

\$7,500,000 - 10505 & 10509 San Diego Mission Road 434-047-06-00, San Diego

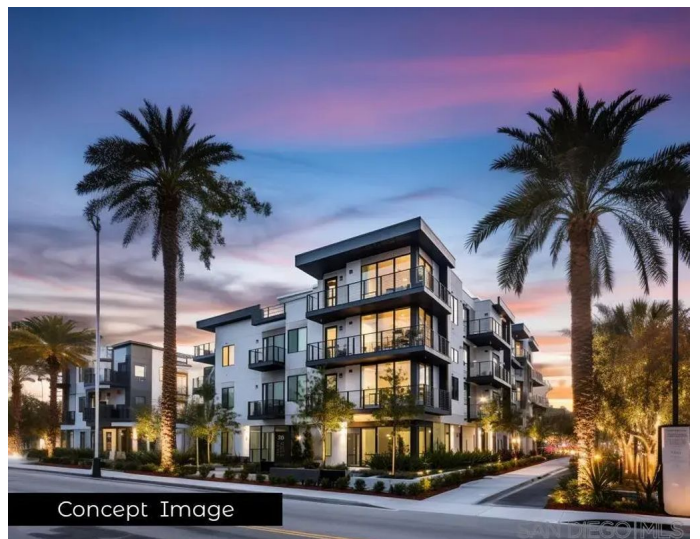
MLS® #260018025

\$7,500,000

Bedroom, Bathroom,
Land on 1.18 Acres

Mission Valley, San Diego, CA

Variance granted lot/land. Prime Mission Valley multifamily development opportunity adjacent to SDSU's future Mission Valley Campus. This 51,389 SF (1.18-acre) two-parcel assembly qualifies for a Complete Communities FAR of 4.0 and is within 1/2 mile of one of SANDAG's proposed transit-oriented development stops under SB 79. Complete Communities would allow building approx. 200,000 SF of residential development with a 300+ unit potential project. By-right administrative processing means no Planning Group, Board of Zoning Appeals, or City Council approval, significantly reducing entitlement risk and timeline. The project may also qualify for development impact fee reductions on qualifying apartment units and is suitable for senior housing with additional state incentives. Ideally located just 1/2 mile from SDSU's future Mission Valley Campus, which will feature an 80+ acre River Park, Snapdragon Stadium, planned retail, research and innovation space, hotel and conference facilities, and extensive pedestrian and bicycle connections. The property is also approximately 1/4 mile from the Green Line Trolley and within the Trolley Station Design District "special attention area." The beautification of the area between this site and the Trolley stop will lead to a dedicated pedestrian/bicycle corridor that connects directly to the River Park. Rare opportunity to



acquire a large by-right multifamily site positioned to benefit from over \$3 billion in investment by the City and SDSU.

Essential Information

MLS® #	260018025
Price	\$7,500,000
Acres	1.18
Type	Land
Sub-Type	Lots/Land
Status	Active

Community Information

Address	10505 & 10509 San Diego Mission Road 434-047-06-00
Area	MISSION VALLEY (92108)
Subdivision	Mission Valley
City	San Diego
County	San Diego
State	CA
Zip Code	92108

Amenities

Utilities	Sewer Connected
Has Pool	Yes

Interior

Fireplace	Yes
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Exterior

Lot Description	Corner Lot
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Fees

Other Fees	\$0
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Additional Information

Date Listed	July 23rd, 2026
Days on Market	19
Zoning	RMX-1

Listing Office Empey Realty

Listing Details

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This information is deemed reliable but not guaranteed. You should rely on this information only to decide whether or not to further investigate a particular property. BEFORE MAKING ANY OTHER DECISION, YOU SHOULD PERSONALLY INVESTIGATE THE FACTS (e.g. square footage and lot size) with the assistance of an appropriate professional. You may use this information only to identify properties you may be interested in investigating further. All uses except for personal, non-commercial use in accordance with the foregoing purpose are prohibited. Redistribution or copying of this information, any photographs or video tours is strictly prohibited. This information is derived from the Internet Data Exchange (IDX) service provided by San Diego MLS®. Displayed property listings may be held by a brokerage firm other than the broker and/or agent responsible for this display. The information and any photographs and video tours and the compilation from which they are derived is protected by copyright. Compilation© 2026 San Diego MLS®, Inc

Listing information last updated on October 8th, 2026 at 7:54pm PDT