

Submitted Plans For 15 Units – Imperial Beach Submarket

1815 Dahlia Avenue | San Diego, CA 92154

- ±0.38 Acres of Developable Land
- Submitted Plans for 15 New Units While Keeping Existing Home
- Multi-Family Development Opportunity



ASKING PRICE: \$1,595,000

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COMMERCIAL REAL ESTATE SERVICES

KC WEST
REAL ESTATE

contents

3 aerials

6 location map

7 property information

8 plans

9 plat map

13 demographics

14 education





Palm Avenue Trolley Station

Sunnyslope Elementary School

Walmart

VONS

INTERSTATE 5

COLD STONE CREAMERY

CVS

DOLLAR TREE

IHop

SATURN BLVD

PALM AVE

DAHLIA AVE

DONAX AVE

18TH ST



Central
Elementary
School

Rally's
El Pollo Loco
Little Caesars Pizza
POPEYES
SUBWAY

San Diego
Bay





Southwest High School

Mendoza Elementary School

Mar Vista Academy



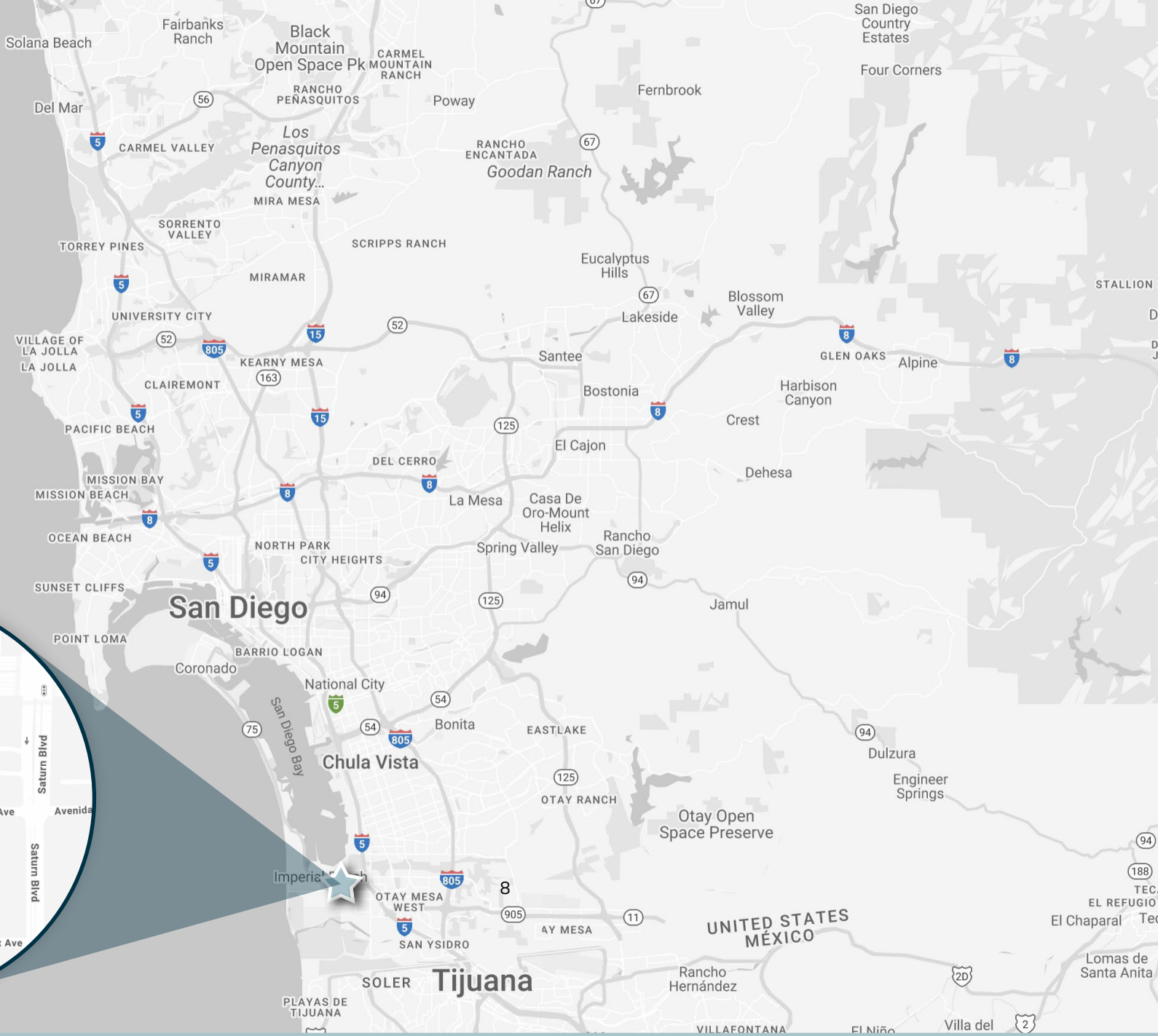
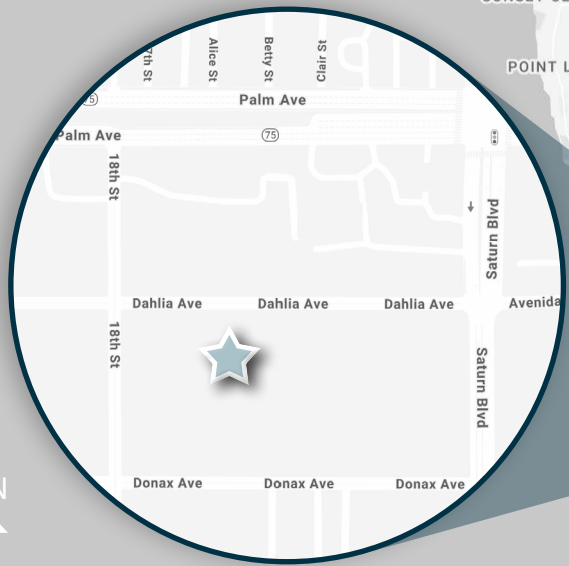
SATURN BLVD

