

FOR SALE

462-468 DAVIDSON ST, CHULA VISTA, CA 91910



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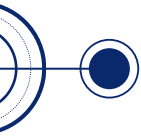
PROPERTY SUMMARY

THE PROPERTY

Presenting a prime investment opportunity, this 4,120 SF, 6-unit property offers a diverse range of appealing features. Built in 1951 and zoned R3, it has 100% occupancy and the potential for significant added value. Two adjacent triplexes on separate APNs, along with two 2-car garages and a standalone studio, provide additional versatility. With potential ADU conversions to add 3 units, this property is strategically located in the heart of Chula Vista, presenting an attractive prospect for investors seeking a rewarding multifamily, low-rise, or garden property opportunity in the San Diego area.

Contact advisor for details.





PROPERTY SUMMARY

OFFER SUMMARY

ASKING PRICE \$2,400,000

PRICE PER SF \$583

NUMBER OF UNITS 6

LOT SIZE ±12,162 SF

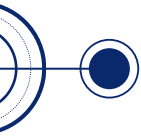
BUILDING SIZE ±4,120 SF

NOI \$80,760.32

APN 568-110-11 & 12

ZONING R3

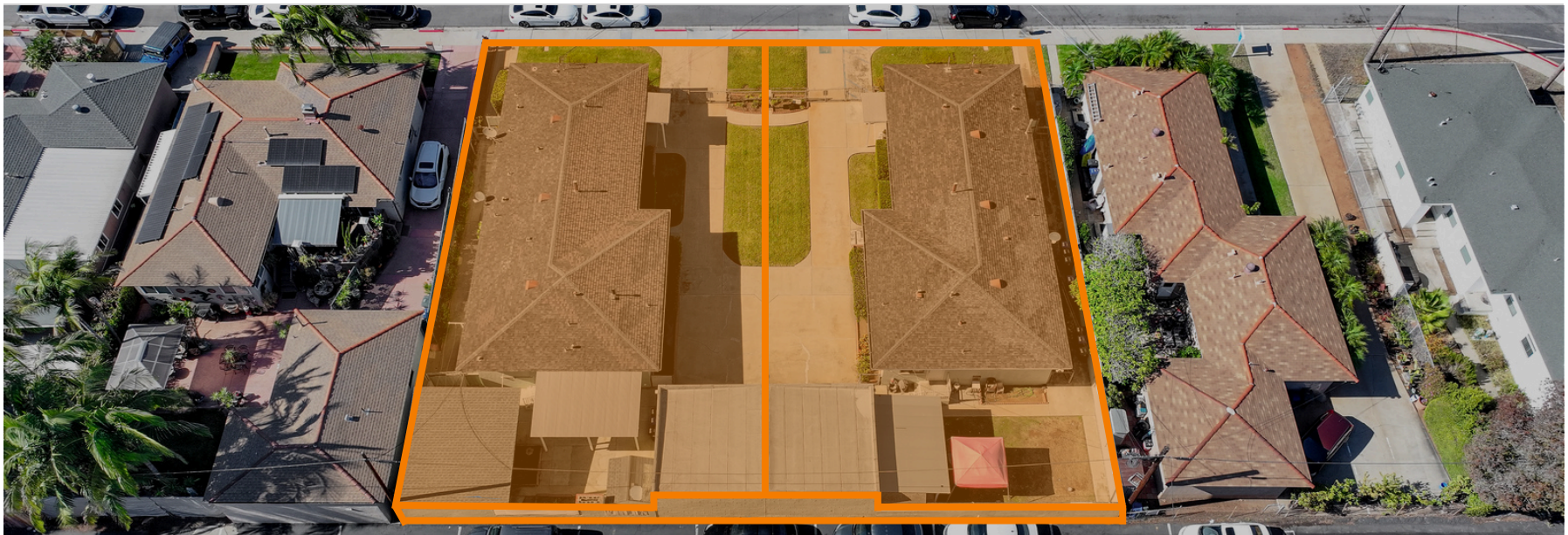




PROPERTY SUMMARY

BUILDING SUMMARY

PROPERTY TYPE	Multifamily Low-Rise/Garden	LOCATION	Chula Vista, CA
YEAR BUILT	1951	WALK SCORE	(85+)
TENANCY	Multiple	PARKING	4 spaces
CONDITION	Good	ADU POTENTIAL	3 units
NUMBER OF FLOORS	1	FOUNDATION	Concrete Slab
OCCUPANCY	100%	EXTERIOR WALLS	Concrete

