

WESTERLY VIEWS

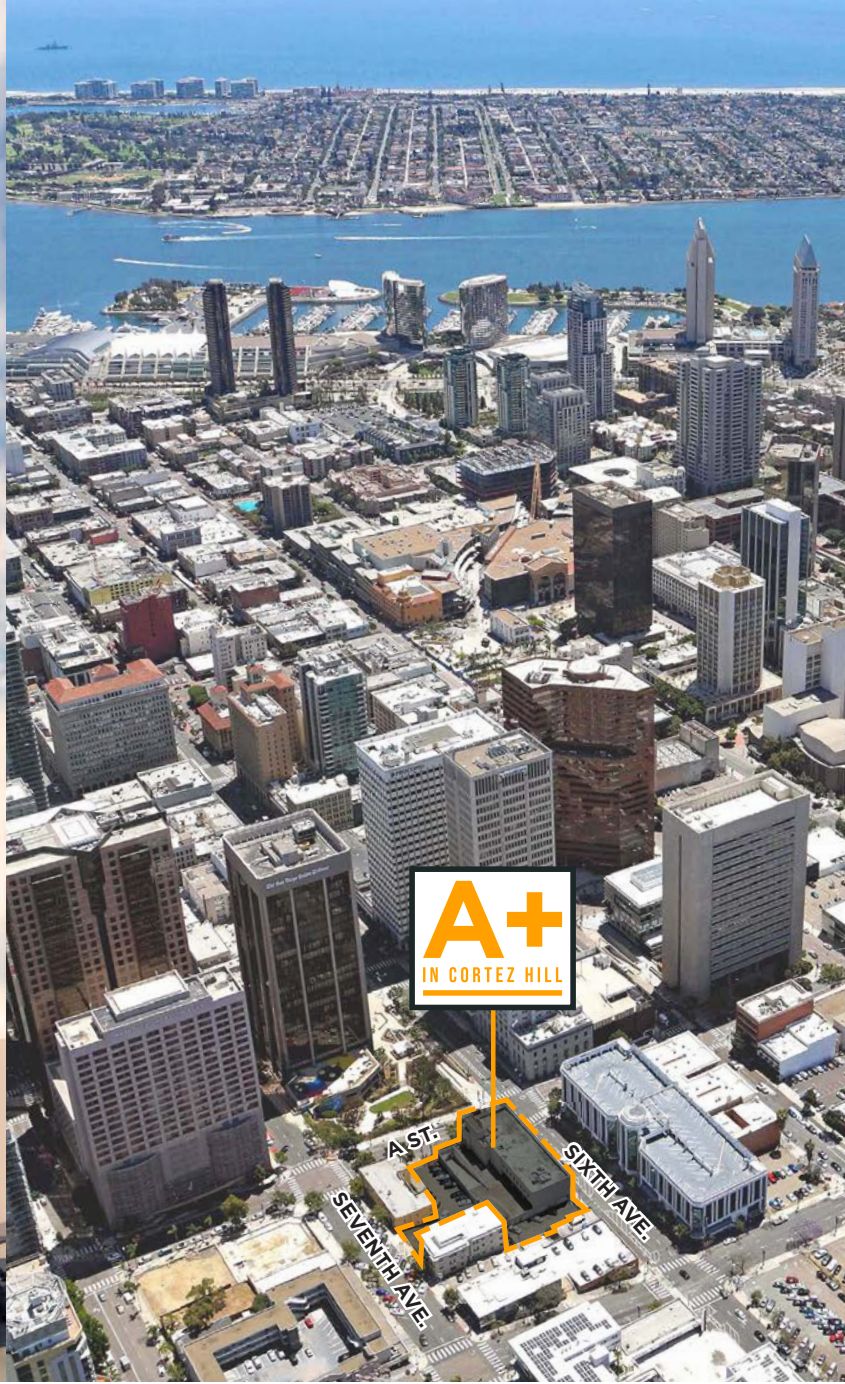
# A+

IN CORTEZ HILL

6TH + A STREET  
SAN DIEGO, CA

5 MILLION SF  
OF LIFE SCIENCE  
DEVELOPMENT  
IN THE PIPELINE  