DONAX AVE

18TH ST

DAHLIA AVE





property information

location:

Situated in the rapidly developing Imperial Beach submarket, this property benefits from proximity to one of San Diego County's most authentic coastal communities. Residents will enjoy easy access to miles of sandy shoreline, local surf spots, and a relaxed beach-town atmosphere-all just minutes from Interstate 5 and major regional corridors. The site is also convenient to shopping, dining, and employment hubs in Chula Vista, National City, and downtown San Diego. Its flat topography and neighborhood setting provide both privacy and strong appeal, surrounded by established homes and mature landscaping.

property profile:

1815 Dahlia Avenue presents a rare opportunity to acquire approximately ±0.38 acres of developable land in the desirable Imperial Beach submarket of South San Diego. The property features submitted plans for a 15-unit residential development, offering an attractive combination of scale, design flexibility, and location. With utilities available nearby, the property is ideally positioned for immediate advancement and value creation.

jurisdiction:

City of San Diego

APN's & acreage:

627-062-02-00 → 0.38 AC | 16,370 SF

zoning:

RM-1-1 ([Click to View Zoning](#))

community plan area:

Otay Mesa- Nestor ([Click to View Community Plan](#))

general plan:

Residential

density:

10 - 15 du/ac

height restrictions:

Coastal Height Limit Overlay Zone (CHLOZ), Max Height- 30 Feet
([Click to View Height Limit Overlay Zone](#))

minimum lot area:

6,000 SF

max floor area ratio:

1-2 dwelling units: 0.75

3-7 dwelling units: 1.0

8+ dwelling units: 1.25

current use:

The current use is an 881 square foot existing residence

proposed use:

There are plans for the residential development of 15 Units, while keeping the 881 square foot existing residence

school district:

South Bay Union School District

Sweetwater Union High School District

services:

Water/Sewer- City of San Diego Public Utilities Department

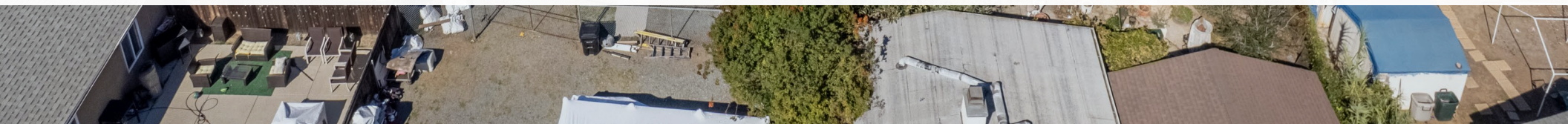
Gas/Electric- San Diego Gas & Electric

Police- San Diego County Sheriff's Department

Fire- City of San Diego Fire-Rescue Department

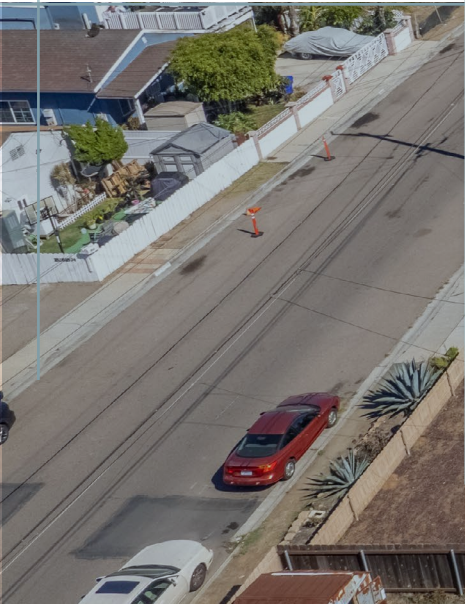
asking price:

