



BROADSTONE
BALBOA PARK

COAST LIVE OAK

ROW HOME : 1 BED : 1.5 BATH
792-824 SQ.FT.*

AMENITY COLLECTION

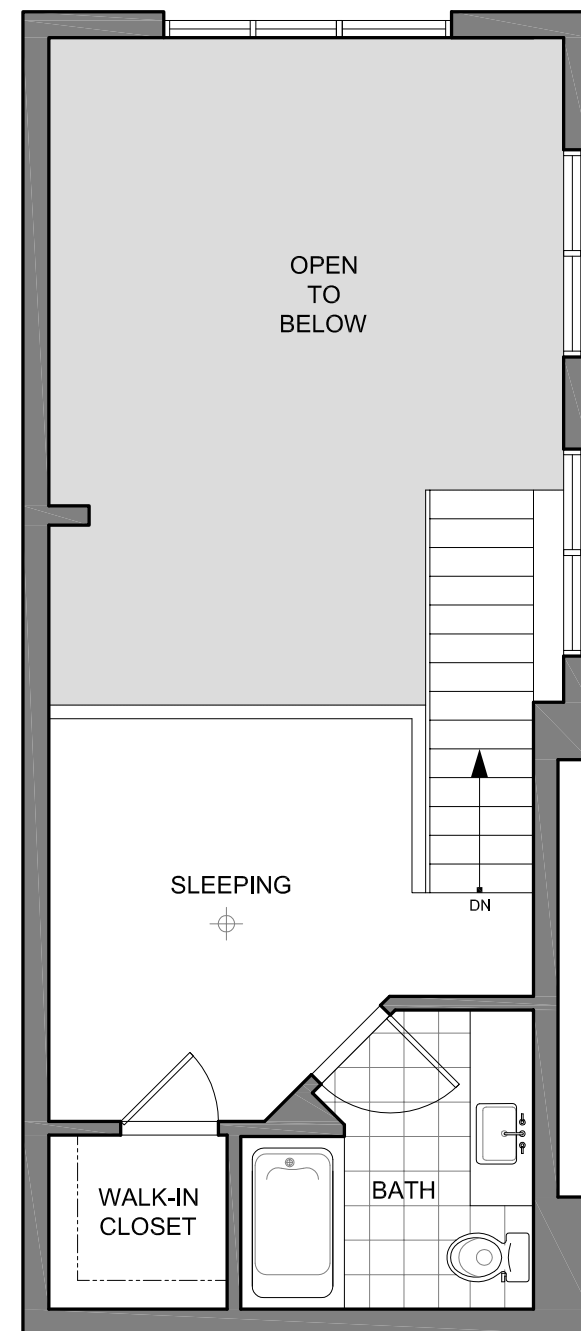
- **Resident Clubhouse** : Indoor-Outdoor Lounge with Catering Kitchen, Custom Bar, 70" Flat Screen Television
- **Spa Terrace** : Lush Courtyard with Spanish-Tiled Fire Pits, Rail Road Seating, Oversized Soaking Spa and Day Loungers
- **Rooftop BBQ** : Gourmet Grill and EVO Circular Flat Cooktop with Communal Dining
- **Rooftop View Deck** : "Grass" Covered Veranda with Dramatic San Diego Bay Views, Fire Pit, Lounging Hammock and Built-in Coolers
- **Gym** : 24-Hour State-of-the-Art Fitness Center featuring Technogym Cardio & Weight Training Equipment, TRX, Punching Bag and Stretching Area
- **Lobby Photobooth** : Capture all the Fun with Instant Printing or Social Posting
- **Creative Work Space** : 60" Flat Screen TV with Multimedia Capabilities and Complimentary Coffee Station
- Underground Gated Parking with Electric Vehicle Charging Stations and Bike Storage
- WiFi throughout Amenity Areas
- One Block from Balboa Park with Easy Access to the I-5 and 163 Freeways



TO BALBOA PARK



FIRST
FLOOR



SECOND
FLOOR



855.285.3668 | BROADSTONEBALBOAPARK.COM

3288 Fifth Avenue | San Diego, CA 92103 | BroadstoneBalboa@allresco.com

The owner and management company for Broadstone Balboa Park comply fully with the provisions of the Equal Housing Opportunity laws and nondiscrimination laws. The Apartment Homes have been designed and constructed to be accessible in accordance with these laws. The floor plans, site plans, and elevations are approximate and should not be relied on for exact dimensions.



BROADSTONE
BALBOA PARK

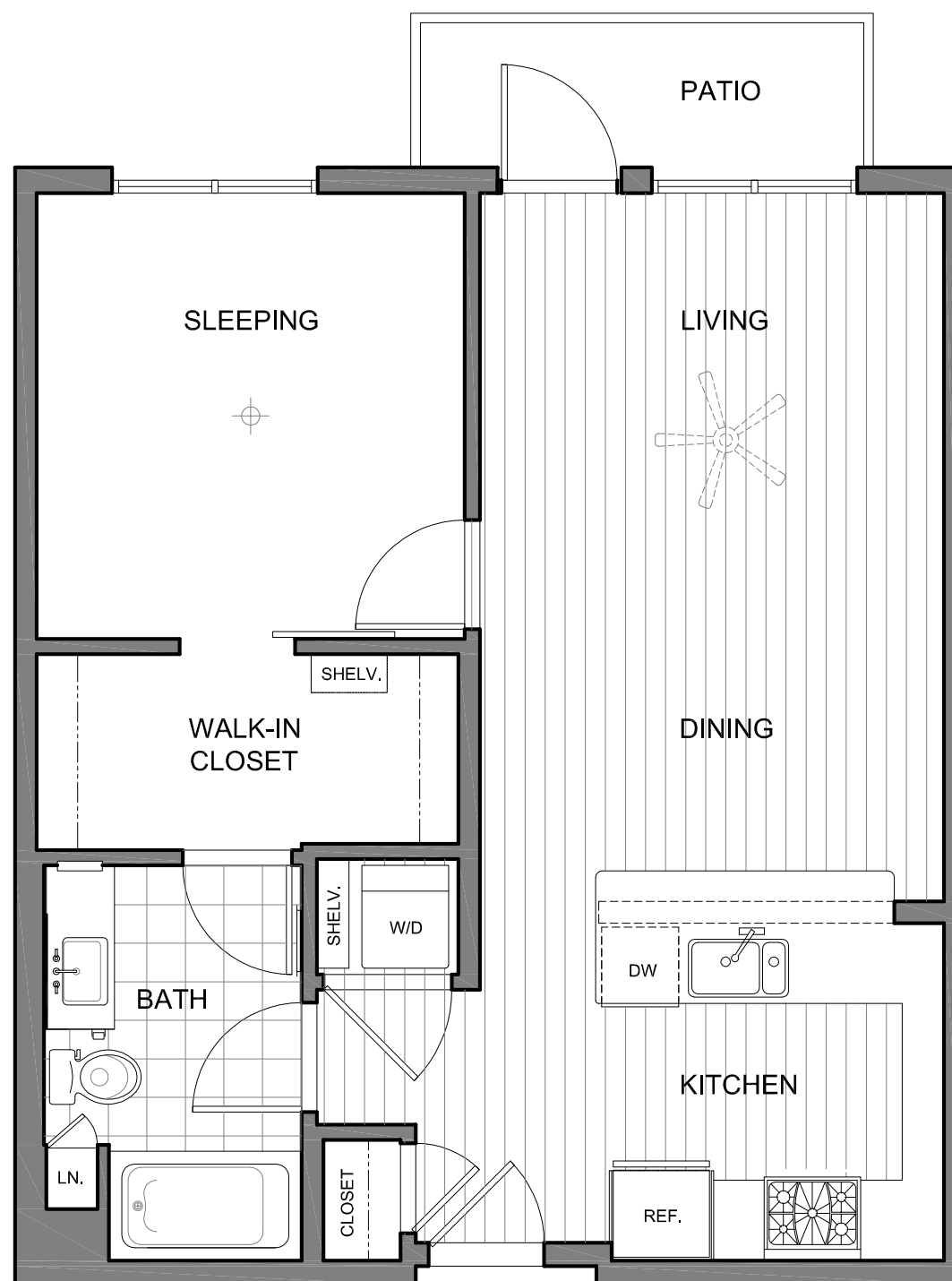
CALIFORNIA BAY

1 BED : 1 BATH : PATIO
705-757 SQ.FT.*

FEATURES & FINISHES

- Row Homes, Studios, One and Two Bedroom Multi-level Residences with Lofts and Three Historic Bungalows*
- Panoramic views of San Diego Bay and the Downtown Skyline*
- Designer Kitchens with Quartz or Granite Slab Counters, Euro-style Soft-closing Cabinets
- Frigidaire Gallery Collection Stainless Steel Appliances with 5 Burner Gas Cooktop
- Smart Box Technology for All Wiring
- Water Filtration System and Stainless Steel Sink
- Under Counter Wine Fridge with Dual Temp Control for Red or White Wines*
- Frigidaire Affinity Full Size Front Loading Washer & Gas Dryer
- Gracious Interiors that Embrace Space and Light
- Luxurious Bathrooms with Designer Marble Counters, Porcelain Tiling and Oversized Soaking Tubs or Walk-In Glass Showers
- Wood Plank Style Flooring, USB Charging Stations, MP3-Programmable Doorbells and Sonos Wireless Home Music System*
- Large Walk-in Closets
- Soaring 9'-26" Ceilings with Floor-to-Ceiling Windows and Gracious 8' High Entry Doors*
- Spacious Patios and Decks*

*Featured in many select units.



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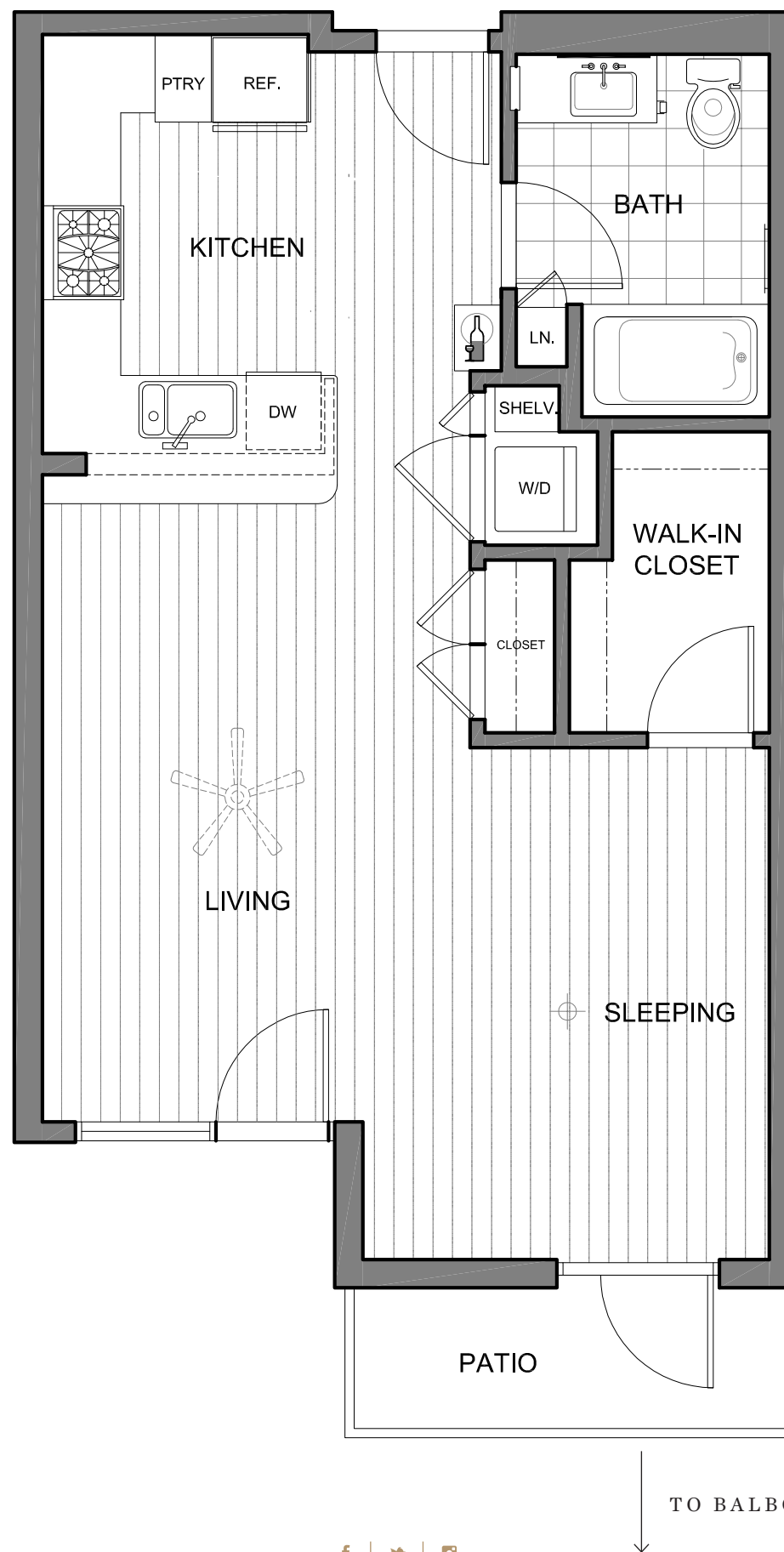
BROADSTONE
BALBOA PARK

