefit from increased investment, improved amenities, and sustained housing demand, reinforcing the neighborhood’s emergence as one of San Diego’s more active infill housing corridors.

#	Project Name	Address	Units	Type	Yr Built / Status
1	District 14	4460–64 Ocean View Blvd, San Diego, CA 92113	14	For Sale Townhomes	2019 / 2020
2	-	4490 Ocean View Blvd, San Diego, CA 92113	5	ADU Project	2025
3	Mando Apartments	2283-85 Ocean View Blvd, San Diego, CA 92113	18	3 Affordable Units	2025
4	Mercado Apartments	2001 Newton Ave, San Diego, CA 92113	92	100% Affordable	Proposed / Approved
5	-	1864 National Ave, San Diego, CA 92113	73	11 Affordable Units	Proposed / Approved
6	Union Tower	2312 F Ave, National City, CA 91950	94	100% Affordable	Under Construction
7	Talas Apartments	2114 E 7th St, National City, CA 91950	48	Market Rate	2025
8	611 Highland	611 Highland Ave, National City, CA 91950	19	Market Rate	2023
9	Monarch Studios	2955 Commercial St, San Diego, CA 92113	21	Market Rate	2023–2024





Rent Comparables

1	Address	3607 Logan Ave San Diego, CA 92113		
	Beds/Baths	0 Beds 1 Bath	1 Bed 1 Bath	2 Beds 2 Baths
	Rent	\$1810	\$2035	\$2950
	SF	~350	~600	~850
	Rent/SF	\$5.17	\$3.39	\$3.47
	Condition	New Construction		
	Yr Built	2024		
	Parking	On-site		
	Additional Features	In-unit washer & dryer, Stainless steel appliances, vinyl plank flooring		

2	Address	4013-4021 Logan Ave San Diego, CA 92113	
	Beds/Baths	1 Bed 1 Bath	2 Beds 2 Baths
	Rent	\$2321	\$3295
	SF	670	768
	Rent/SF	\$3.46	\$4.29
	Condition	New Construction	
	Yr Built	2023	
	Parking	On-site	
	Additional Features	In-unit washer & dryer, Stainless steel appliances, vinyl plank flooring	

3	Address	322 S Pardee St San Diego, CA 92113	
	Beds/Baths	1 Bed 1 Bath	2 Beds 1 Baths
	Rent	~\$2050	~\$2850
	SF	490	760
	Rent/SF	\$4.18	\$3.75
	Condition	New Construction	
	Yr Built	2024	
	Parking	Limited	
	Additional Features	In-unit washer & dryer, Stainless steel appliances, vinyl plank flooring	

4	Address	4781 Cereza St San Diego, CA 92102	
	Beds/Baths	1 Bed 1 Bath	2 Beds 1 Baths
	Rent	\$2190	\$2765
	SF	481	644
	Rent/SF	\$4.55	\$4.29
	Condition	New Construction	
	Yr Built	2023 / 2025	
	Parking	Attached Garage	
	Additional Features	In-unit washer & dryer, Stainless steel appliances, vinyl plank flooring	

AUTHENTIC. CONNECTED. SAN DIEGO.

LINCOLN PARK, SAN DIEGO, CA

A Neighborhood Experiencing New Investment & Growth

Lincoln Park is one of San Diego's most established urban neighborhoods, known for its central location, strong sense of community, and increasing investment activity. Situated just minutes from Downtown San Diego, the neighborhood offers residents convenient access to major employment centers, transportation corridors, shopping, and recreation while maintaining an authentic residential character. Continued public and private investment throughout Southeastern San Diego has helped position Lincoln Park as an emerging housing market attracting both residents and developers alike.

Active & Local

Life in Lincoln Park revolves around accessibility and everyday convenience. Residents enjoy proximity to neighborhood parks, local dining, schools, and retail services, while Interstate 805, Interstate 94, and State Route 15 provide quick connections throughout San Diego County. The neighborhood's central location allows commuters to reach Downtown, Mission Valley, Naval Base San Diego, and major employment hubs within minutes.

Downtown & Beyond

Lincoln Park benefits from its strategic location in the heart of San Diego's urban core. Downtown San Diego, Balboa Park, North Park, South Bay, and San Diego International Airport are all easily accessible. Residents enjoy the advantages of city living without the congestion and pricing associated with many of San Diego's coastal communities. As redevelopment and new housing continue to emerge throughout the area, Lincoln Park remains one of the city's most compelling neighborhoods for long-term growth and housing demand. the neighborhood a highly connected residential location.

— *Lincoln Park offers a unique combination of affordability, connectivity, and long-term growth*





LINCOLN PARK DEMOGRAPHIC SNAPSHOT - 2025

Total Population

35,581 1 MILE
232,284 3 MILES

Median Resident Age

33.2 1 MILE
35.7 3 MILES

Median Home Value

\$626,961 1 MILE
\$709,324 3 MILES

Renter-Occupied Households

6,049 1 MILE
42,151 3 MILES

Average Household Income

\$84,447 1 MILE
\$94,471 3 MILES

Total Employees

5,353 1 MILE
61,469 3 MILES

Average Household Size

3.6 1 MILE
3.1 3 MILES

Total Household Vehicles

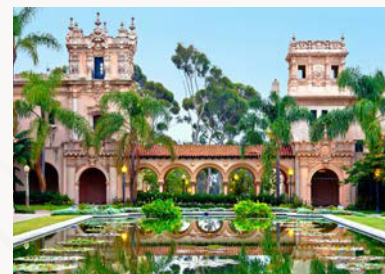
2.0 1 MILE
2.0 3 MILES

Total Businesses

738 1 MILE
7,370 3 MILES



Gaslamp
5.0 Miles



Balboa Park
4.1 Miles



Naval Base
4.0 Miles



BOVE

INVESTMENT TEAM



San Diego Development Opportunity

5180 NARANJA STREET, SAN DIEGO, CA 92114

±52,707 SF
DEVELOPMENT SITE

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