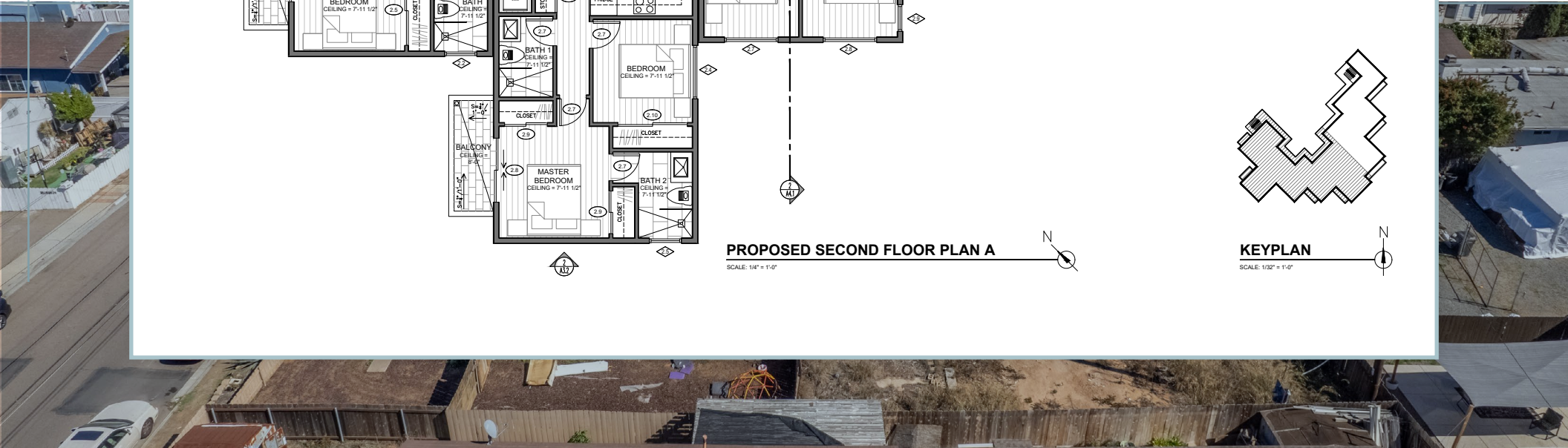
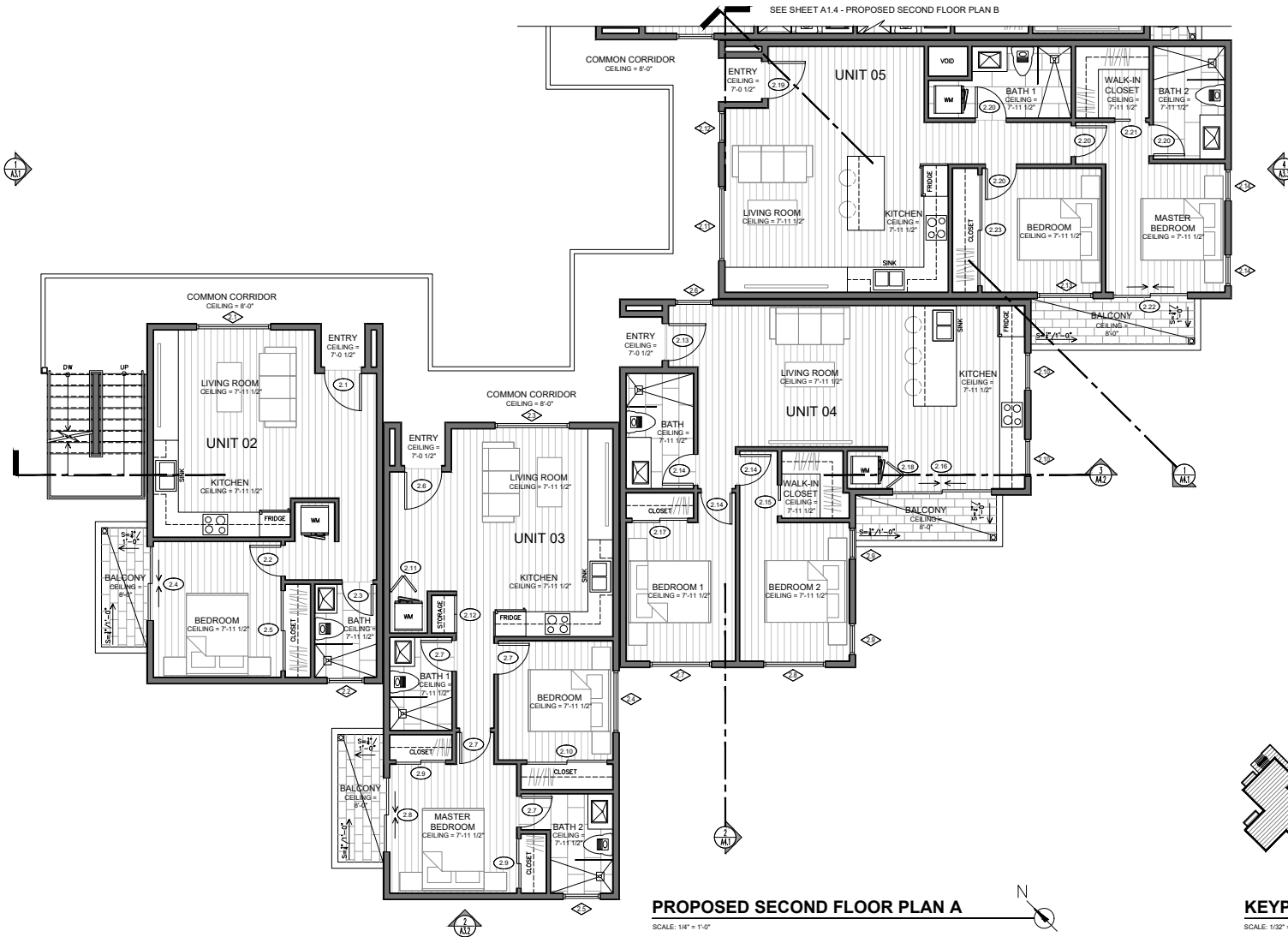
\$1,595,000