MORNING GLORY

ROW HOME : STUDIO : 1 BATH
642-648 SQ.FT.*

AMENITY COLLECTION

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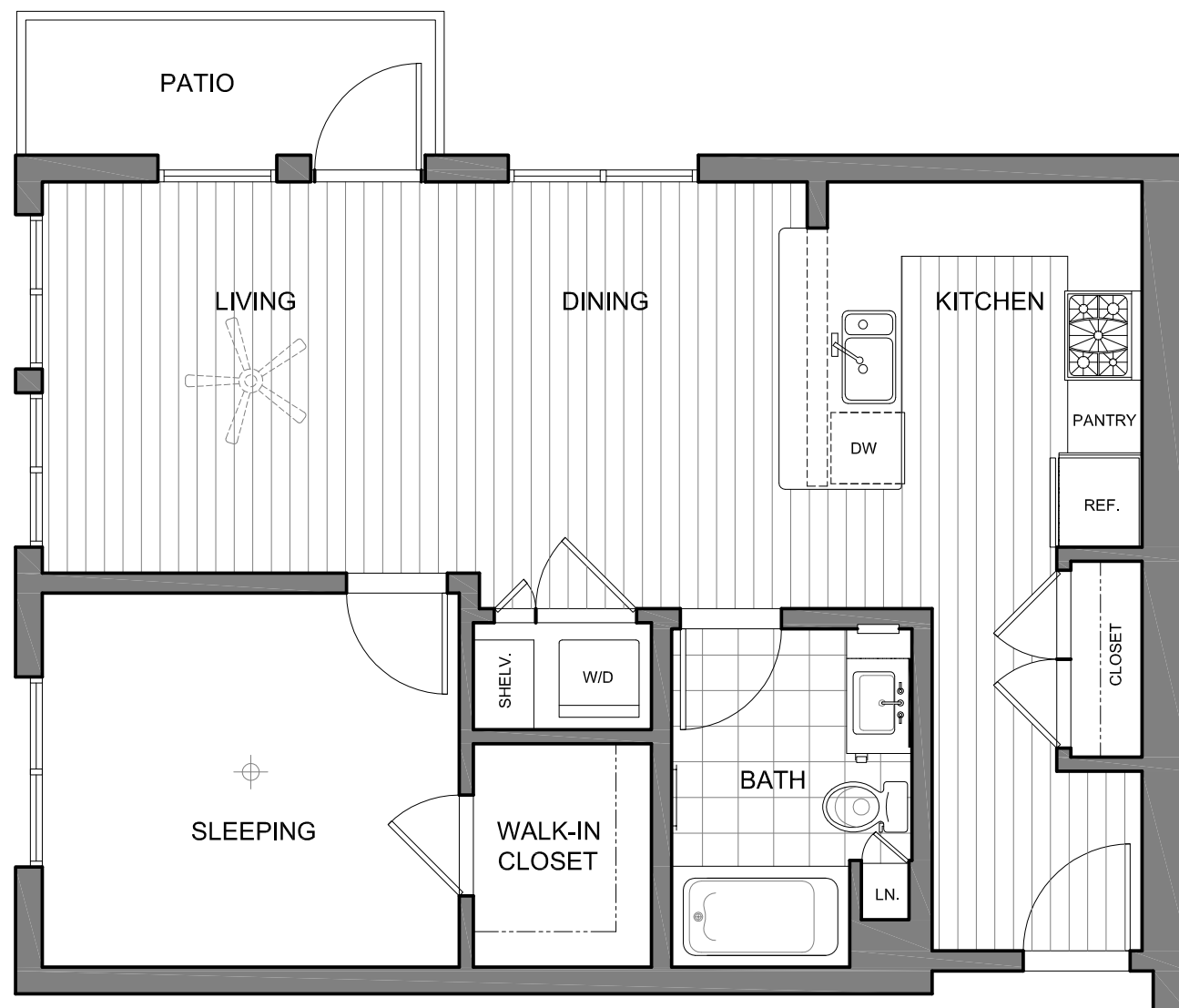
COASTAL TEA TREE

1 BED : 1 BATH
741-743 SQ.FT.*

FEATURES & FINISHES

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- Panoramic views of San Diego Bay and the Downtown Skyline*
- Designer Kitchens with Quartz or Granite Slab Counters, Euro-style Soft-closing Cabinets
- Frigidaire Gallery Collection Stainless Steel Appliances with 5 Burner Gas Cooktop
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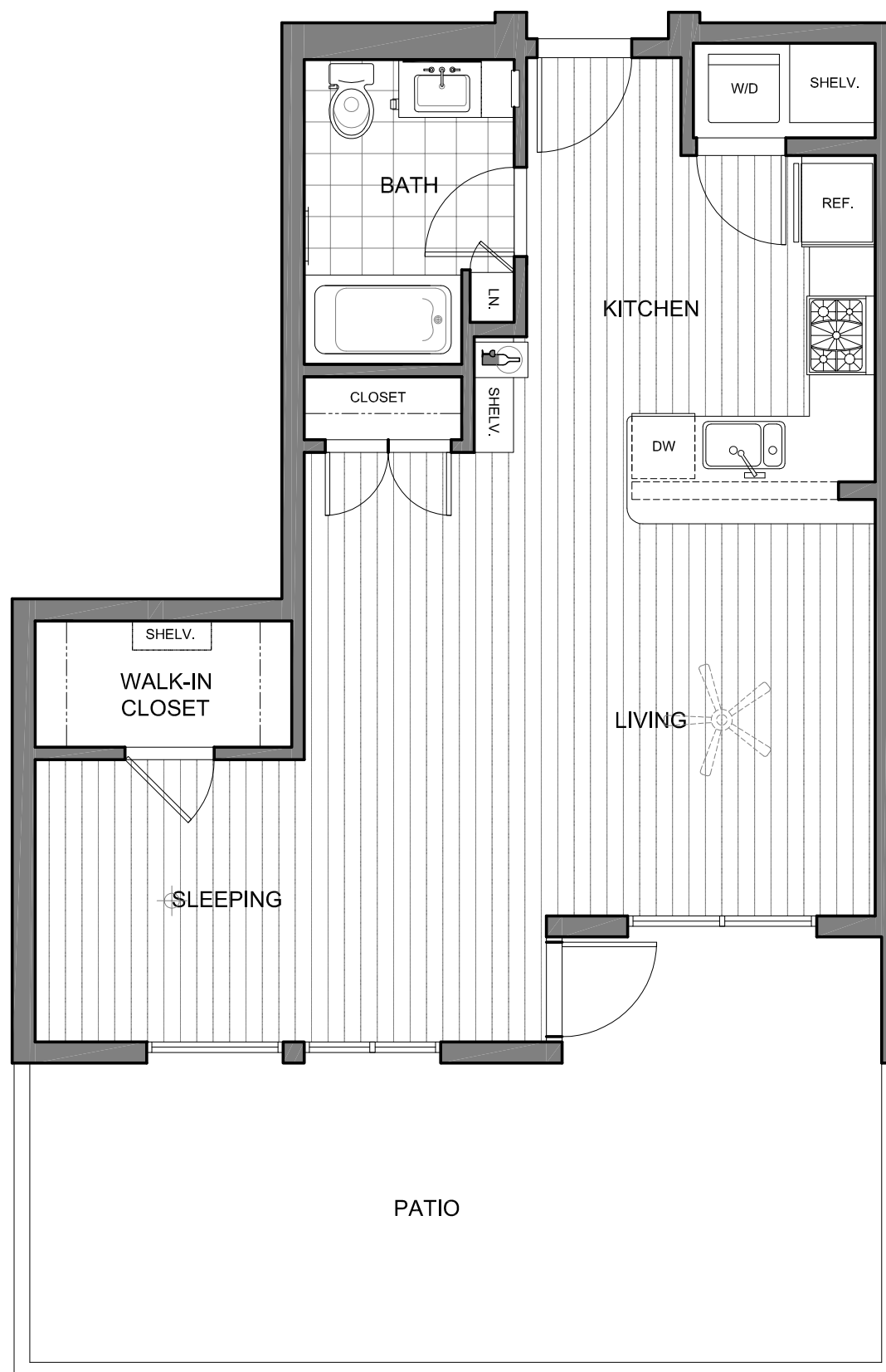
BROADSTONE
BALBOA PARK