WITHIN ONE MILE

UNITS 490  
FLOORS 43  
GSF 426,222  
FAR 14.31



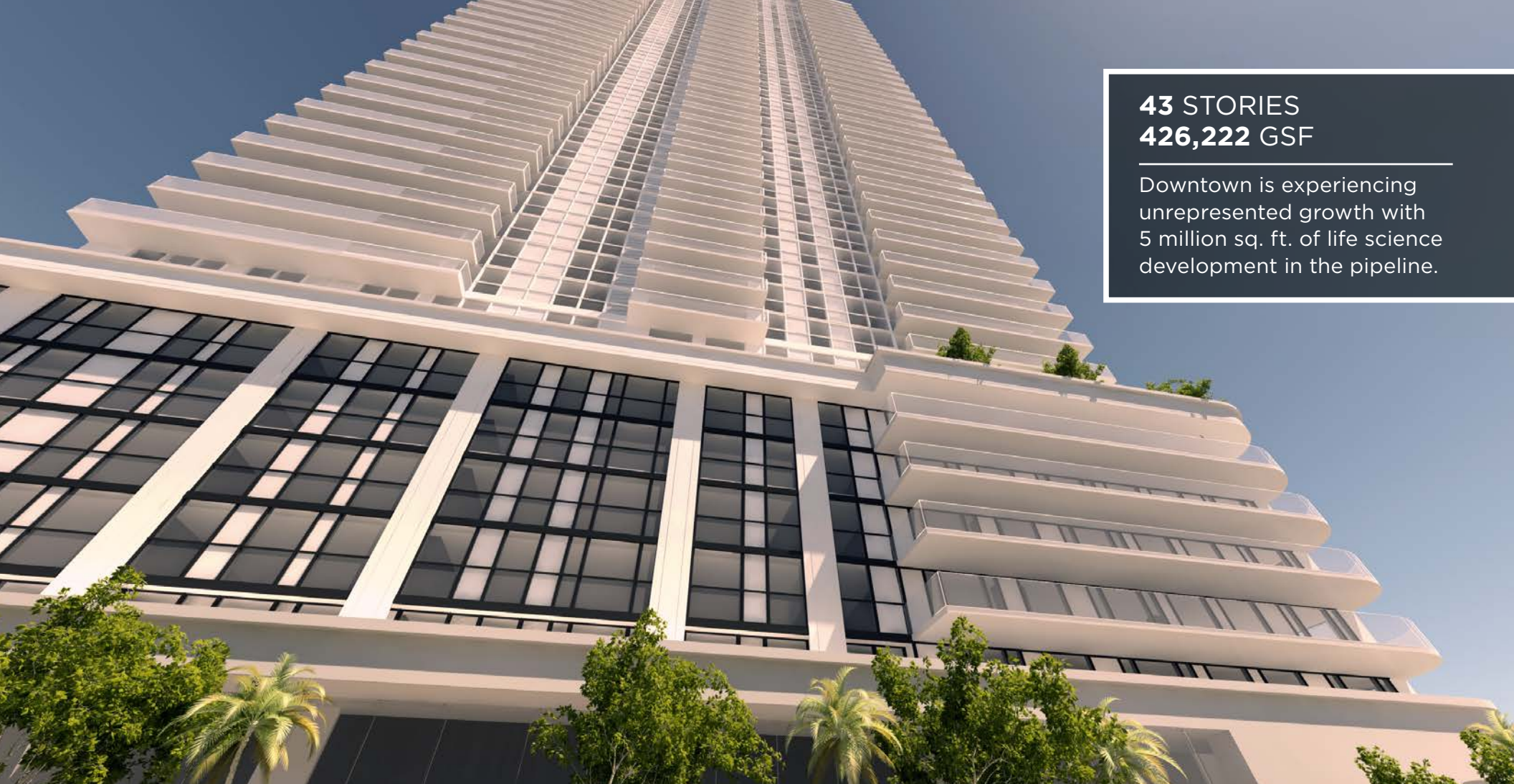
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