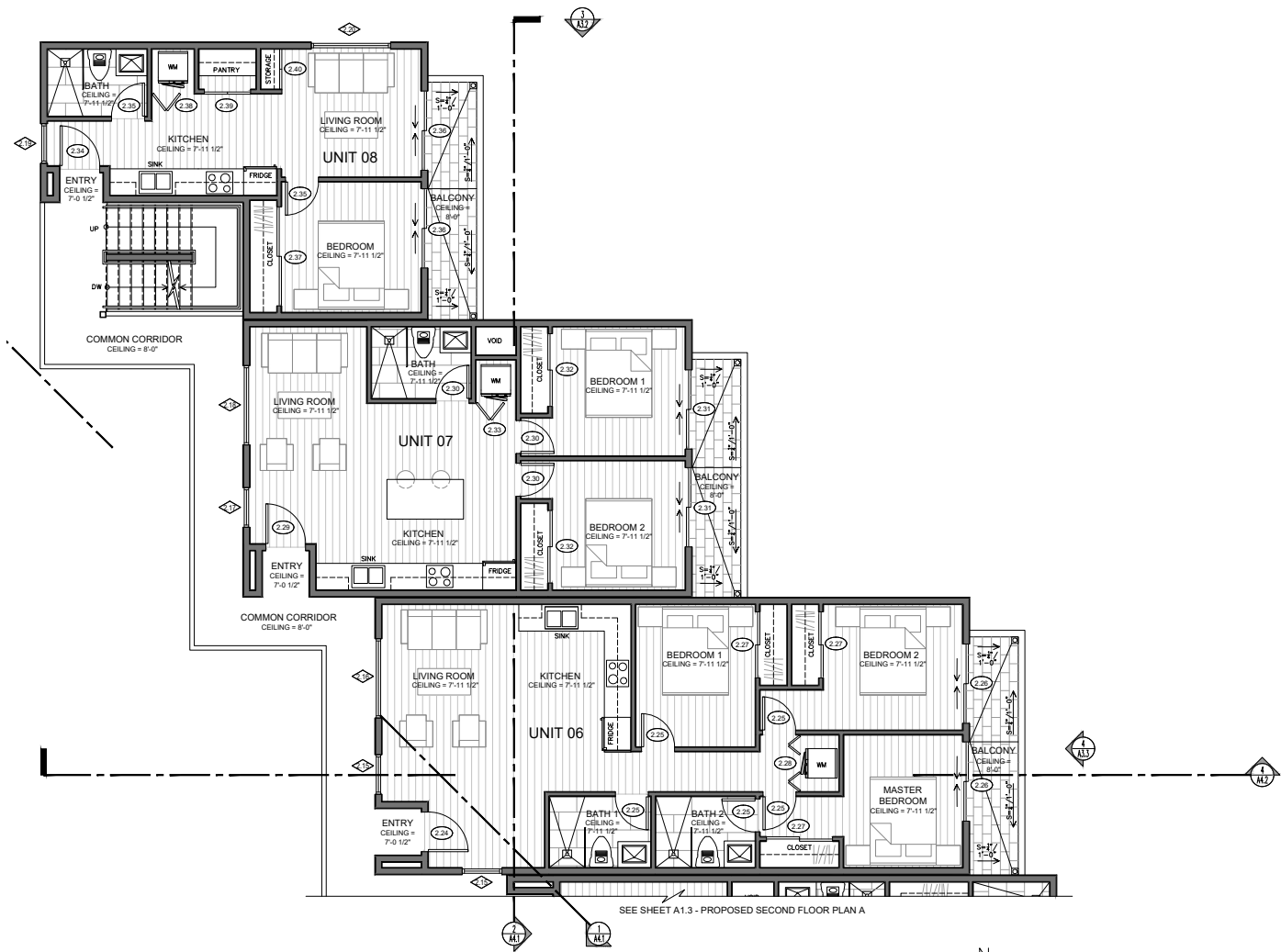




[CLICK TO VIEW PLANS](#)