SILVER MAPLE

STUDIO : 1 BATH : PATIO
646-707 SQ.FT.*

AMENITY COLLECTION

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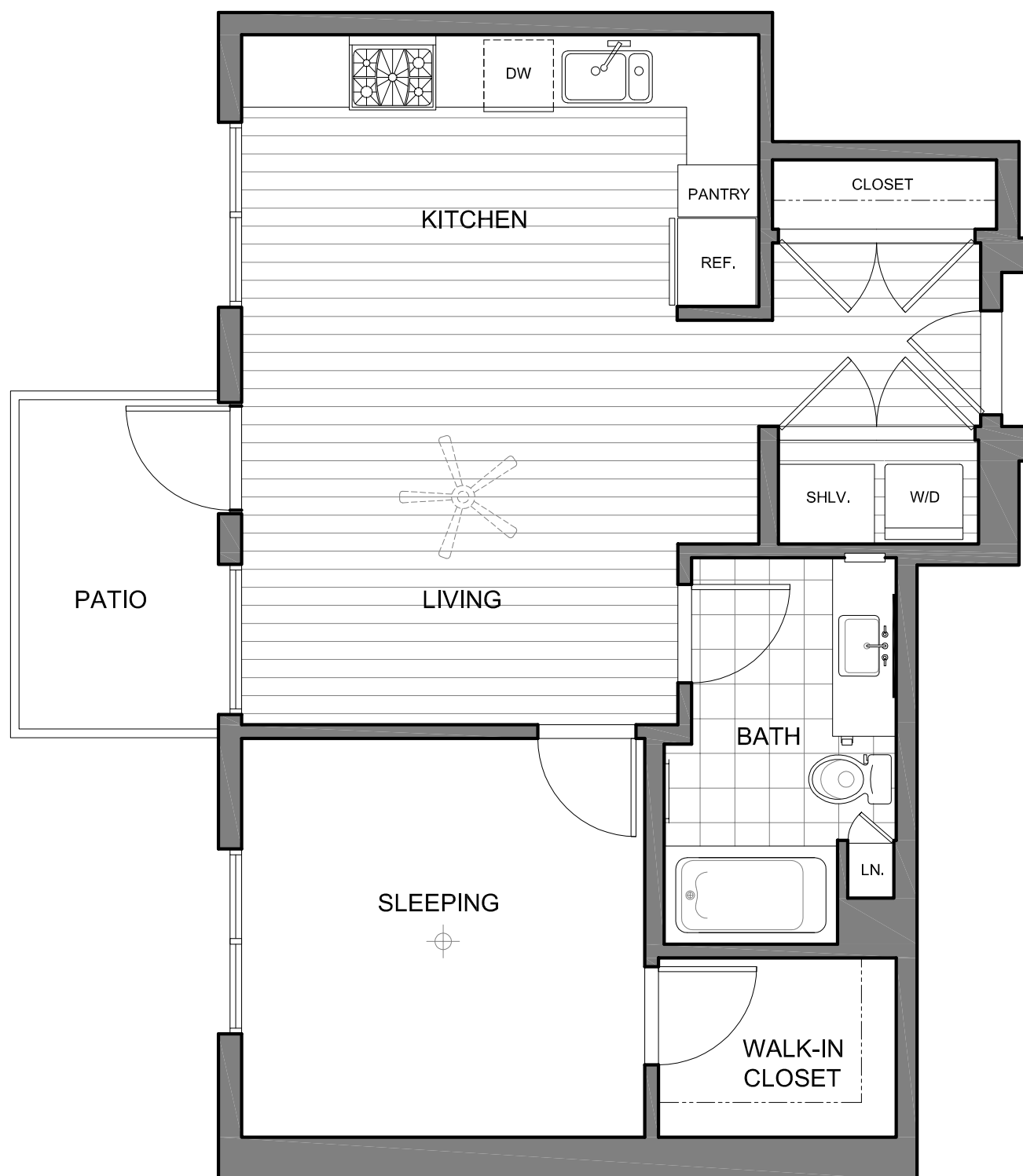
COFFEE BERRY

1 BED : 1 BATH : PATIO
672 SQ. FT.*

FEATURES & FINISHES

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- Panoramic views of San Diego Bay and the Downtown Skyline*
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- Water Filtration System and Stainless Steel Sink
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- Wood Plank Style Flooring, USB Charging Stations, MP3-Programmable Doorbells and Sonos Wireless Home Music System*
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- Soaring 9'-26" Ceilings with Floor-to-Ceiling Windows and Gracious 8' High Entry Doors*
- Spacious Patios and Decks*

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BROADSTONE

BALBOA PARK

TACATE CYPRESS

STUDIO : 1 BATH : PATIO
499 SQ.FT.*

AMENITY COLLECTION

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- **Spa Terrace** : Lush Courtyard with Spanish-Tiled Fire Pits, Rail Road Seating, Oversized Soaking Spa and Day Loungers
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BALBOA PARK

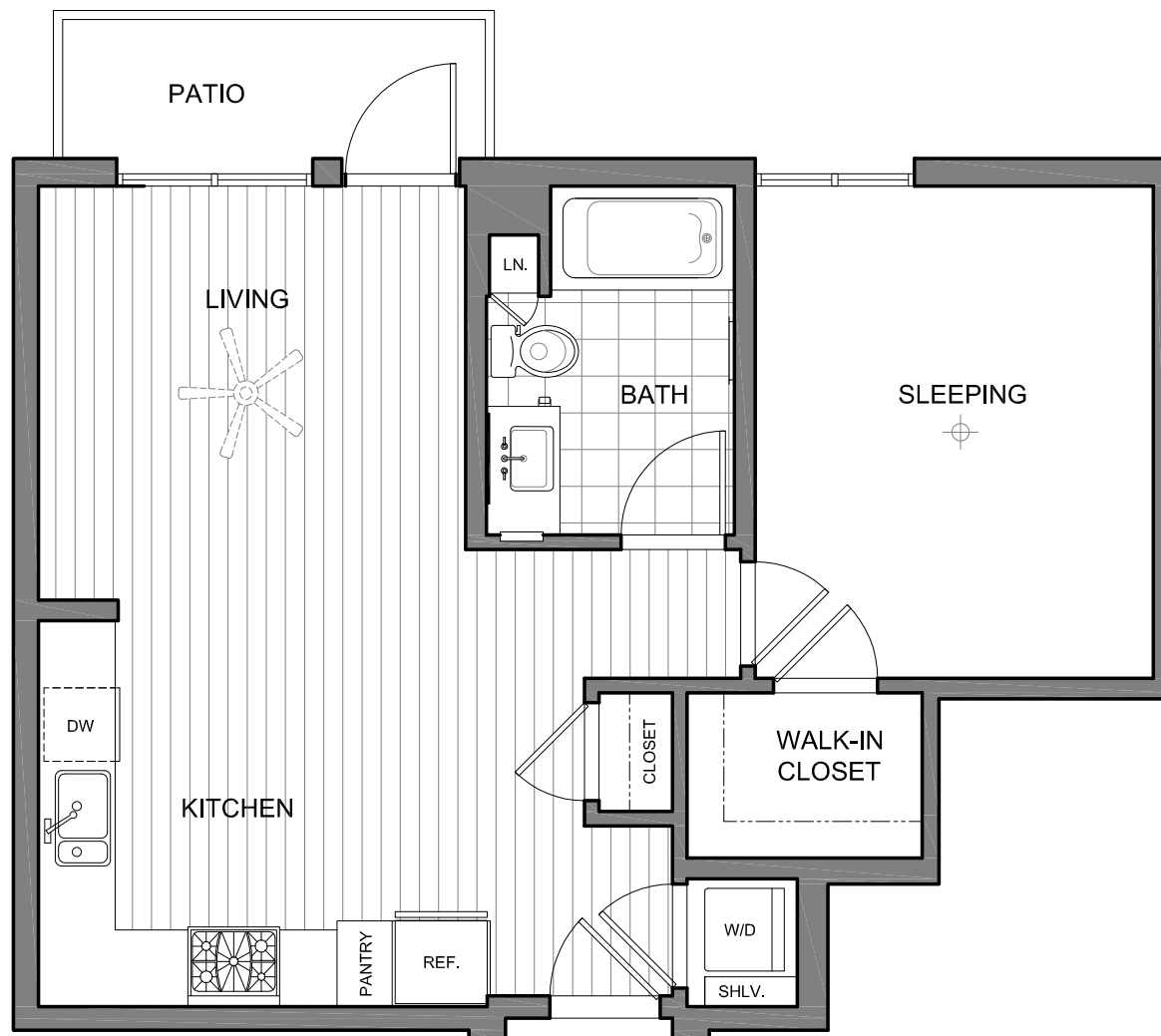
TULIP

1 BED : 1 BATH
665 SQ.FT.*

FEATURES & FINISHES

- Row Homes, Studios, One and Two Bedroom Multi-level Residences with Lofts and Three Historic Bungalows*
- Panoramic views of San Diego Bay and the Downtown Skyline*
- Designer Kitchens with Quartz or Granite Slab Counters, Euro-style Soft-closing Cabinets
- Frigidaire Gallery Collection Stainless Steel Appliances with 5 Burner Gas Cooktop
- Smart Box Technology for All Wiring
- Water Filtration System and Stainless Steel Sink
- Under Counter Wine Fridge with Dual Temp Control for Red or White Wines*
- Frigidaire Affinity Full Size Front Loading Washer & Gas Dryer
- Gracious Interiors that Embrace Space and Light
- Luxurious Bathrooms with Designer Marble Counters, Porcelain Tiling and Oversized Soaking Tubs or Walk-In Glass Showers
- Wood Plank Style Flooring, USB Charging Stations, MP3-Programmable Doorbells and Sonos Wireless Home Music System*
- Large Walk-in Closets
- Soaring 9'-26" Ceilings with Floor-to-Ceiling Windows and Gracious 8' High Entry Doors*
- Spacious Patios and Decks*

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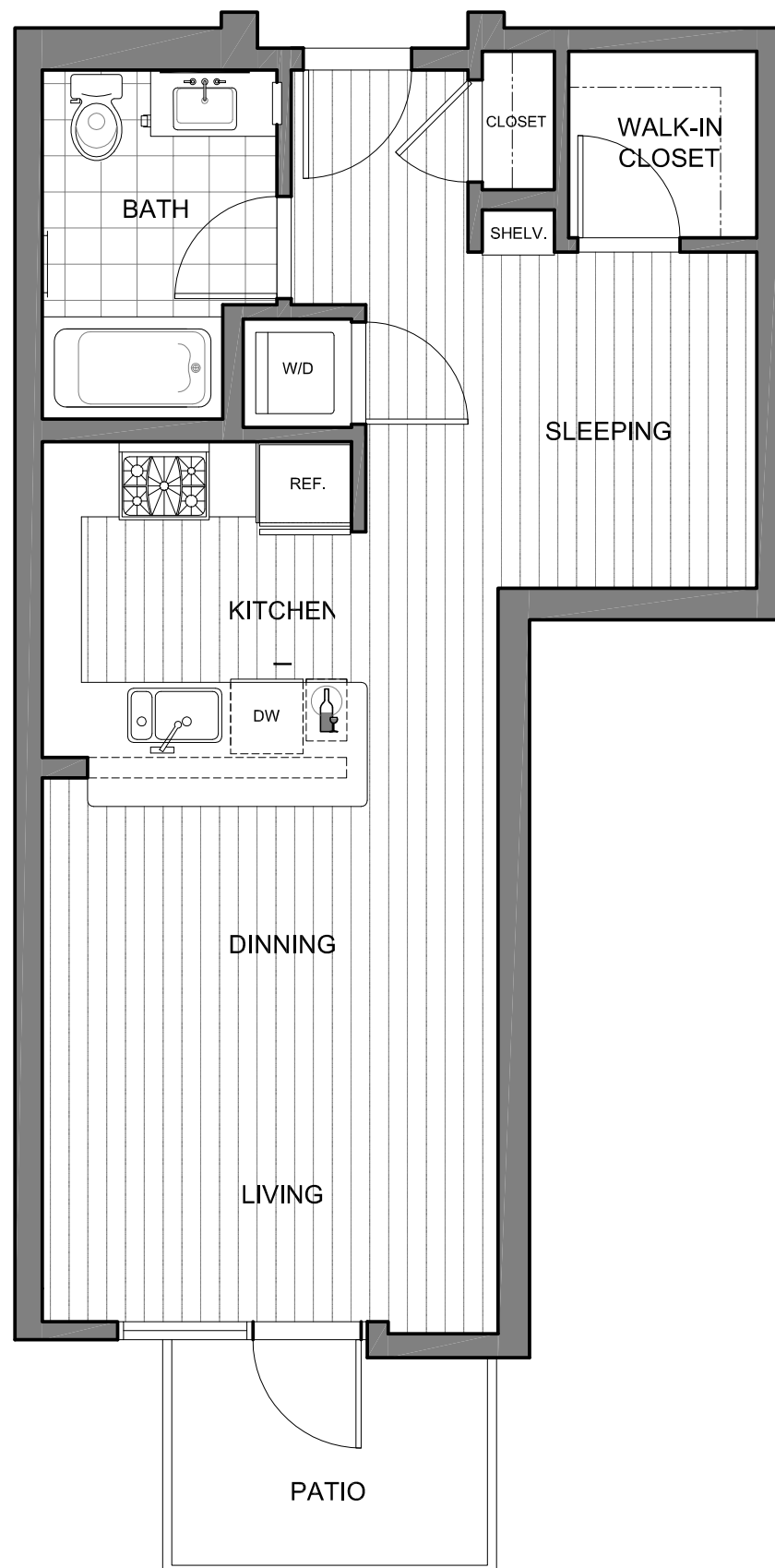
BROADSTONE
BALBOA PARK