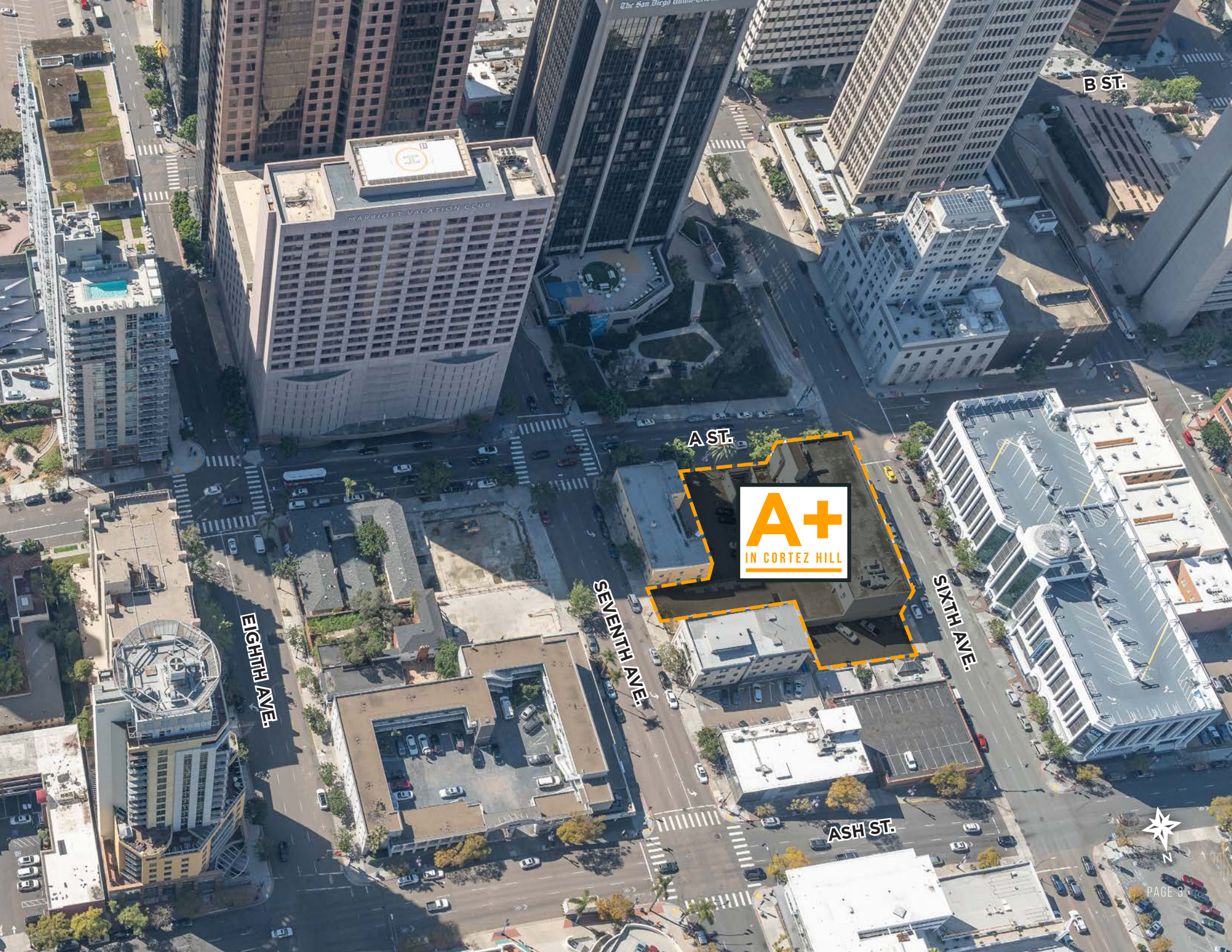
**43 STORIES**  
**426,222 GSF**

Downtown is experiencing unrepresented growth with 5 million sq. ft. of life science development in the pipeline.