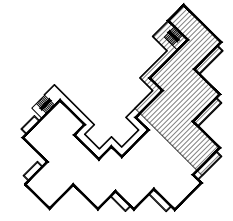






PROPOSED SECOND FLOOR PLAN B

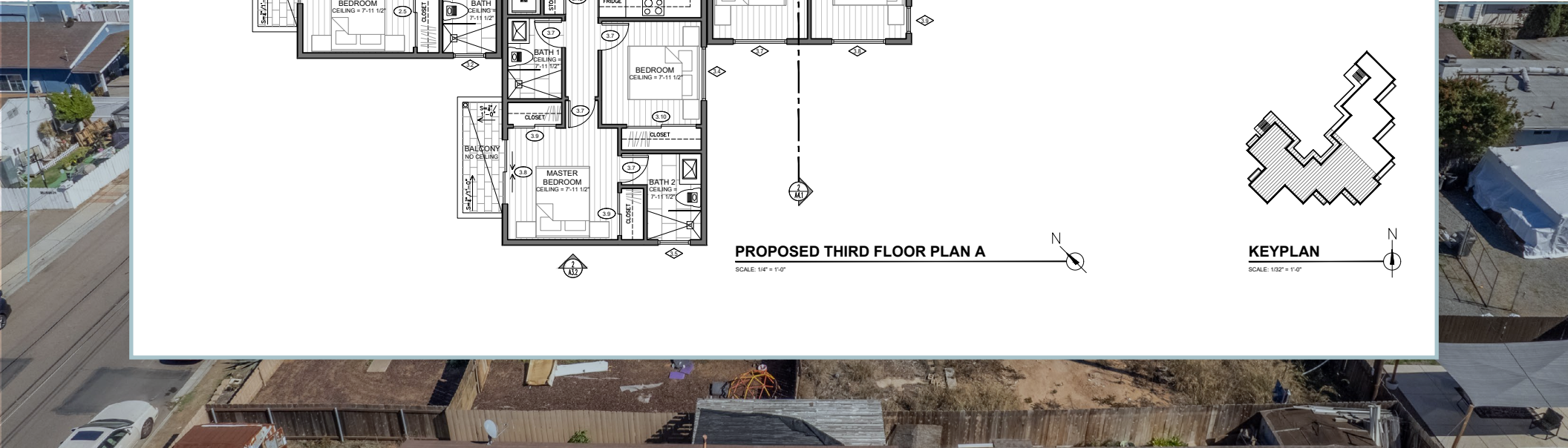
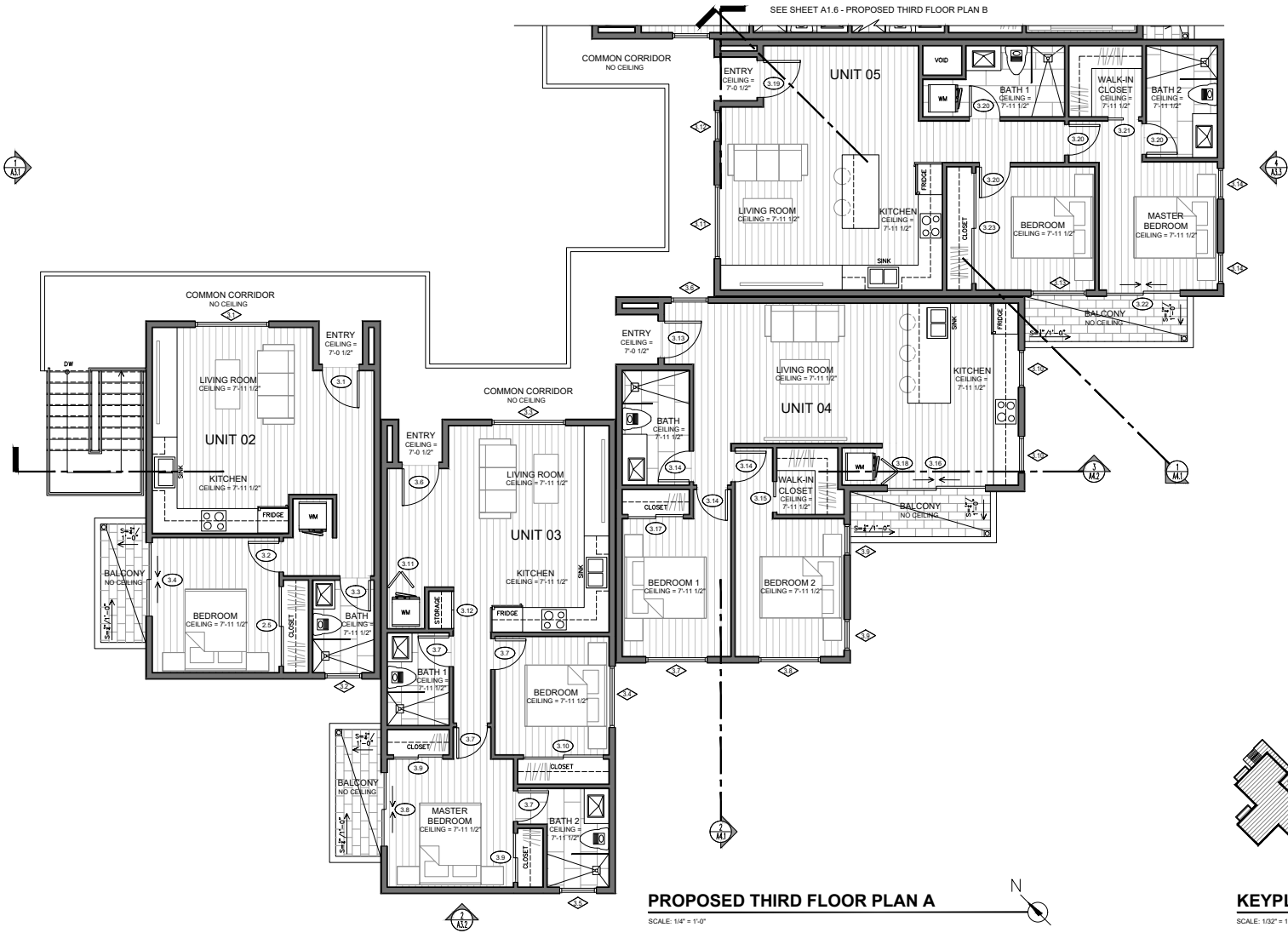
SCALE: 1/4" = 1'-0"

