

**FOR SALE**

APPROVED 20-LOT SINGLE FAMILY MAP OR POTENTIAL 40-64 UNIT DENSITY BONUS  
INCLUDES 1928 HISTORIC 5,000 SF HOUSE | SAN DIEGO BAY & CORONADO BRIDGE VIEWS

33  
I STREET  
CHULA VISTA, CA



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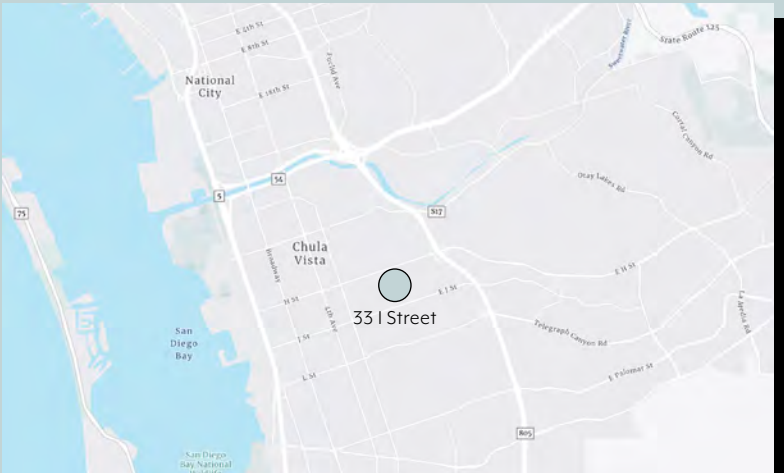
14 COMPARABLES



## EXECUTIVE SUMMARY

The approved Tentative Map provides for 20 residential lots, inclusive of an existing single family historic home with a value of \$2M within a gated community. Depending on Buyer's goals, Buyer may elect to revisit the property allocation to the existing historic structure, as it offers beautiful city skyline and Coronado bay views, mature trees, and is a unique salable asset benefiting the property. Buyer may also consider substantial conformance to reduce the lot count to 19 to more effectively solve for any onsite retention needs as well as remove the project from the inclusionary requirement. Alternatively, utilization of CA State Density Bonus could be used to achieve a much more dense project. Maximization of Density Bonus can calculate to up to 64 units, or a more modest use of the program would achieve 40 units at a density of apx. 7.6 du/are (36 market rate + 2 very low affordable + 1 moderate inclusionary + 1 existing house).

Entitlements	Approved Tentative Map
Potential Product Type	Single Family Lots
Potential Units / Lots Yield	20
Pad Area Exhibit	<a href="#">View Exhibit</a>
Estimated Development Impact Fees Per Unit	\$65,235 based on 2,500 SF



<b>OPTION #1 - Approved Project</b> <i>17 Market Rate Lots</i>	20 Single Family Lots (3.8 du/acre: 17 market rate + 2 inclusionary + 1 Existing Historic)
<b>OPTION #2 - Substantial Conformance</b> <i>18 Market Rate Lots</i>	19 Single Family Lots - reconfigured layout (3.6 du/acre: 18 market rate + 1 Existing Historic)
<b>OPTION #3 - Rentitle Modest Use of Density Bonus</b>   <i>36 Market Rate Units</i>	40 Units (7.6 du/acre: 36 market rate + 2 very low affordable + 1 moderate inclusionary + 1 Existing Historic)
<b>OPTION #4 - Re-entitle Maximize Density Bonus</b>   <i>Up to 64 Units</i>	Up to 64 units (12 du/acre: 54 market rate + 6 very low affordable + 6 moderate affordable)
<i>PRICE</i>	<b>\$5,500,000</b>

# PROPERTY DETAILS

Location	33 I Street, Chula Vista, CA 91910
APN	569-381-01 and 03
Gross Acreage	5.26 Acres
Municipality	City of Chula Vista
Submarket	Northwest Chula Vista / Hilltop
Property Condition	Existing Single Family Home
Access	Three available points of access of public streets; I Street, Hilltop Drive, and Whitney-Mankato Street
Zoning	Residential Low-Medium (RI) <a href="#">View Zoning Code</a>
General Plan	Residential Low-Medium <a href="#">View General Plan</a> 3-6 du/acre
Cost Estimates	<a href="#">Grading</a> <a href="#">Improvements</a>
Municipal Inclusionary Requirement	<p>1) 10% Inclusionary requirement on projects with 20 or more units (may be possible to pay in-lieu fee)</p> <ul style="list-style-type: none"> <li>a. first inclusionary unit set at Moderate, the second at Low, all subsequent 50/50 moderate and low.</li> <li>b. Fractional units can round up or can pay in-lieu fee.</li> </ul> <p>2) Dispersed throughout the project</p> <p>3) Proportional in bedroom count, size, &amp; finish to market rate units</p> <p>4) Constructed concurrently</p> <p><a href="#">View Inclusionary Ordinance</a></p>
Fire Zone	NOT in a fire severity zone <a href="#">More Info</a>
School Districts	Chula Vista Elementary & Sweetwater Union High
Utility Districts	Sweetwater Authority Water District



# ESTIMATED FEES

LOCATION	City of Chula Vista
NUMBER OF UNITS	20
ACRES	5.26
PRODUCT TYPE	Assuming Single Family Detached
NUMBER OF BLDGS	20
PRODUCT SQ FT	2500