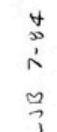




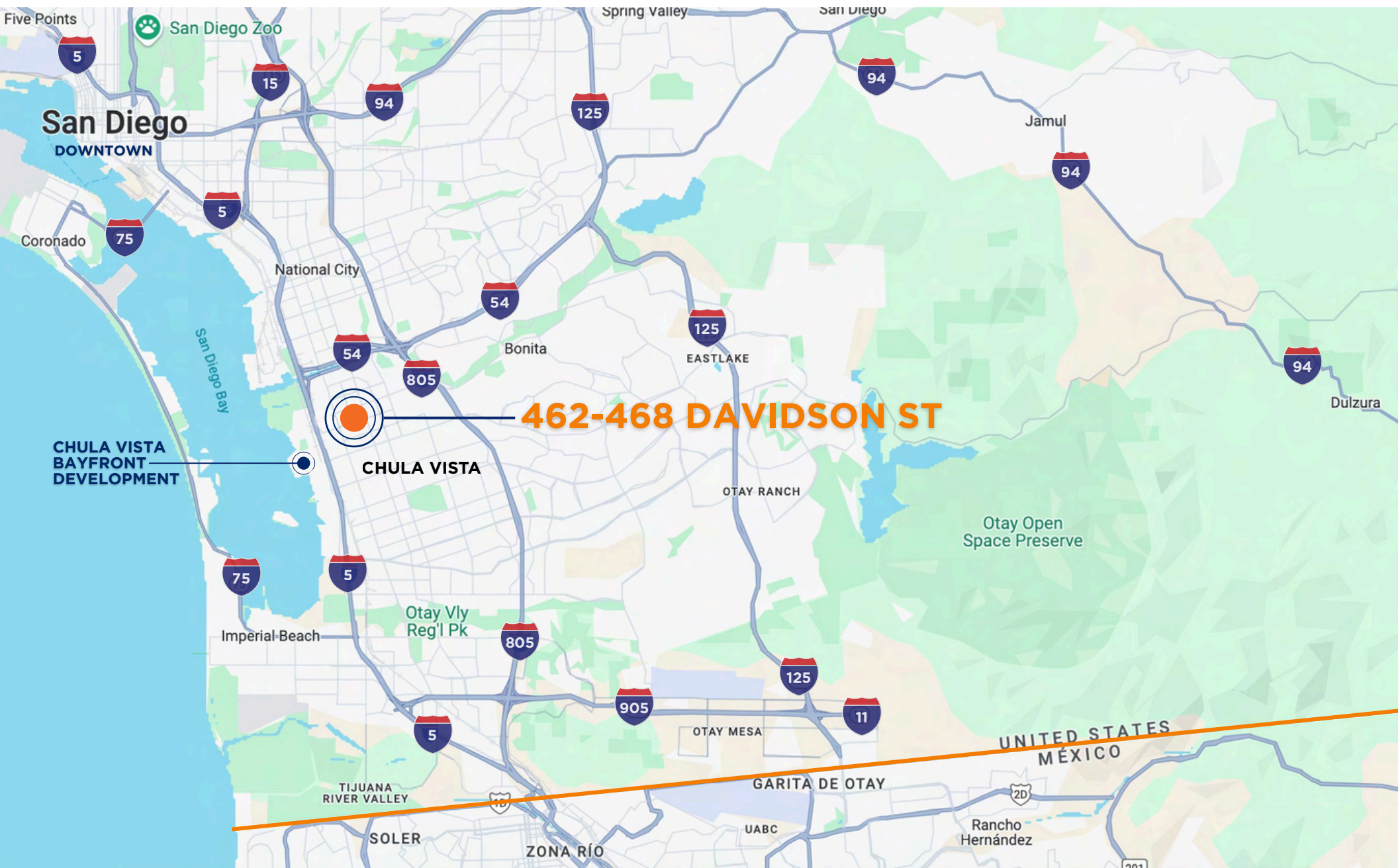
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PLAT MAP



LOCATION MAP





AERIAL MAP

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LOCATION SUMMARY



CHULA VISTA, CALIFORNIA

Located in the heart of Chula Vista. This property is nearly adjacent downtown Chula Vista with its many restaurants, breweries, city services, parks, and retail. It's ideally located amongst single family homes and but a block from the Chula Vista Library. This property has a high Walk Score (85+) and is within walking distance to public transportation along with access to the 5, 54, and 805 freeways.

CHULA VISTA BAYFRONT REDEVELOPMENT

The **Chula Vista Bayfront Redevelopment** Project is a transformative initiative aimed at revitalizing **535 acres** along San Diego Bay. The centerpiece of this **\$1.2 billion development** is the Gaylord Pacific Resort and Convention Center, **set to open in 2025**, which will feature **1,600 hotel rooms** and extensive meeting spaces. The project also includes over **200 acres** of parks, public infrastructure, and residential spaces. A key feature is the expansion of recreational spaces like Harbor Park and Sweetwater Park, adding new paths, picnic areas, and water access. The development is expected to generate significant economic benefits, including creating thousands of jobs during and after construction.