SEA LAVENDER

STUDIO : 1 BATH : PATIO
592 - 662 SQ.FT.*

AMENITY COLLECTION

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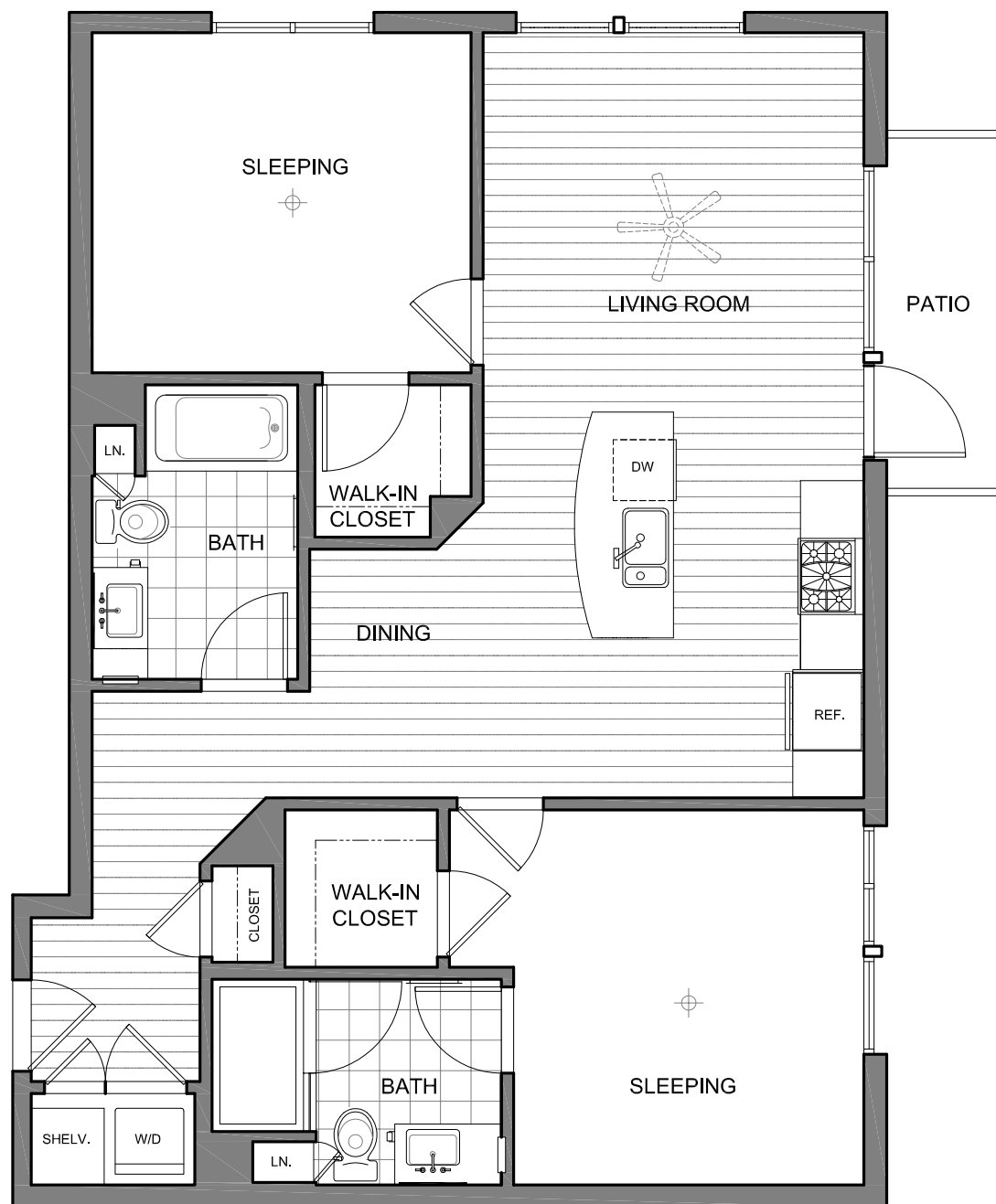
SILK TREE

2 BED : 2 BATH : PATIO
1,053 SQ.FT.*

FEATURES & FINISHES

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- Panoramic views of San Diego Bay and the Downtown Skyline*
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- Water Filtration System and Stainless Steel Sink
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- Frigidaire Affinity Full Size Front Loading Washer & Gas Dryer
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- Wood Plank Style Flooring, USB Charging Stations, MP3-Programmable Doorbells and Sonos Wireless Home Music System*
- Large Walk-in Closets
- Soaring 9'-26" Ceilings with Floor-to-Ceiling Windows and Gracious 8' High Entry Doors*
- Spacious Patios and Decks*

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BALBOA PARK

LILY OF THE NILE

STUDIO : 1 BATH : PATIO
565 SQ.FT.*

AMENITY COLLECTION

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MANZANITA

2 BED : 2 BATH : PATIO
1,071-1,092 SQ. FT.*

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- Panoramic views of San Diego Bay and the Downtown Skyline*
- Designer Kitchens with Quartz or Granite Slab Counters, Euro-style Soft-closing Cabinets
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- Spacious Patios and Decks*

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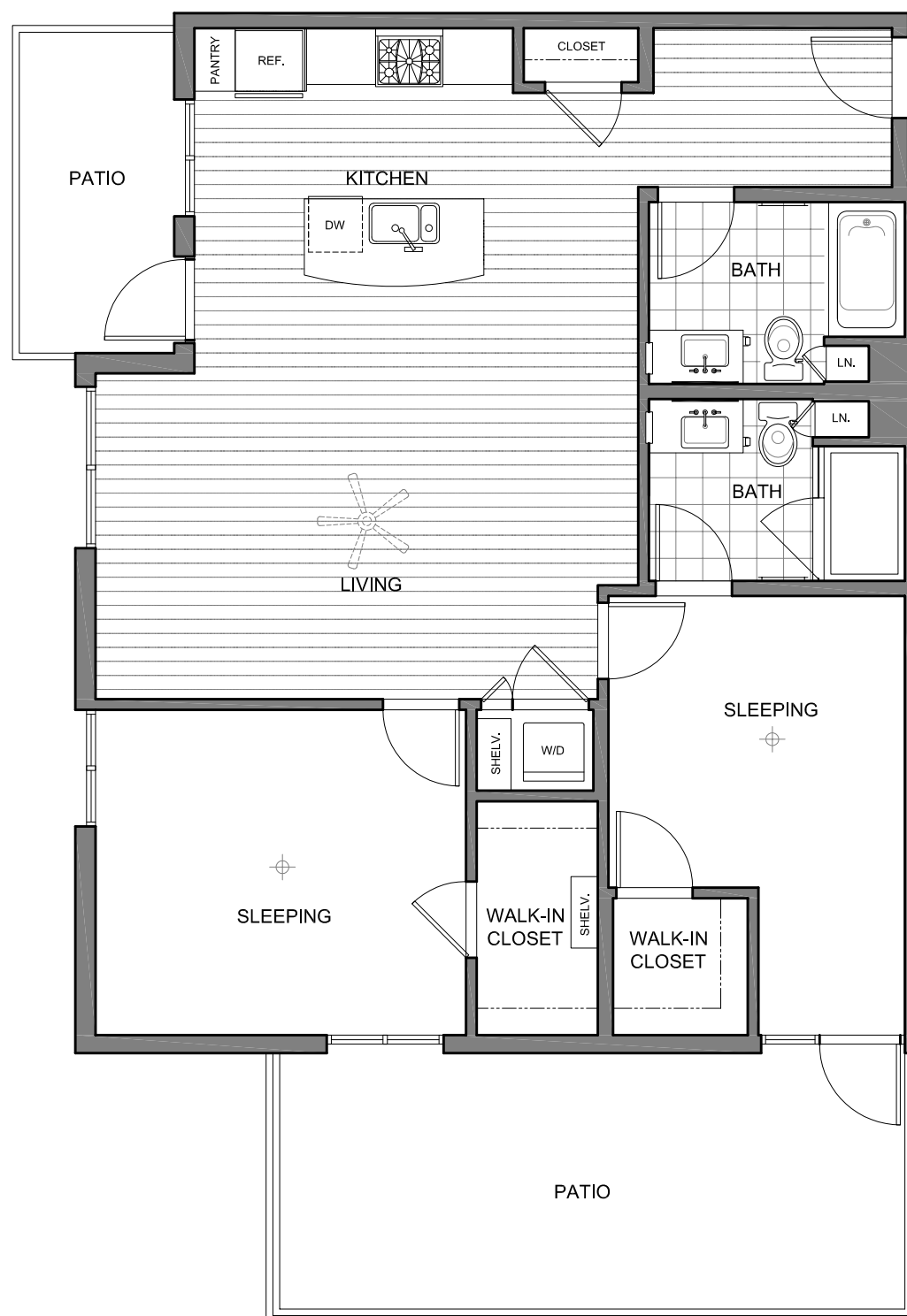
BROADSTONE
BALBOA PARK

HONEY MESQUITE

2 BED : 2 BATH : PATIO
949-1,154 SQ.FT.*

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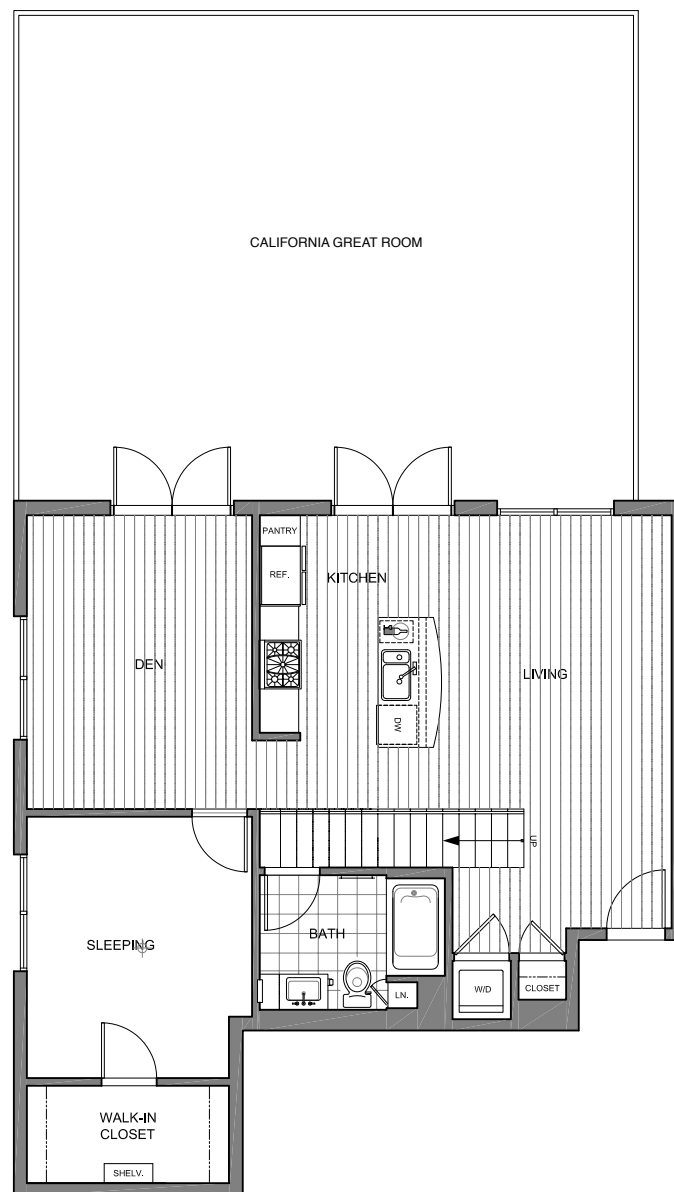
PH 625