## EXECUTIVE SUMMARY

### THE OPPORTUNITY

**A+ In Cortez Hill** is an opportunity to develop a proposed 490+/- unit, 43-story, 426,222 SF tower in one of downtown San Diego's most desirable neighborhoods. The approximate 29,750 SF lot is located in the El Cortez area of downtown in direct proximity to Little Italy, Gaslamp and Core San Diego. The project has been submitted to the city for approval, awaiting on buyer's finishing touches for processing.



B ST.

MARRIOTT VACATION CLUB

A ST.

**A+**  
IN CORTEZ HILL

SIXTH AVE.

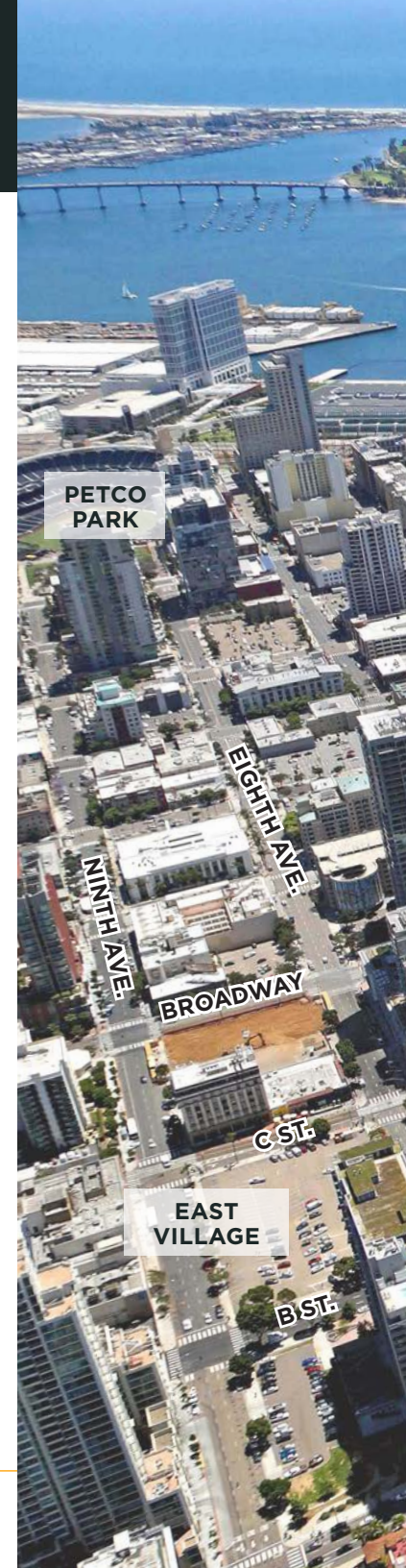
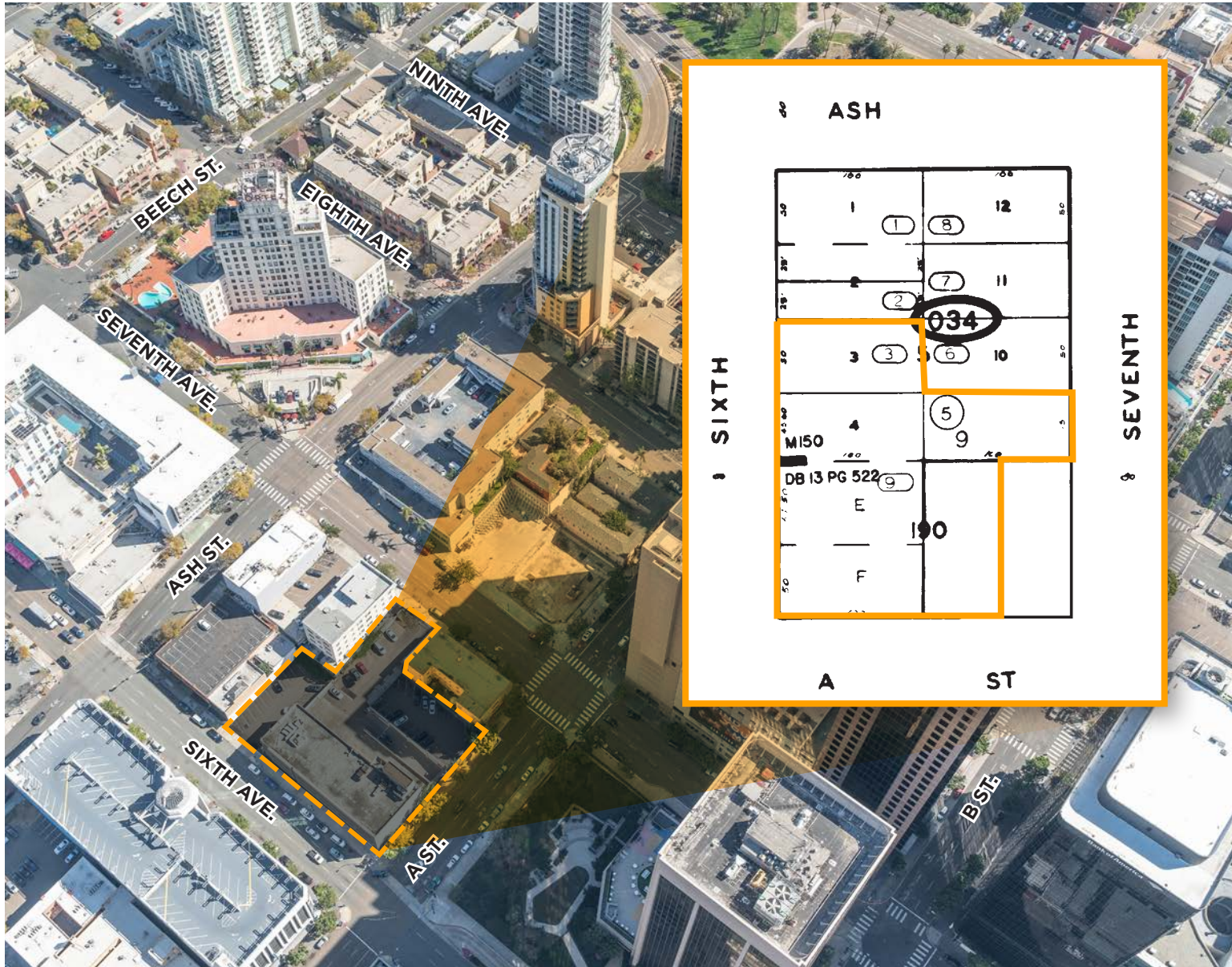
SEVENTH AVE.