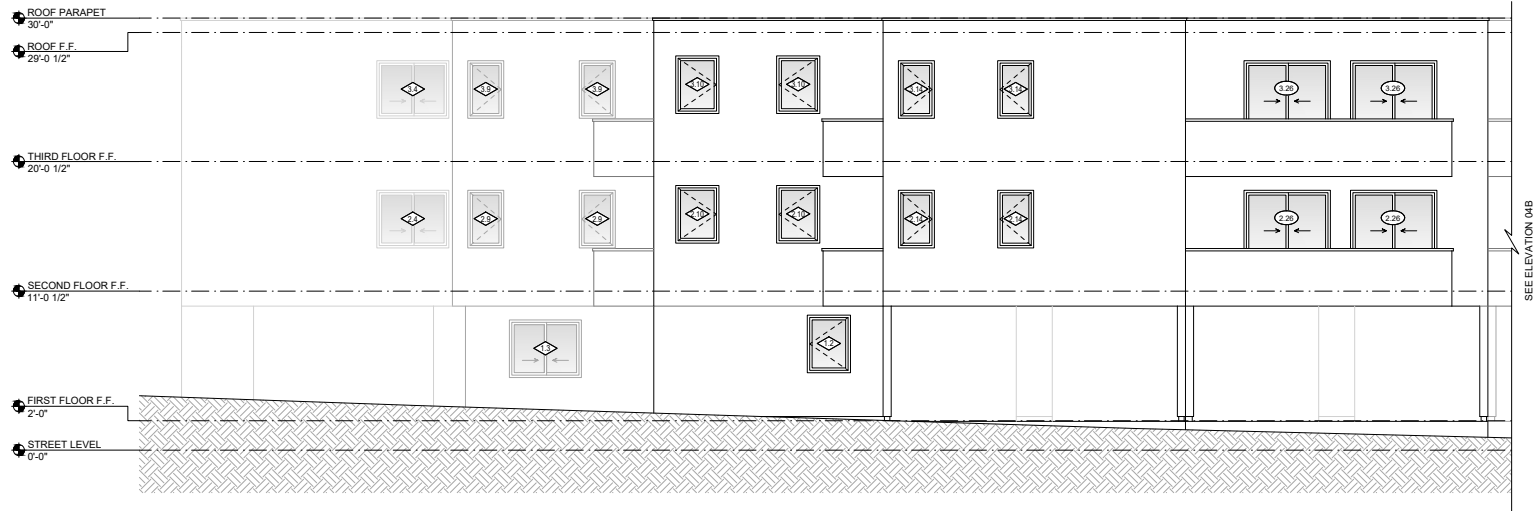


KEYPLAN

SCALE: 1/32" = 1'-0"

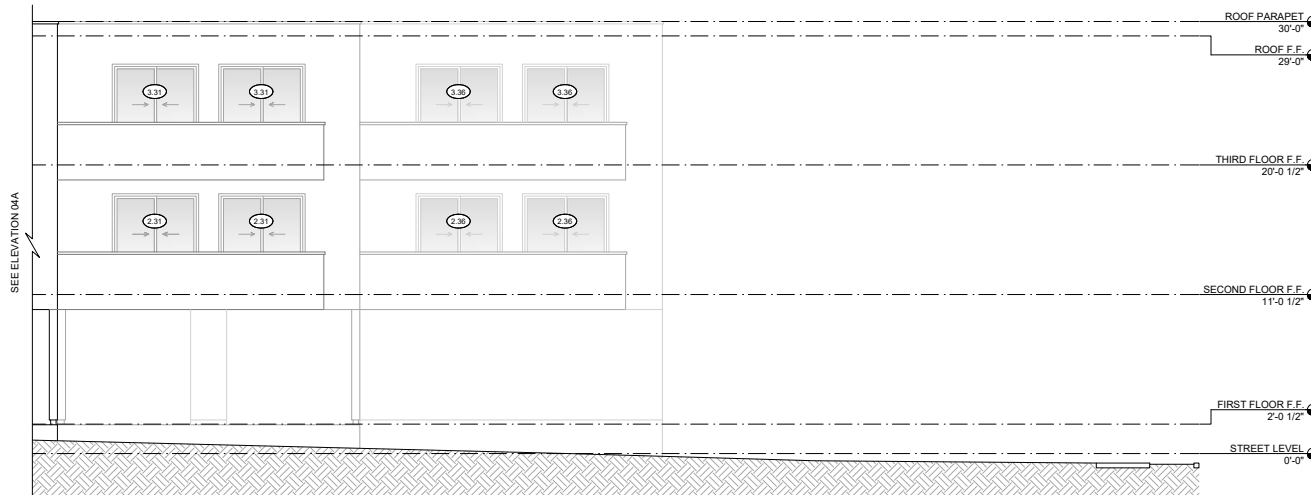






ELEVATION 04A

SCALE: 1/4" = 1'-0"