2 BED LOFT : 2 BATH : GRAND PATIO
1,243 SQ.FT.*

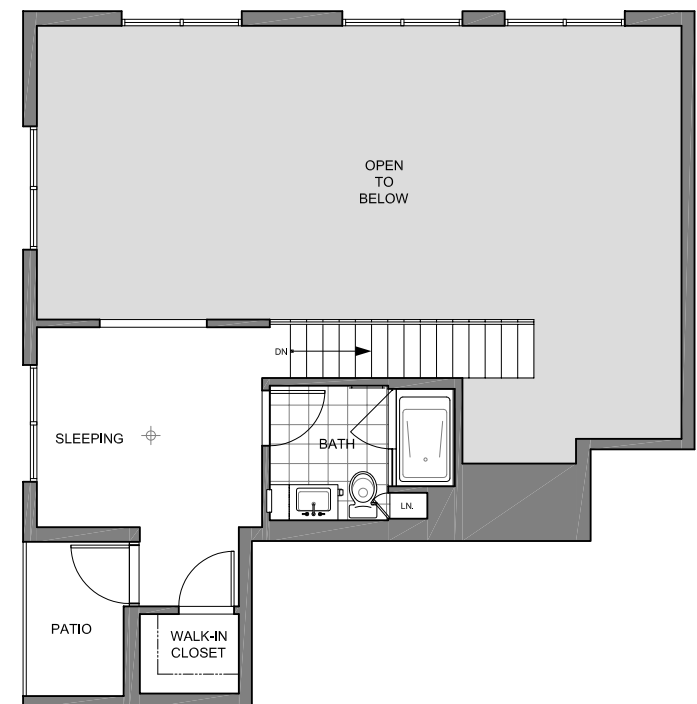
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- Spacious Patios and Decks*

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FIRST
FLOOR



SECOND
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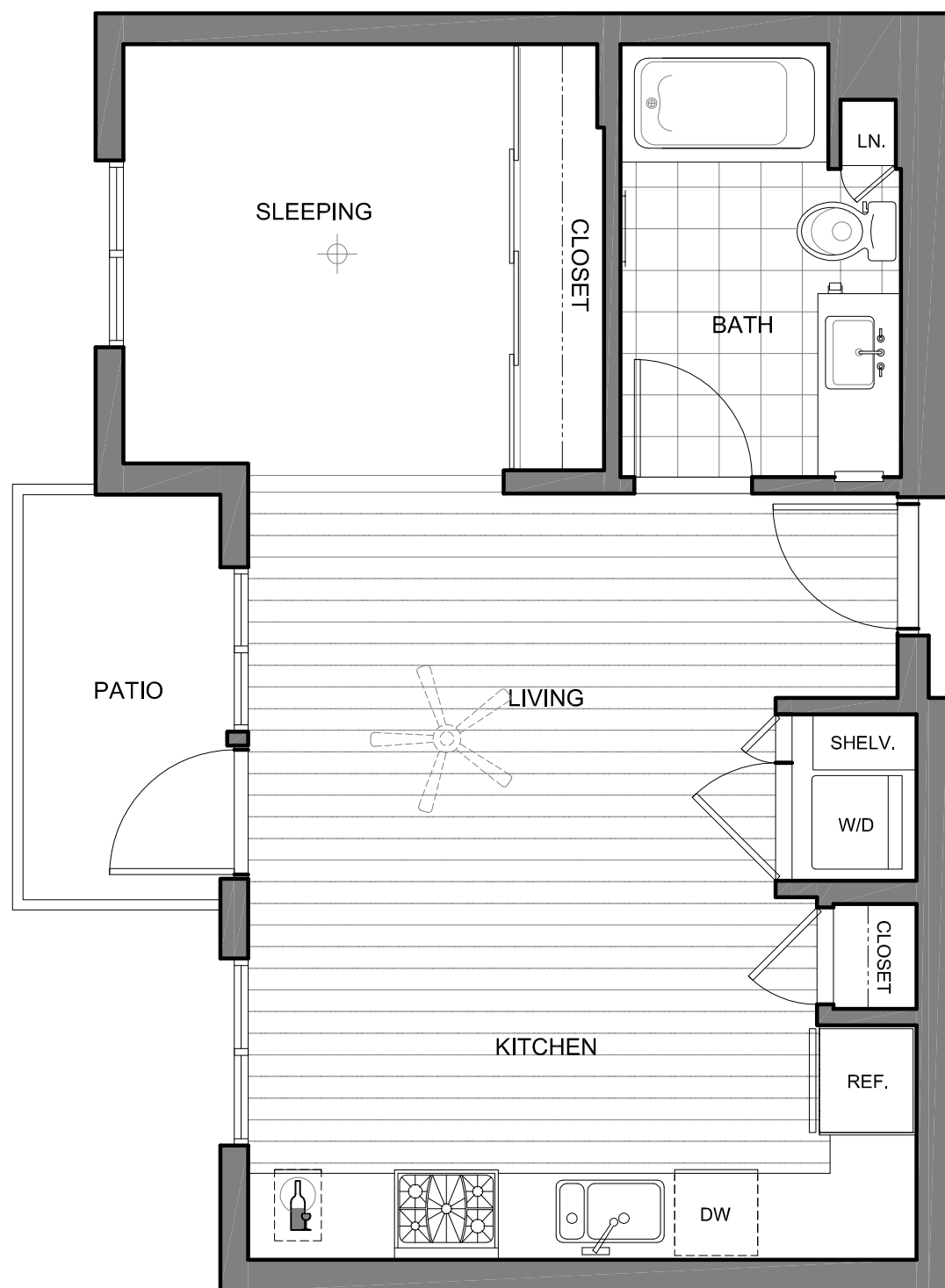
BALBOA PARK

CORAL TREE

JR 1 BED : 1 BATH : PATIO
560 SQ.FT.*

AMENITY COLLECTION

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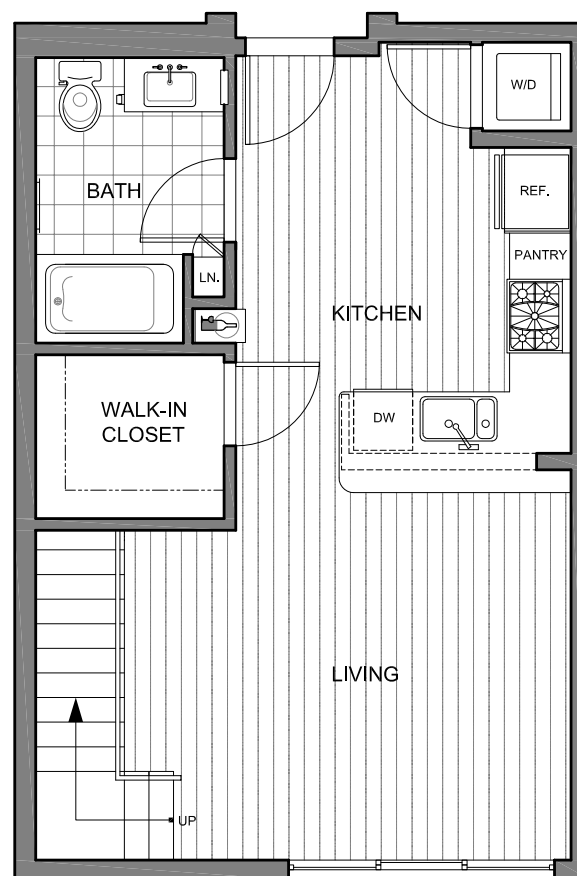
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1 BED LOFT : 1 BATH : PATIO
695 SQ.FT.*

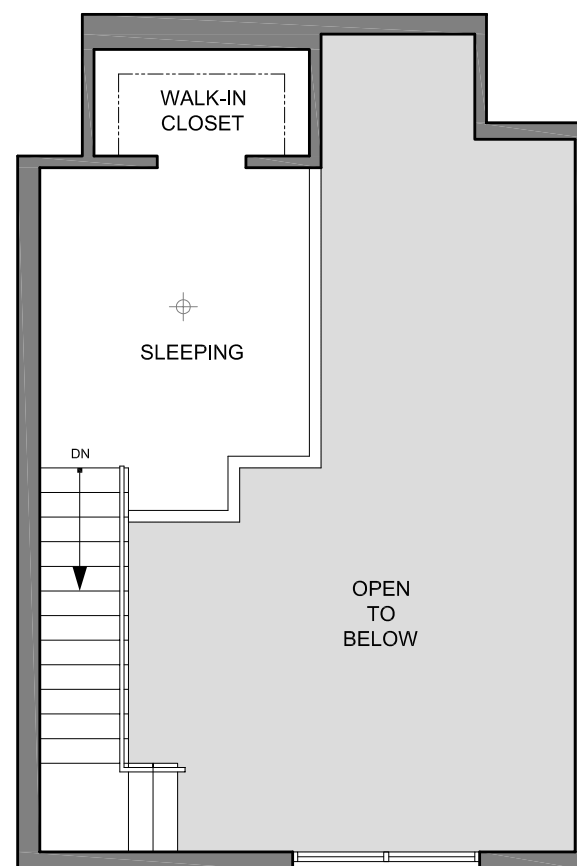
FEATURES & FINISHES

- Row Homes, Studios, One and Two Bedroom Multi-level Residences with Lofts and Three Historic Bungalows*
- Panoramic views of San Diego Bay and the Downtown Skyline*
- Designer Kitchens with Quartz or Granite Slab Counters, Euro-style Soft-closing Cabinets
- Frigidaire Gallery Collection Stainless Steel Appliances with 5 Burner Gas Cooktop
- Smart Box Technology for All Wiring
- Water Filtration System and Stainless Steel Sink
- Under Counter Wine Fridge with Dual Temp Control for Red or White Wines*
- Frigidaire Affinity Full Size Front Loading Washer & Gas Dryer
- Gracious Interiors that Embrace Space and Light
- Luxurious Bathrooms with Designer Marble Counters, Porcelain Tiling and Oversized Soaking Tubs or Walk-In Glass Showers
- Wood Plank Style Flooring, USB Charging Stations, MP3-Programmable Doorbells and Sonos Wireless Home Music System*
- Large Walk-in Closets
- Soaring 9'-26" Ceilings with Floor-to-Ceiling Windows and Gracious 8' High Entry Doors*
- Spacious Patios and Decks*

*Featured in many select units.