(San Diego Magazine)(Port of San Diego)(San Diego Business Journal)



11.5 B
ANNUAL TAX REVENUE
CONTRIBUTIONS

2.1 B
ANNUAL ECONOMIC
IMPACT

535+
ACRES (LARGEST WEST COAST
WATERFRONT DEVELOPMENT)

2,200
PERMANENT JOBS

1,600
HOTEL ROOMS

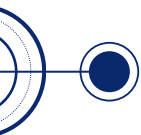
1,500
RESIDENTIAL & OFFICE UNITS

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INCOME & EXPENSES

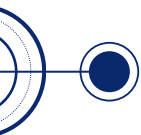
INCOME SUMMARY

	CURRENT	PER SF
Gross Scheduled Rent	\$131,256	\$31.86
GROSS INCOME	\$131,256	\$31.86

EXPENSES SUMMARY

	CURRENT	PER SF
Property Taxes (1.1172184%)	\$28,132	\$6.83
Property Insurance	\$3,426	\$0.83
Utilities (owner only pays water)	\$6,648	\$1.61
Repairs & Maintenance	\$4,200	\$1.02
Pest Control	\$792	\$0.19
Replacements & Reserves	\$1,200	\$0.29
Landscaper	\$2,160	\$.52
OPERATING EXPENSES	\$46,558	\$11.29

NET OPERATING INCOME	\$80,760.32	\$19.60
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RENT ROLL

SUITE	BED	BATH	SIZE (SF)	RENT	MARKET RENT	RENT/SF	COMMENTS
461A*	1	1	505 SF	\$1,686	\$2,100	\$3.34	*Sec 8 - \$1,193
462B	1	1	505 SF	\$1,950	\$2,100	\$3.86	
462C	2	1	750 SF	\$2,250	\$2,600	\$3.00	
468A	1	1	505 SF	\$1,950	\$2,100	\$3.86	
468B*	1	1	505 SF	\$1,352	\$2,100	\$2.68	*Sec 8 - \$932
468C	2	1	750 SF	\$2,250	\$2,600	\$3.00	
ADU1	1	1	400 SF		\$1,800		
ADU2	1	1	400 SF		\$1,800		
ADU3	1	1	450 SF		\$1,800		
TOTALS			4,770 SF	\$11,438	\$19,000	\$2.40	

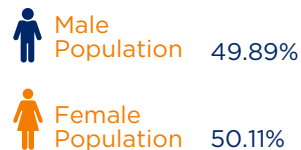


DEMOGRAPHICS

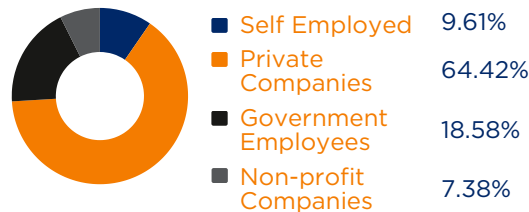
CHULA VISTA

There are 276,103 residents in Chula Vista, with a median age of 36.1. Chula Vista is one of the fastest-growing cities in Southern California, is known for its diverse population, with Hispanic and Latino residents making up over 60% of the city's residents. The area has a growing middle-class community, with a mix of young professionals, families, and retirees, contributing to its dynamic cultural and economic environment.

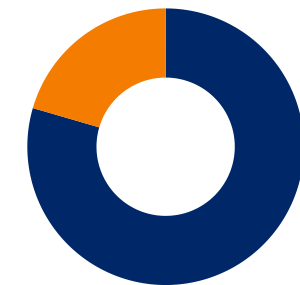
POPULATION



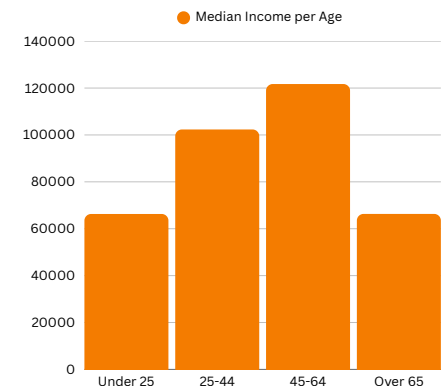
EMPLOYMENT



HOUSEHOLDS



INCOMES



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These demographic and economic factors make Chula Vista an attractive location for commercial real estate investments, particularly given the anticipated revitalization of ongoing developments.

By Point2homes. Demographic data shown in this section was gathered from the latest U.S. Census Bureau release.



DISCLAIMER

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