ELEVATION 04B

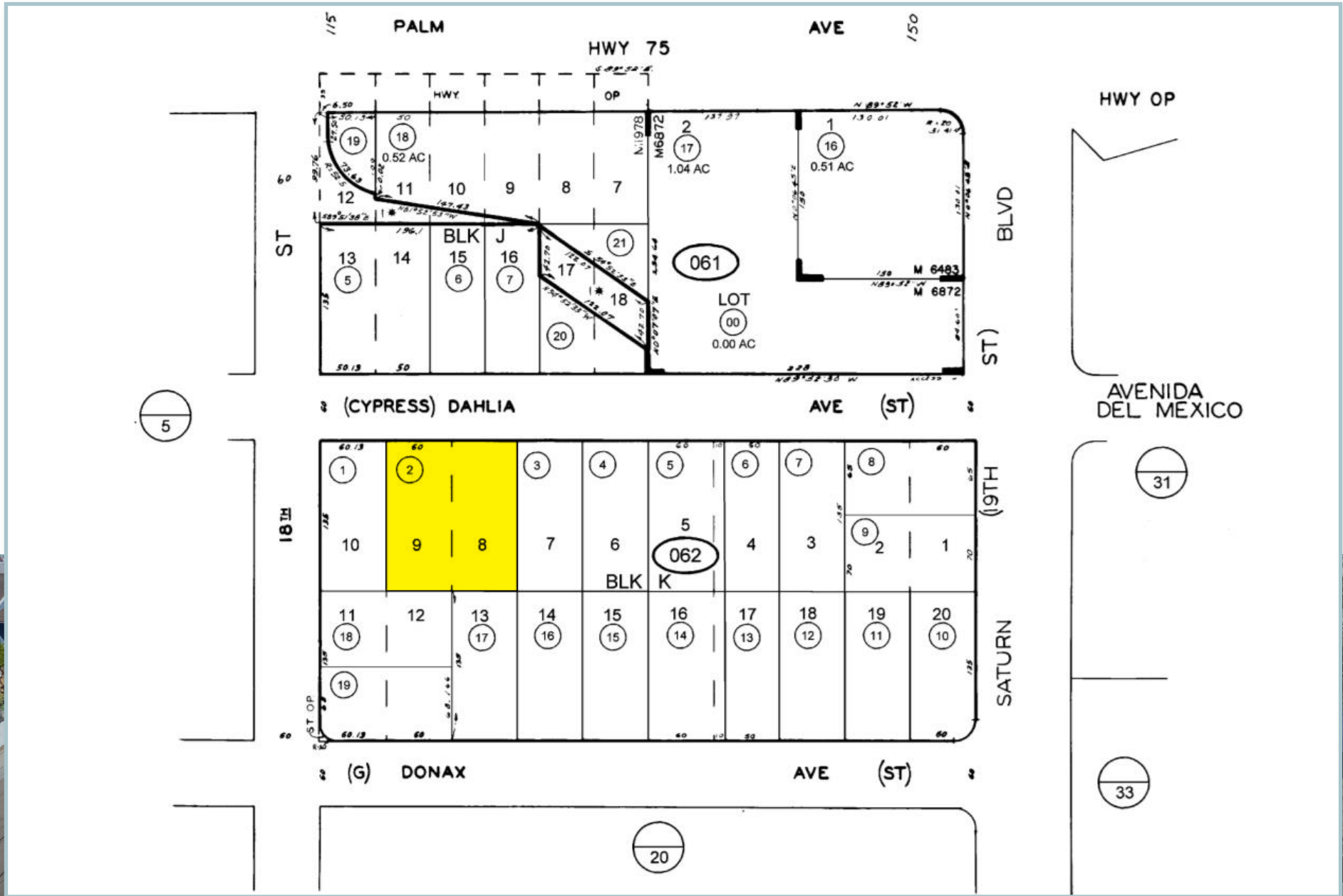
SCALE: 1/4" = 1'-0"

KEYNOTES	
1.	PROPERTY LINE.
2.	SETBACK LINE.



plat map

13



ABOUT THE AREA - IMPERIAL BEACH

Situated at the southernmost edge of San Diego County, Imperial Beach is a relaxed coastal city known for its small-town charm, surf culture, and stunning views of the Pacific Ocean and Coronado Islands. With a population of roughly 26,000, it's the southernmost beach city in California and offers a unique blend of coastal living, affordability, and community spirit.

Imperial Beach boasts four miles of sandy shoreline, a recently enhanced beachfront promenade, and the historic Imperial Beach Pier - a popular spot for fishing, surfing, and sunset views. The city has undergone steady revitalization in recent years, with new residential, mixed-use, and hospitality developments complementing its classic beach-town character.