FIRST
FLOOR



SECOND
FLOOR



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3288 Fifth Avenue | San Diego, CA 92103 | BroadstoneBalboa@allresco.com

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BROADSTONE

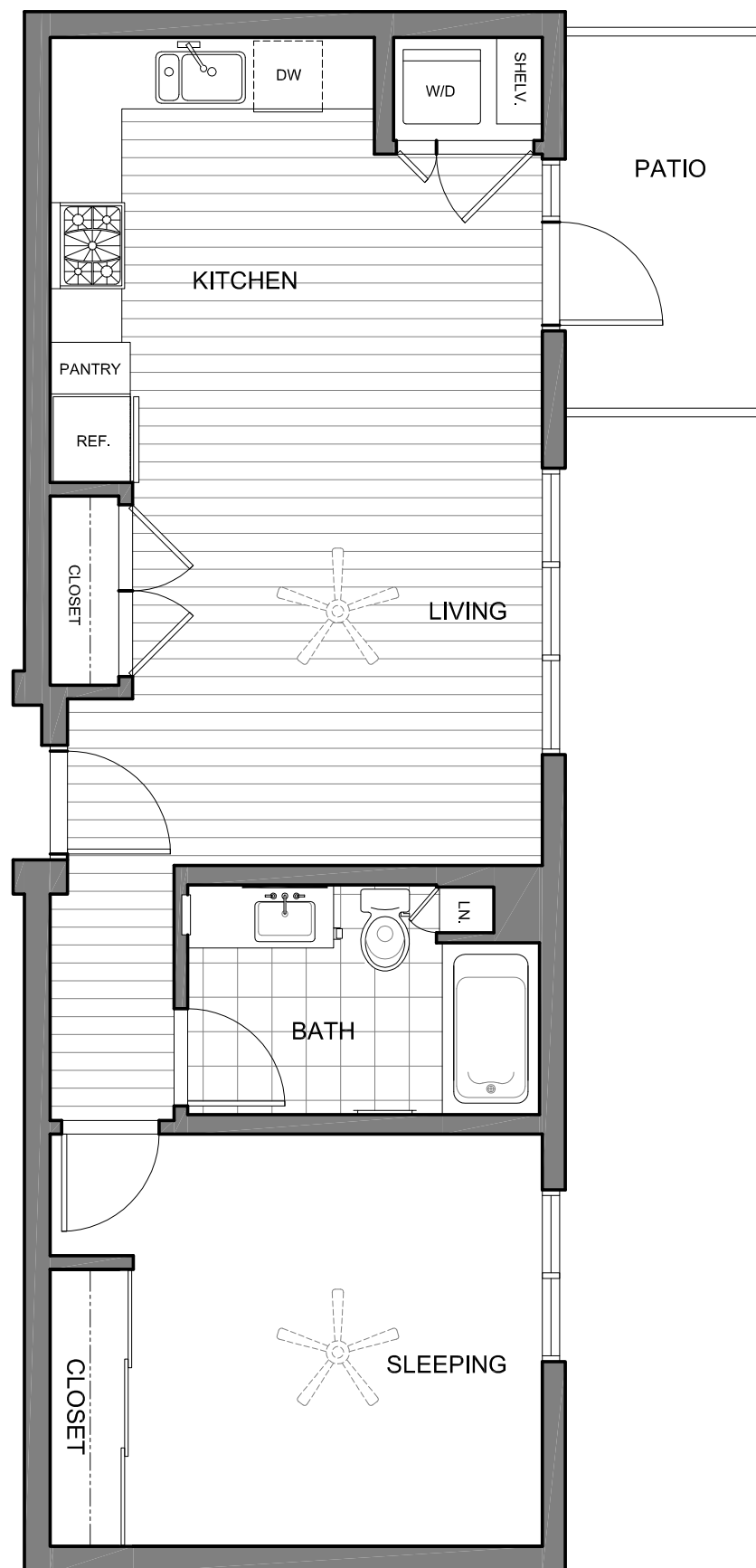
BALBOA PARK

GLOBE WILLOW

1 BED : 1 BATH : PATIO
699-707 SQ.FT.*

AMENITY COLLECTION

- **Resident Clubhouse** : Indoor-Outdoor Lounge with Catering Kitchen, Custom Bar, 70" Flat Screen Television
- **Spa Terrace** : Lush Courtyard with Spanish-Tiled Fire Pits, Rail Road Seating, Oversized Soaking Spa and Day Loungers
- **Rooftop BBQ** : Gourmet Grill and EVO Circular Flat Cooktop with Communal Dining
- **Rooftop View Deck** : "Grass" Covered Veranda with Dramatic San Diego Bay Views, Fire Pit, Lounging Hammock and Built-in Coolers
- **Gym** : 24-Hour State-of-the-Art Fitness Center featuring Technogym Cardio & Weight Training Equipment, TRX, Punching Bag and Stretching Area
- **Lobby Photobooth** : Capture all the Fun with Instant Printing or Social Posting
- **Creative Work Space** : 60" Flat Screen TV with Multimedia Capabilities and Complimentary Coffee Station
- Underground Gated Parking with Electric Vehicle Charging Stations and Bike Storage
- WiFi throughout Amenity Areas
- One Block from Balboa Park with Easy Access to the I-5 and 163 Freeways



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BROADSTONE

BALBOA PARK

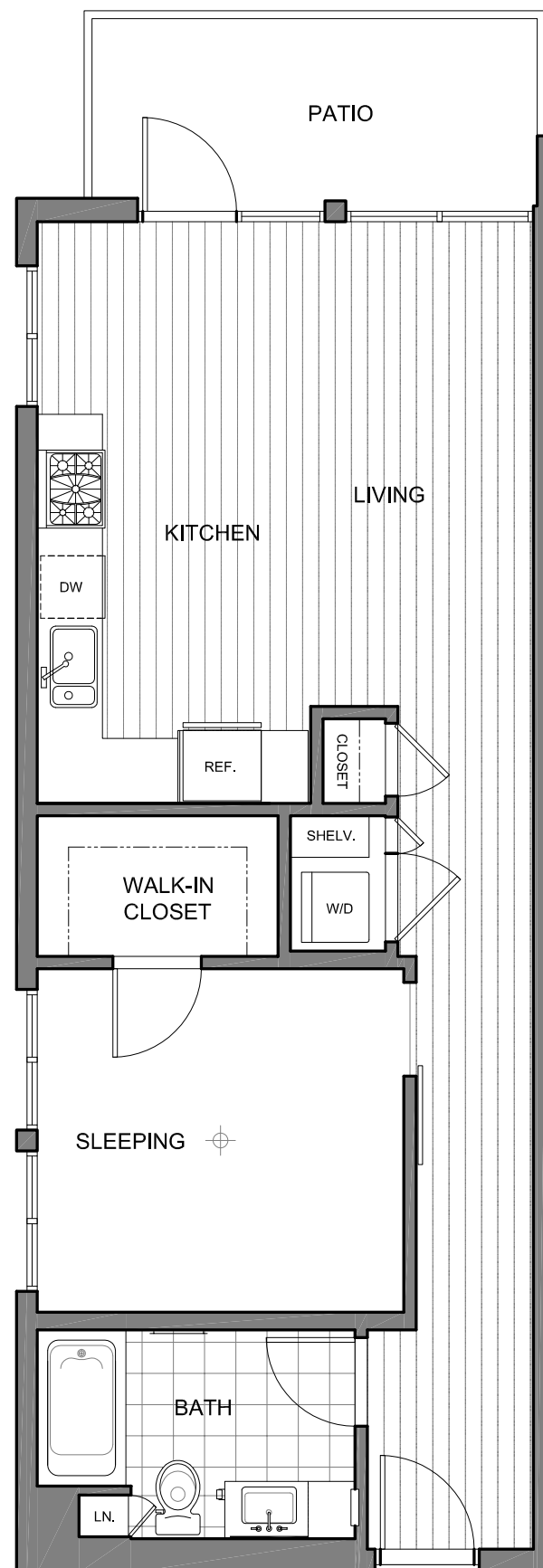
TAMARIND

1 BED : 1 BATH : PATIO
745 SQ.FT.*

FEATURES & FINISHES

- Row Homes, Studios, One and Two Bedroom Multi-level Residences with Lofts and Three Historic Bungalows*
- Panoramic views of San Diego Bay and the Downtown Skyline*
- Designer Kitchens with Quartz or Granite Slab Counters, Euro-style Soft-closing Cabinets
- Frigidaire Gallery Collection Stainless Steel Appliances with 5 Burner Gas Cooktop
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- Water Filtration System and Stainless Steel Sink
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- Large Walk-in Closets
- Soaring 9'-26" Ceilings with Floor-to-Ceiling Windows and Gracious 8' High Entry Doors*
- Spacious Patios and Decks*

*Featured in many select units.



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BROADSTONE

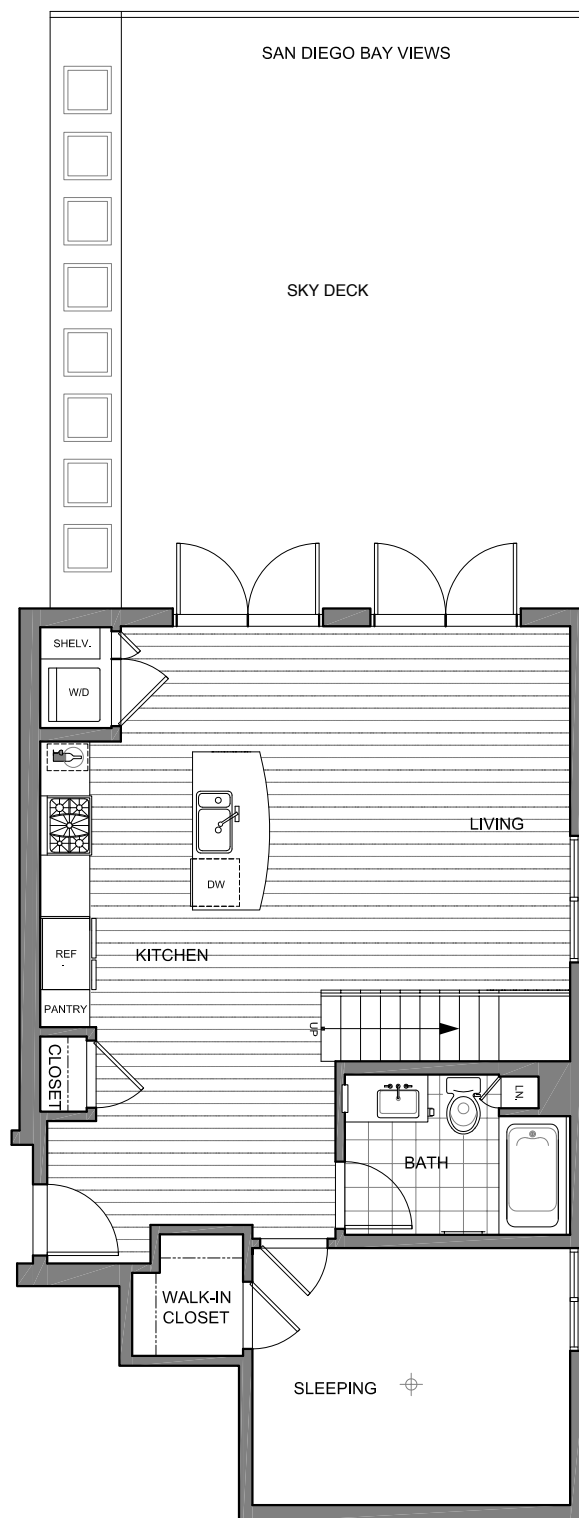
BALBOA PARK

PH 624

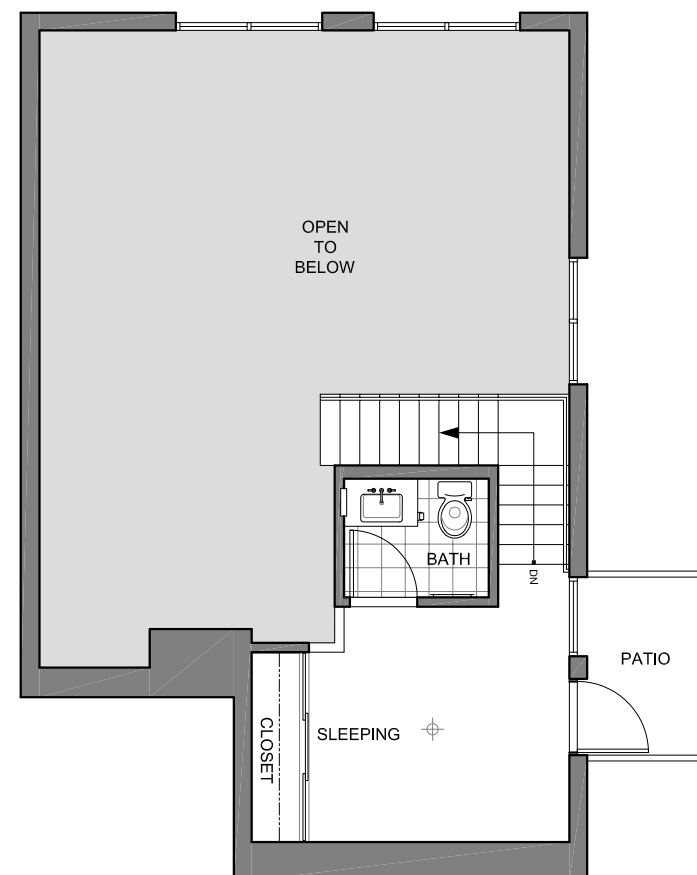
2 BED LOFT : 2 BATH : PATIO
1,019 SQ.FT.*