EIGHTH AVE.

ASH ST.



# PROJECT OVERVIEW



PACIFIC OCEAN

CORONADO

CONVENTION CENTER

GASLAMP QUARTER

HORTON PLAZA

DOWNTOWN



A ST.

SEVENTH AVE.

SIXTH AVE.

FIFTH AVE.

FOURTH AVE.

ASH ST.

CORTEZ HILL

SECOND

## SUMMARY

### ASKING PRICE

Submit

### ADDRESS

1323 6th Avenue  
San Diego, CA

### APN

534-034-03  
534-034-05  
534-034-09  
534-051-04

### TOTAL UNITS

490, including 41  
affordable units

### FAR

14.31

### GROSS SF

426,222 SF

### GROUND FLOOR RETAIL

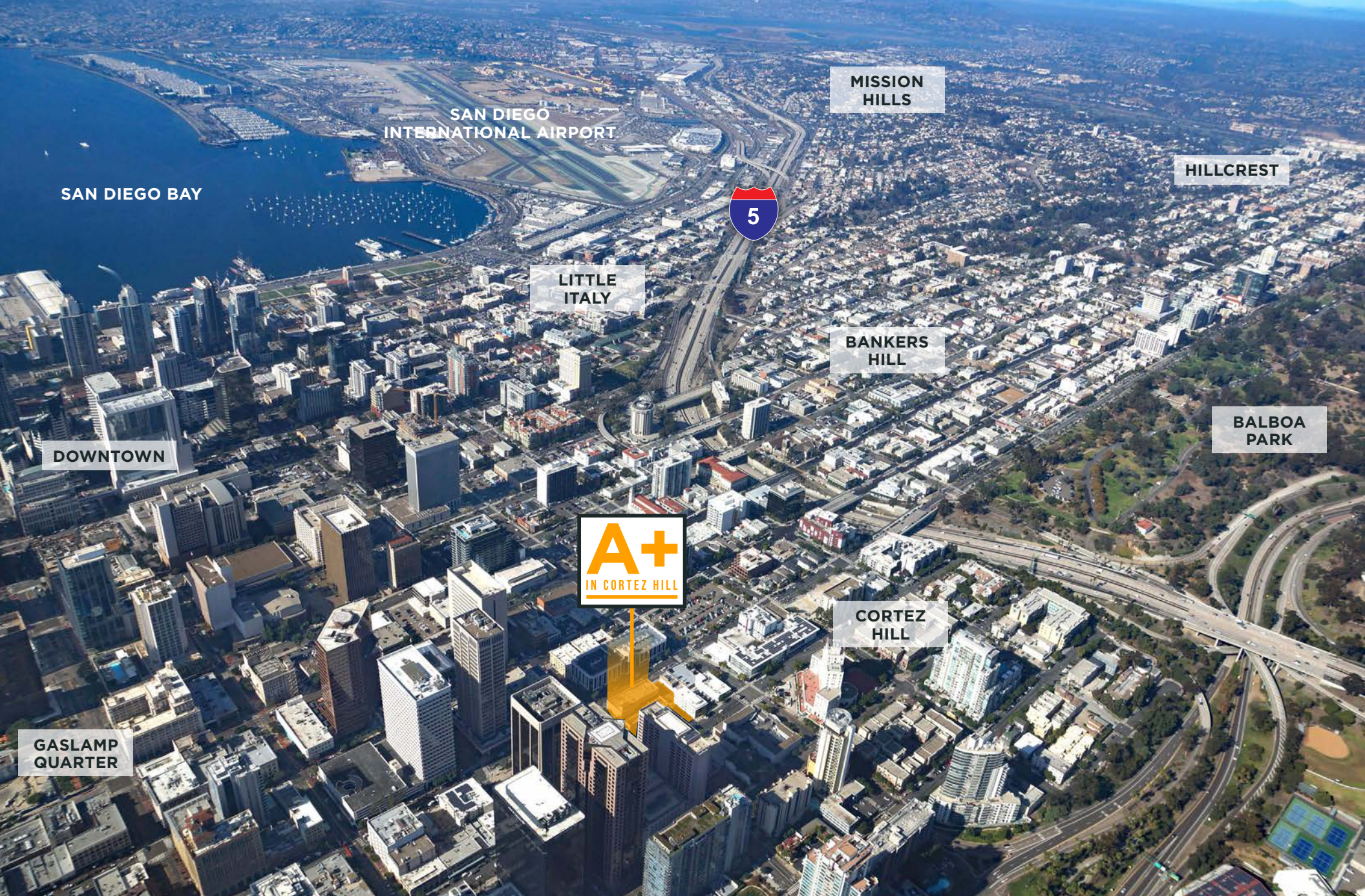
4,712 SF

### STORIES

43

### TOTAL PARKING PROVIDED

445



SAN DIEGO  
INTERNATIONAL AIRPORT

MISSION  
HILLS

HILLCREST

LITTLE  
ITALY

BANKERS  
HILL

BALBOA  
PARK

SAN DIEGO BAY



DOWNTOWN

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IN CORTEZ HILL

CORTEZ  
HILL

GASLAMP  
QUARTER

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