Conveniently located just minutes from downtown San Diego and the U.S.-Mexico border, Imperial Beach offers excellent regional connectivity via Interstate 5 and State Route 75. Its proximity to Naval Base Coronado and nearby employment centers makes it ideal for military families and professionals alike.

Demographically, Imperial Beach features a diverse and close-knit community, with a median age in the mid-30s and a growing number of young families and creatives drawn to its coastal lifestyle. The South Bay Union and Sweetwater Union High School Districts serve the area, emphasizing educational opportunity and community involvement. With its oceanfront setting, revitalized infrastructure, and laid-back vibe, Imperial Beach continues to emerge as one of Southern California's most authentic and livable coastal communities.

2025 demographics

1 mile



population
27,759



estimated households
8,512



average household income
\$91,034



median household income
\$77,329



total employees
4,201

3 miles



population
147,580



estimated households
45,498



average household income
\$101,700



median household income
\$84,909



total employees
28,125

5 miles



population
276,107



estimated households
85,917



average household income
\$112,492



median household income
\$93,596



total employees
63,972

Mendoza Elementary School

The dedicated teachers and staff at Mendoza have a long history of working to ensure the academic and social/ emotional needs of all students are being met. From its opening in 1999, Mendoza Elementary had offered an arts-focused path for students. We hope to return to that some day in the future. Encouragement, support, and positive interactions by all will take Mendoza Elementary to the next level. We are here to support our students and families, so please do not hesitate to reach out to your teacher or administration at any time.

<https://mendoza.sbusd.org/>

Mar Vista Academy

The mission of Mar Vista Academy is to engage, educate and empower each student to thrive in the global community. Structured time for systems of support that promote success with diverse instructional strategies to accomplish a rigorous, inquiry-base curriculum with high expectations.

<https://mva.sweetwaterschools.org/>

Southwest High School

Located less than three miles from the Pacific Ocean and three miles from the border Mexico, SOH offers a unique setting as it is situation in the transnational community of Nestor, San Diego. Situated in a narrow corridor from central San Diego, Nestor is part of the city of San Diego, the fifth largest city in California; however, the area is so rural that within a mile of the school, sign warning of horse crossing streets are visible, and roosters can be heard crowing from across the street. This is an established community in which Southwest High School serves the cornerstone of the area where many families have attended the school for many generations.

<https://soh.sweetwaterschools.org/>

1 Mendoza Elementary School

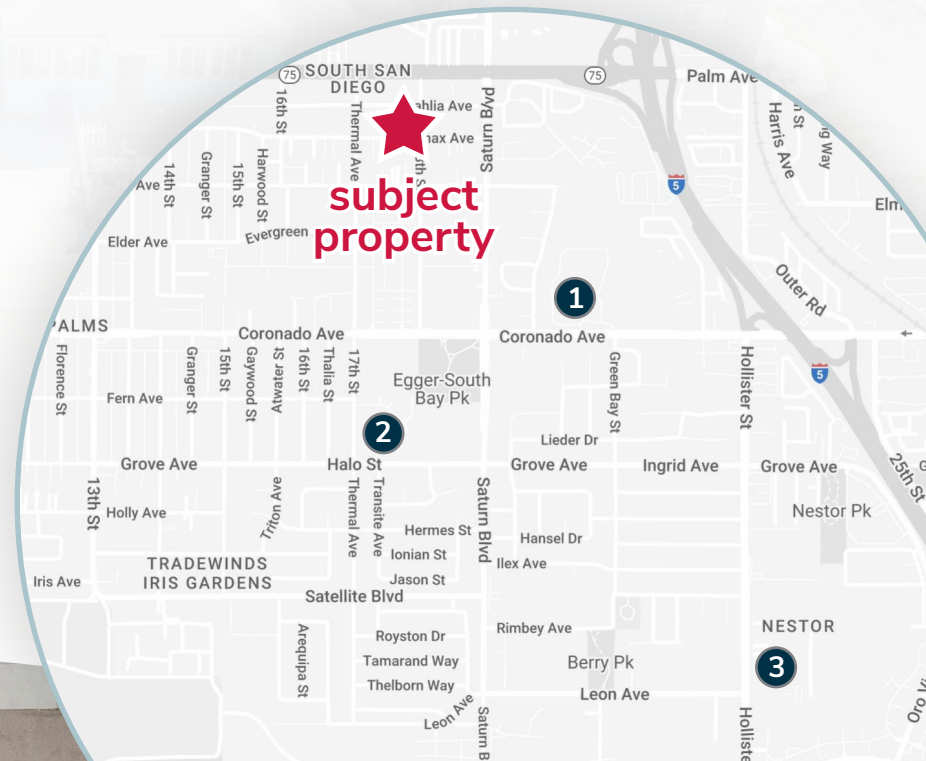
2050 Coronado Ave
San Diego, CA 92154

2 Mar Vista Academy

1267 Thermal Ave
San Diego, CA 92154

3 Southwest High School

1685 Hollister Street
San Diego, CA 92154



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