AMENITY COLLECTION

- **Resident Clubhouse** : Indoor-Outdoor Lounge with Catering Kitchen, Custom Bar, 70" Flat Screen Television
- **Spa Terrace** : Lush Courtyard with Spanish-Tiled Fire Pits, Rail Road Seating, Oversized Soaking Spa and Day Loungers
- **Rooftop BBQ** : Gourmet Grill and EVO Circular Flat Cooktop with Communal Dining
- **Rooftop View Deck** : "Grass" Covered Veranda with Dramatic San Diego Bay Views, Fire Pit, Lounging Hammock and Built-in Coolers
- **Gym** : 24-Hour State-of-the-Art Fitness Center featuring Technogym Cardio & Weight Training Equipment, TRX, Punching Bag and Stretching Area
- **Lobby Photobooth** : Capture all the Fun with Instant Printing or Social Posting
- **Creative Work Space** : 60" Flat Screen TV with Multimedia Capabilities and Complimentary Coffee Station
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- One Block from Balboa Park with Easy Access to the I-5 and 163 Freeways



FIRST
FLOOR



SECOND
FLOOR



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BROADSTONE

BALBOA PARK

No.104

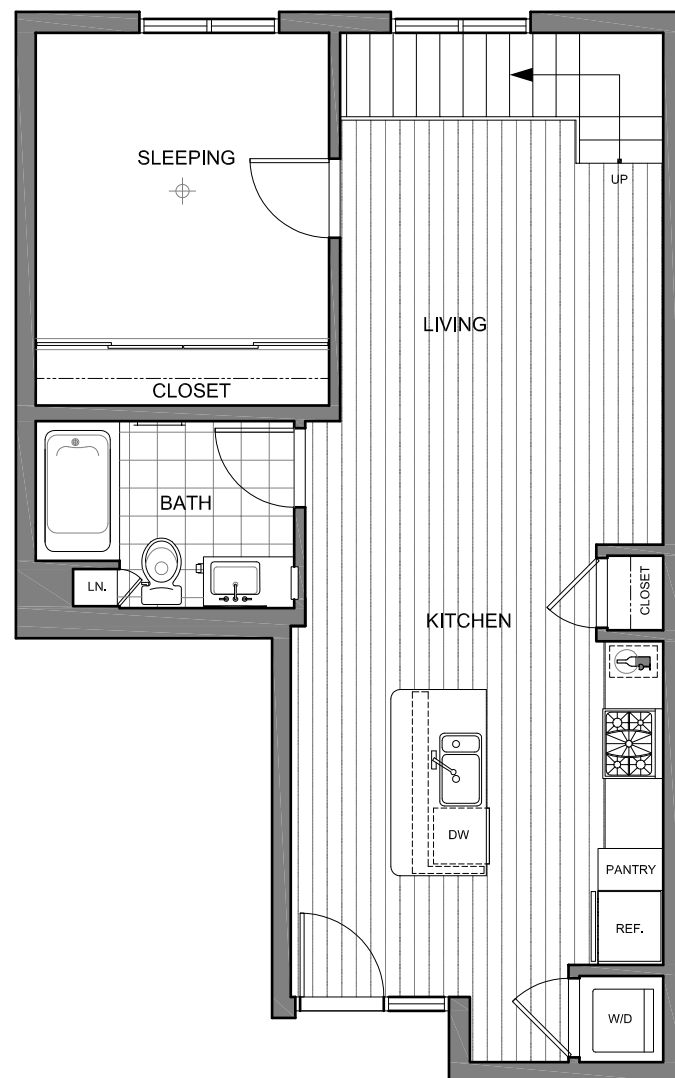
ROW HOME : 2 BED LOFT : 2 BATH
986 SQ.FT.*

FEATURES & FINISHES

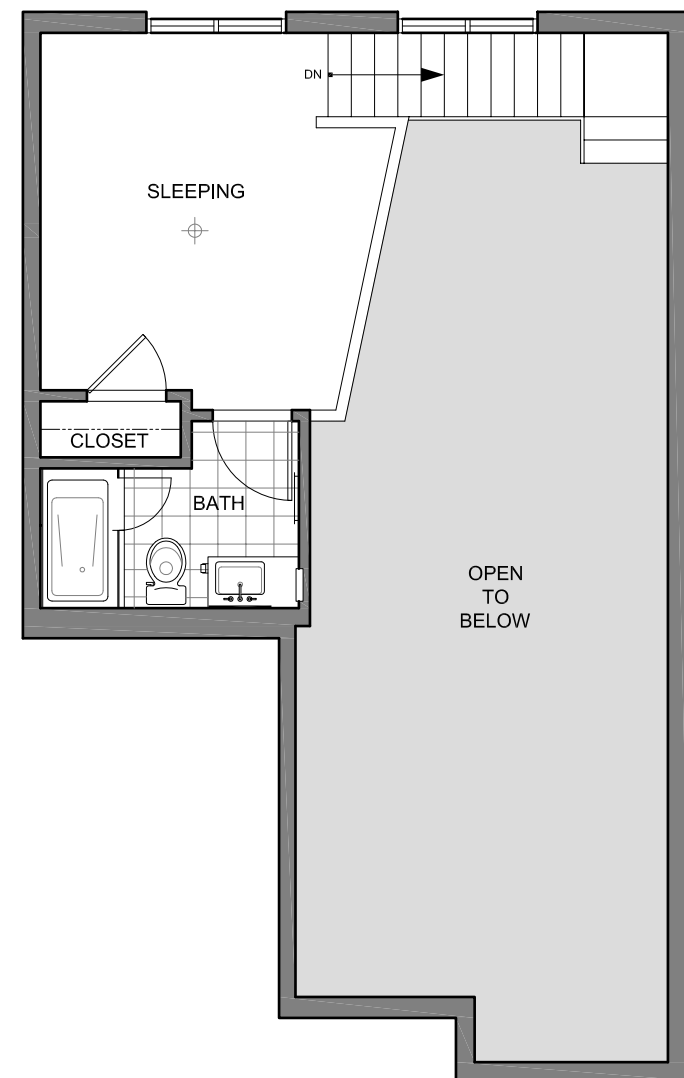
- Row Homes, Studios, One and Two Bedroom Multi-level Residences with Lofts and Three Historic Bungalows*
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- Wood Plank Style Flooring, USB Charging Stations, MP3-Programmable Doorbells and Sonos Wireless Home Music System*
- Large Walk-in Closets
- Soaring 9'-26" Ceilings with Floor-to-Ceiling Windows and Gracious 8' High Entry Doors*
- Spacious Patios and Decks*

*Featured in many select units.

TO BALBOA PARK



FIRST
FLOOR



SECOND
FLOOR



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BROADSTONE

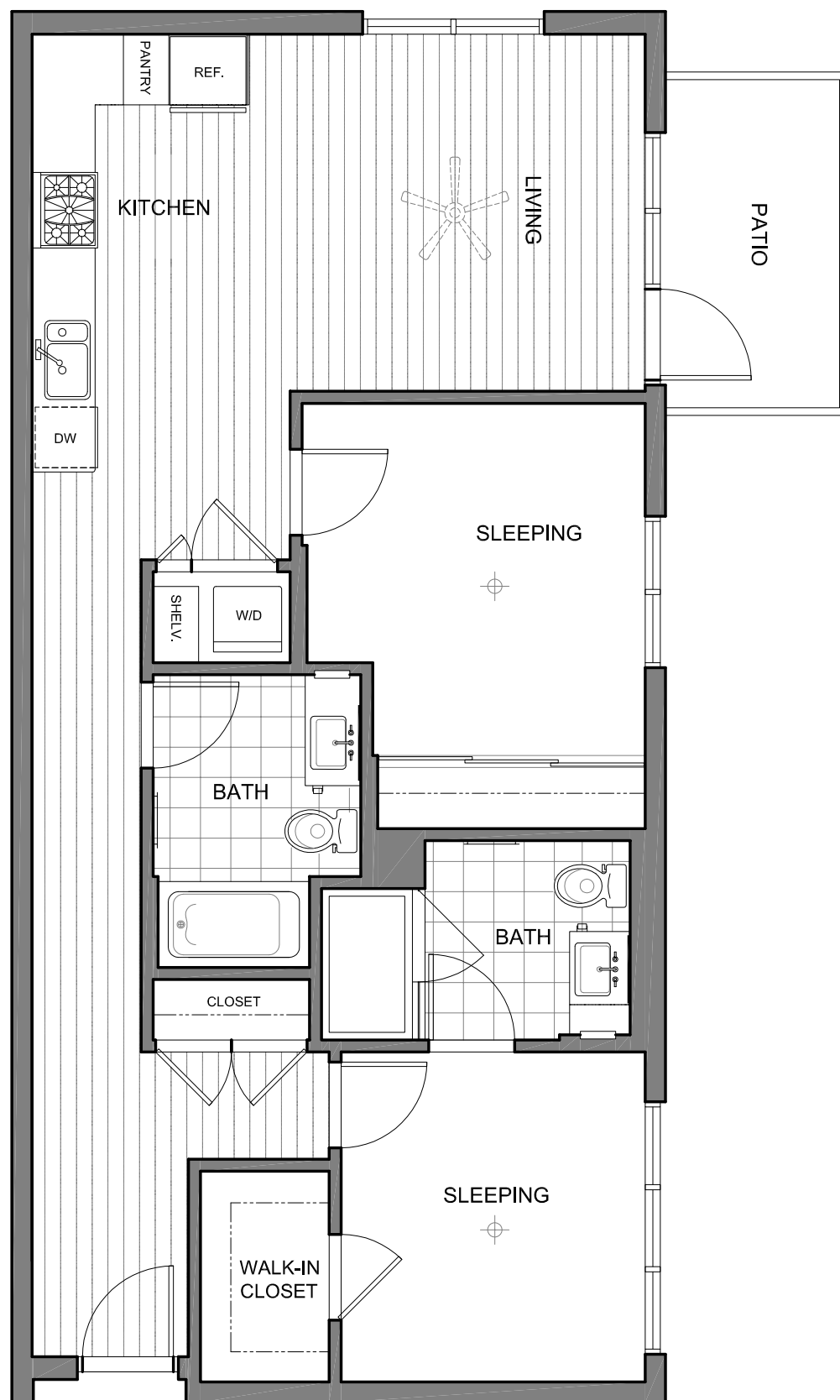
BALBOA PARK

HOLLY LEAF

2 BED : 2 BATH : PATIO
972 SQ.FT.*

AMENITY COLLECTION

- **Resident Clubhouse** : Indoor-Outdoor Lounge with Catering Kitchen, Custom Bar, 70" Flat Screen Television
- **Spa Terrace** : Lush Courtyard with Spanish-Tiled Fire Pits, Rail Road Seating, Oversized Soaking Spa and Day Loungers
- **Rooftop BBQ** : Gourmet Grill and EVO Circular Flat Cooktop with Communal Dining
- **Rooftop View Deck** : "Grass" Covered Veranda with Dramatic San Diego Bay Views, Fire Pit, Lounging Hammock and Built-in Coolers
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BROADSTONE

