

AMLI Residential Enters SD Market

BY RAY HUARD

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AMLI Residential, based in Chicago, is building its first San Diego project in Kearny Mesa. Rendering courtesy of AMLI Residential

A Chicago-based real estate developer, [AMLI Residential](#), is planning its first entry into the San Diego County market with the planned construction of a Kearny Mesa apartment building.

Dubbed AMLI Aero for its location at the corner of Aero Drive and Aero Court at 3585 Aero Court, the seven-story building will have 434 apartments.

They will include 12 studios of 576 square feet, 201 one-bedroom apartments of 749 square feet, 44 one-bedroom lofts of 897 square feet, 8 one-bedroom live/work units of 1,512 square feet, 109 two-bedroom apartments of 1,195 square feet, 24 two-bedroom lofts of 1,346 square feet, 18 three-bedroom apartments of 1,460 square feet, and 3 three-bedroom lofts of 1,602 square feet.



Jason Armison
EVP, California Development
AMLI Residential

“Our goal is to offer an urban lifestyle, minus the downsides that are sometimes associated with downtown city living,” said Jason Armison, AMLI executive vice president of California Development.

“With AMLI Aero as our first San Diego apartment community, we are excited to bring upscale design and sophistication to one of the most central locations in San Diego,” Armison said.

Leasing is scheduled to begin in December 2024 with construction due to be finished in May 2025.

KPRS, based in Orange County, is the general contractor, the architect is Architects Orange, based in Orange, and the interior designer is Parisi Portfolio, based in Carlsbad.

Vibrant Hub

The Kearny Mesa complex is designed to meet LEED Gold certification for its energy efficiency.

The building will have a 5,800-square-foot sunset deck on the seventh level, a 19,000-square-foot rooftop deck with cabanas and a jumbotron television screen, outdoor grill and dining areas, including a pizza oven, an indoor/outdoor fitness center, a clubhouse, and a demonstration kitchen.

Other amenities will include a dog park and pet wash, a 1,200-square-foot lounge with bar taps, a putting green, co-working spaces, a bicycle repair shop, a conference room, electric vehicle charging stations, Wi-Fi keyless apartment locks, and smart thermostats.

Combined with the lobby, the ground-floor coworking space covers about 9,000 square feet and is a mix of open, shared, and private work areas. Residents can work in the shared space or reserve private offices by the day or week, Armison said.

The apartments will include quartz countertops, porcelain backsplashes, stainless steel appliances, and Moen kitchen and bath fixtures.

According to AMLI, its Kearny Mesa project fits in nicely with the community's redevelopment plan adopted in 2020.

That plan calls for the formerly industrial and commercial neighborhood to become a more mixed-use area with the addition of more housing.

"The Kearny Mesa Community Plan is designed to turn the neighborhood into a vibrant mixed-use economic hub for San Diego," Armison said. "AMLI Aero has been designed with this premise in mind and will not only deliver much needed housing for the community but will also bring a degree of urban sophistication and depth of design that does not currently exist in the Kearny Mesa rental market."

The 3.99-acre site of AMLI Aero had been home to CP Kelco in a light industrial building that was razed.

AMLI's existing California apartment complexes are in Marina del Rey, Glendale, Orange, Camarillo, and Woodland Hills.

The company also has developments in Denver, Seattle and Austin, Texas.

Armison said that AMLI has been looking for a San Diego site for some time.

"With the growth that San Diego has experienced over the last several years, it has become a highly desirable destination for people to live and work," Armison said, adding that Kearny Mesa "was ideal for several reasons."

"Kearny Mesa is centrally located to several major employment hubs in the city, Armison said. "Additionally, it is a vibrant, up-and-coming area that offers something for everyone."

AMLI Residential

Founded: 1980

Headquarters: Chicago

CEO and chairman: Gregory Mutz, Chairman & CEO

Business: Real Estate Development

Employees: 885

Website: www.amli.com

Contact: (949) 200-5000

Notable: Founded by Chicago lawyers Greg Mutz and John Allen, AMLI Residential is owned by PRIME Property Fund and is a leader in multifamily sustainability with 49 communities that are LEED-certified, and 44 communities that are ENERGY STAR-certified.