

New Downtown Condo Tower Coming from Bosa Development

BY **RAY HUARD** - JULY 3, 2025



Bosa Development is building a 40-story condo tower in downtown San Diego. Rendering courtesy of Bosa Development

SAN DIEGO – Bosa Development has started selling condominium units in a 40-story tower at 1160 9th Ave., with construction of at least one more downtown condo tower on hold.

Due for completion in the spring of 2027, the Andia project will have 399 condominium units ranging from about 620 square feet to about 1,729 square feet, with prices starting in the high \$500,000s and topping out at a little more than \$800,000.

Bosa Development Founder Nat Bosa said that Andia will be the last San Diego project that his company builds until there's more certainty about tariffs, interest rates and the overall economy.

“Everything is on pause,” Bosa said. “We’re in a very nervous world right now. We are handcuffed. We have no idea what’s going to happen with tariffs. We have no idea what’s going to happen with interest rates. We’re all waiting for interest rates to come down. These are not normal times.”

Bosa said that his company has several other downtown sites where he plans to build other condo projects, including plans to build a condo tower at First and Island Avenues.

“It’s going to be a sleek, beautiful tower,” Bosa said.

Andia was originally going to be rental apartments with 480 apartments, but Bosa has gotten out of the rental market.

“Interest rates started rising and as interest rates rise, rental buildings don’t make economic sense, so we redesigned it,” but, Bosa said. “I’m not going to build any more rentals down in San Diego. That’s not our game.”

Bosa Development is responsible for several of the residential towers that dot the downtown skyline, including the 41-story Diega, with 617 apartments at 702 Broadway, the 41-story Pacific Gate, with 215 condominiums at 888 West E St., and the 36-story Savina with 285 condominiums at 1388 Kettner Blvd.

“San Diego is probably the best jurisdiction for us to work in,” Bosa said.

So far, more than 50 of Andia’s condo units have been sold, Bosa said, adding that, “We’re very pleased with our initial launch.”



“We would love to see more people build condos down there (in San Diego),” Bosa said.

‘Great Opportunity’ to Get into Condo Market

Designed by JWDA Architects with Chris Dikeakos Architects as the architect of record and OTJ as the interior decorator, Andia will have a glass façade with warm-toned accents, according to Bosa Development.

A 3,800-square-foot lobby will have lounge seating and gathering spaces, floor-to-ceiling glass, a coffee bar, and a three-sided fireplace.

Amenities include a 15,000-square-foot pool terrace on the fifth floor, with a 75-foot main pool and a 35-foot wading pool, a 240-square-foot fireside spa, cabanas with privacy curtains and TVs, poolside chaise lounges, a trellised entertainment bar with TVs, barbecue grills, a pizza oven and outdoor dining areas.

Other amenities include a 3,100-square-foot sky terrace and sky lounge on the 40th floor, a gaming room with sound-absorbing walls, 65-inch televisions, Xbox and Play Station consoles with multiple controllers and high-speed Internet, a craft room with workbench tools and a utility sink, and a bike tune-up and repair station.

The sky lounge has wood-style plank flooring, custom chandeliers and lighting, a kitchen, a communal bar with fluted detailing and quartz countertops, a dining table, a double-sided fireplace, and a billiards table.

The sky terrace includes a trellised green wall and decorative planters, five fireside retreats, and a glass railing.

The condominium units will have wood-style plank floors, USB ports in the kitchen and primary bedroom, energy efficient LED lighting, a laundry closet with a full-size, front-loading washing machine and dryer, and private balconies or decks.

Kitchens will have Caesarstone countertops, polished chrome faucets, embossed laminate cabinets with undermount lighting, and soft-close cabinets.

Primary bathrooms will have tile flooring and shower walls, and a lighted vanity mirror.

Two-bedroom and three-bedroom units will also have a curbless, glass-enclosed shower.

Bosa said the market for condominium units in downtown towers is hard to gauge, because none have been built recently, but Andia will be a test.

“It’s just like if you have a produce market and you wonder if there’s a tomato market. If you don’t have tomatoes, there’s nobody buying tomatoes,” Bosa said. “We think it’s a great opportunity to get into the market.”

Bosa Development

FOUNDED: 1986

HEADQUARTERS: Vancouver, Canada

FOUNDER: Nat Bosa

BUSINESS: real estate development

EMPLOYEES: 76

WEBSITE: www.bosadevelopment.com

NOTABLE: Bosa Development has built more than 2,800 apartments and condominium units in downtown San Diego



Ray Huard

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A native of New England, Ray Huard has been a reporter at newspapers in California, Florida and New England, including The (Jacksonville) Florida Times-Union, the Miami Herald, the Palm Beach Post in West Palm Beach, the San Diego Union-Tribune, the North County Times, and the San Diego Business Journal. He has covered a wide variety of beats including real estate, politics, science, the environment, state and city government and courts.

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