BALBOA PARK

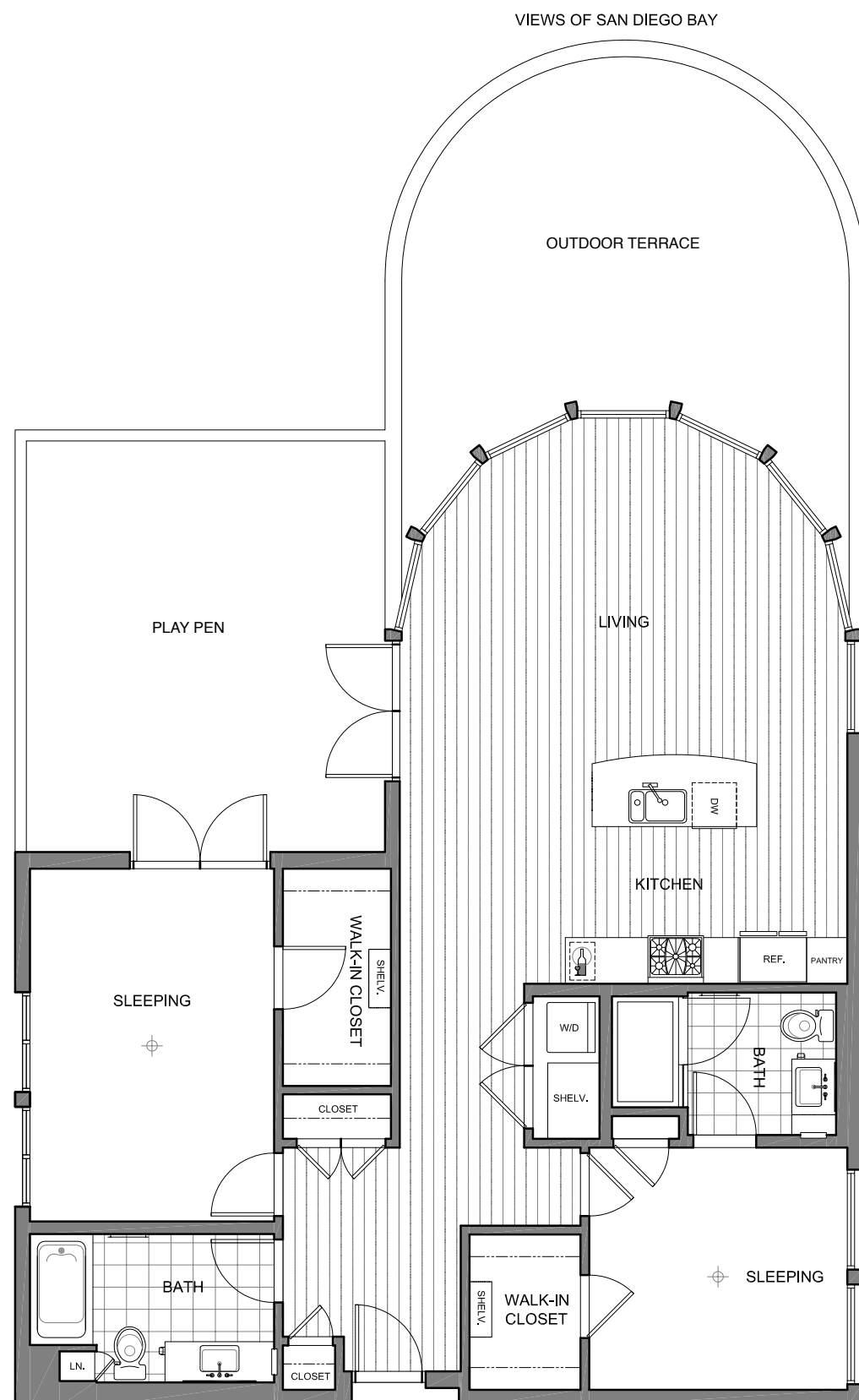
PH 401

2 BED : 2 BATH : 2 PATIOS
1,335 SQ.FT.*

FEATURES & FINISHES

- Row Homes, Studios, One and Two Bedroom Multi-level Residences with Lofts and Three Historic Bungalows*
- Panoramic views of San Diego Bay and the Downtown Skyline*
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- Wood Plank Style Flooring, USB Charging Stations, MP3-Programmable Doorbells and Sonos Wireless Home Music System*
- Large Walk-in Closets
- Soaring 9'-26" Ceilings with Floor-to-Ceiling Windows and Gracious 8' High Entry Doors*
- Spacious Patios and Decks*

*Featured in many select units.



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BROADSTONE

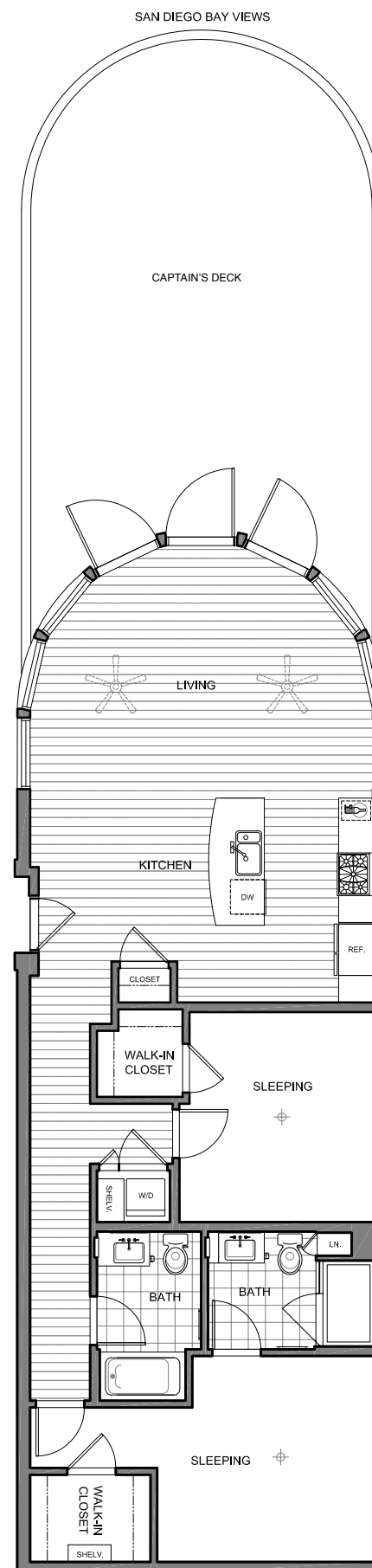
BALBOA PARK

No. 503

2 BED : 2 BATH : PATIO
1,249 SQ.FT.*

AMENITY COLLECTION

- **Resident Clubhouse** : Indoor-Outdoor Lounge with Catering Kitchen, Custom Bar, 70" Flat Screen Television
- **Spa Terrace** : Lush Courtyard with Spanish-Tiled Fire Pits, Rail Road Seating, Oversized Soaking Spa and Day Loungers
- **Rooftop BBQ** : Gourmet Grill and EVO Circular Flat Cooktop with Communal Dining
- **Rooftop View Deck** : "Grass" Covered Veranda with Dramatic San Diego Bay Views, Fire Pit, Lounging Hammock and Built-in Coolers
- **Gym** : 24-Hour State-of-the-Art Fitness Center featuring Technogym Cardio & Weight Training Equipment, TRX, Punching Bag and Stretching Area
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BROADSTONE

BALBOA PARK

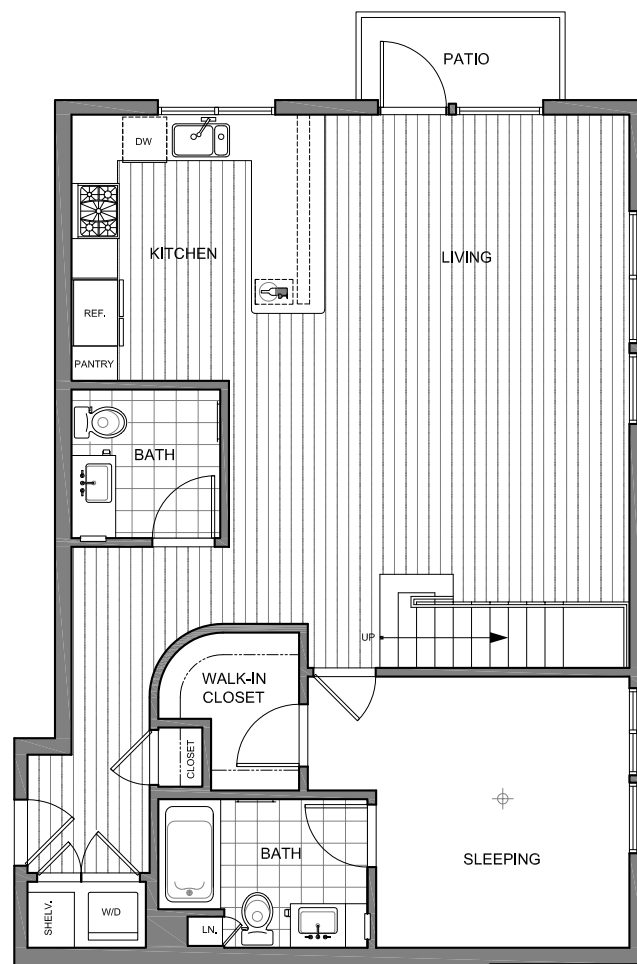
No. 611

2 BED LOFT : 2.5 BATH : 2 PATIOS
1,289 SQ.FT.*

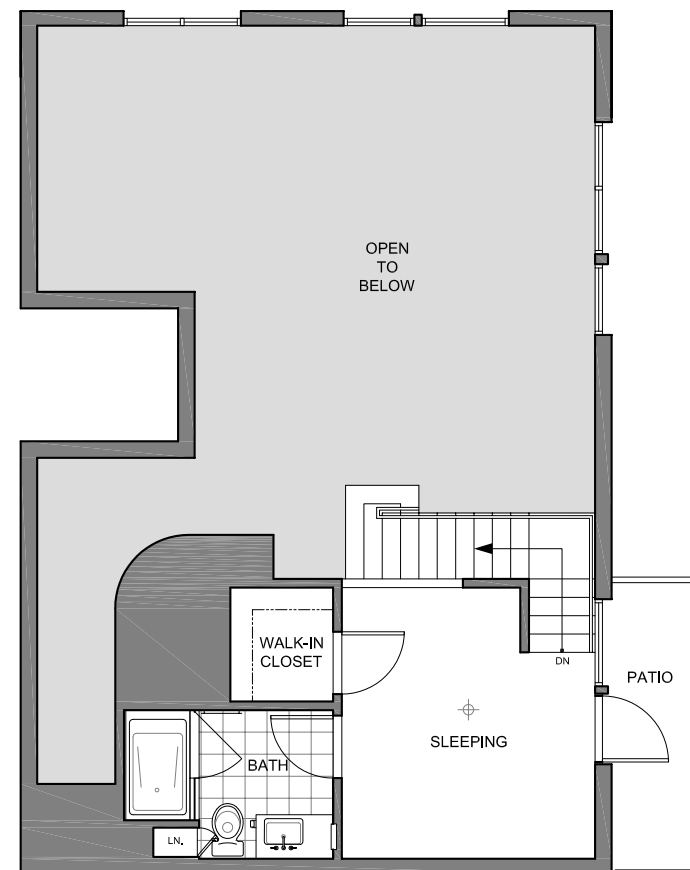
FEATURES & FINISHES

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- Wood Plank Style Flooring, USB Charging Stations, MP3-Programmable Doorbells and Sonos Wireless Home Music System*
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SECOND
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