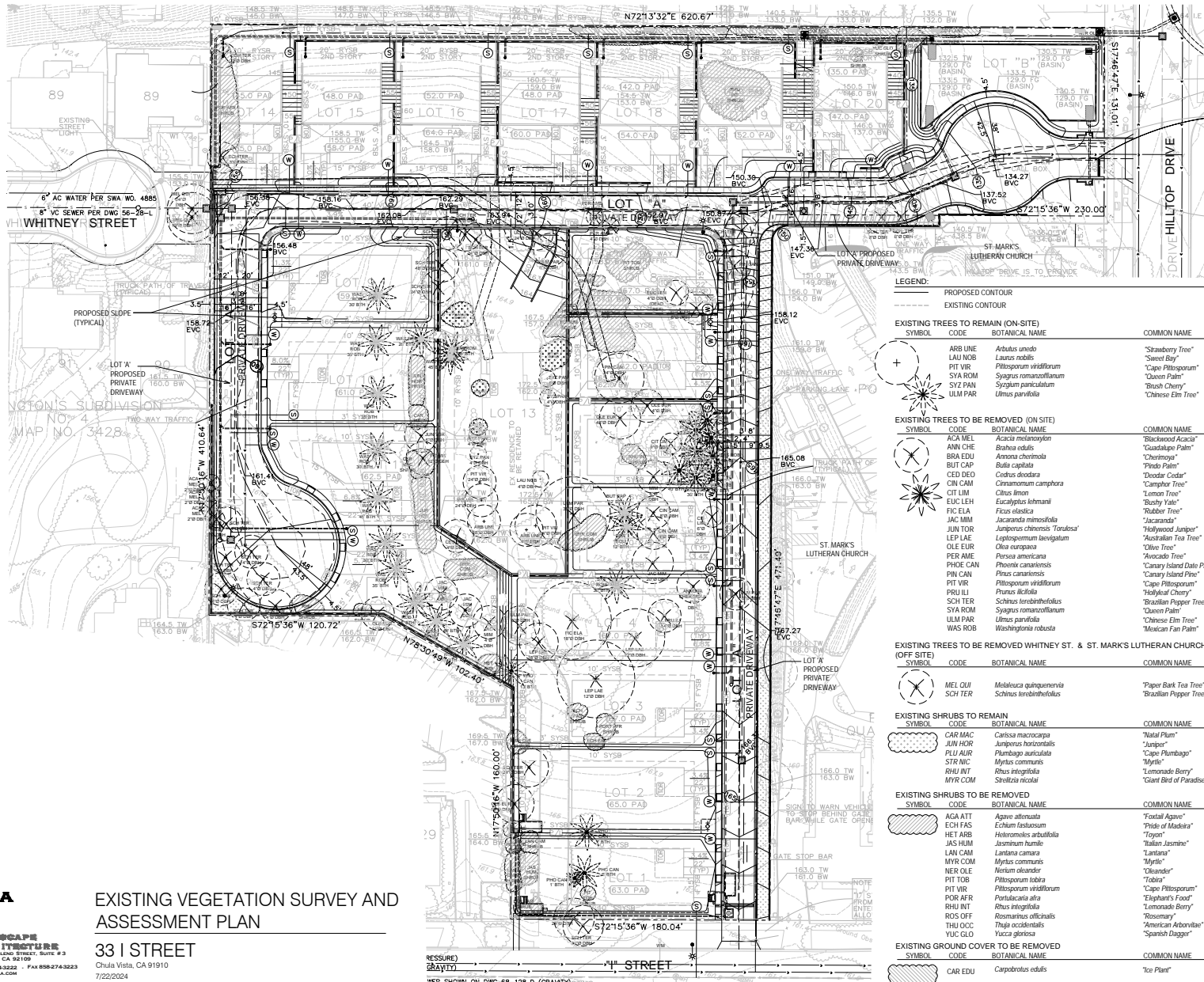


FEE TYPE	PER UNIT COST
Transportation Development Impact Fees <i>West of 805 / Per Daily Vehicular Trip \$550.83</i> <i>0-6 du/acre = \$5,508</i> <i>6.1-20 du/acre = 4,406</i>	\$5,508.00
Public Facilities Fee - Overall City DIF <i>Single Family</i>	\$14,680.00
Park Acquisition & Development Fee <i>Single Family - West of 805</i>	\$14,620.00
Sewer Capacity Charge <i>City of Chula Vista - Sewer Capacity &amp; Connection (Fee Bulletin 12-100)</i>	\$4,838.00
SDCWA Fee 3/4"	\$6,542.00
Sewer Connection Permit Admin Fee <i>\$45 Admin Fee</i>	\$45.00
Traffic Signal Fee <i>\$48.69 per trip x 10 trips per unit) - Properties West of 805</i>	\$586.90
Elementary School Fee <i>(\$2.27 PSF) - Chula Vista Elementary</i>	\$5,675.00
High School Fee <i>(\$2.90 PSF) - Sweetwater High</i>	\$7,250.00
Inclusionary Housing Fee <i>In-lieu fee per square foot of market rate residential space \$8.00</i> <i>Based on 2,500 SF = \$20,000 per unit</i>	TBD
Water Capacity Fee /EDU <i>Sweetwater Authority</i>	\$5,490.00
<b>PER UNIT TOTAL COST ESTIMATE</b>	<b>\$65,234.90</b>



# CURRENT APPROVED TM

DOWNLOAD  
TENTATIVE MAP

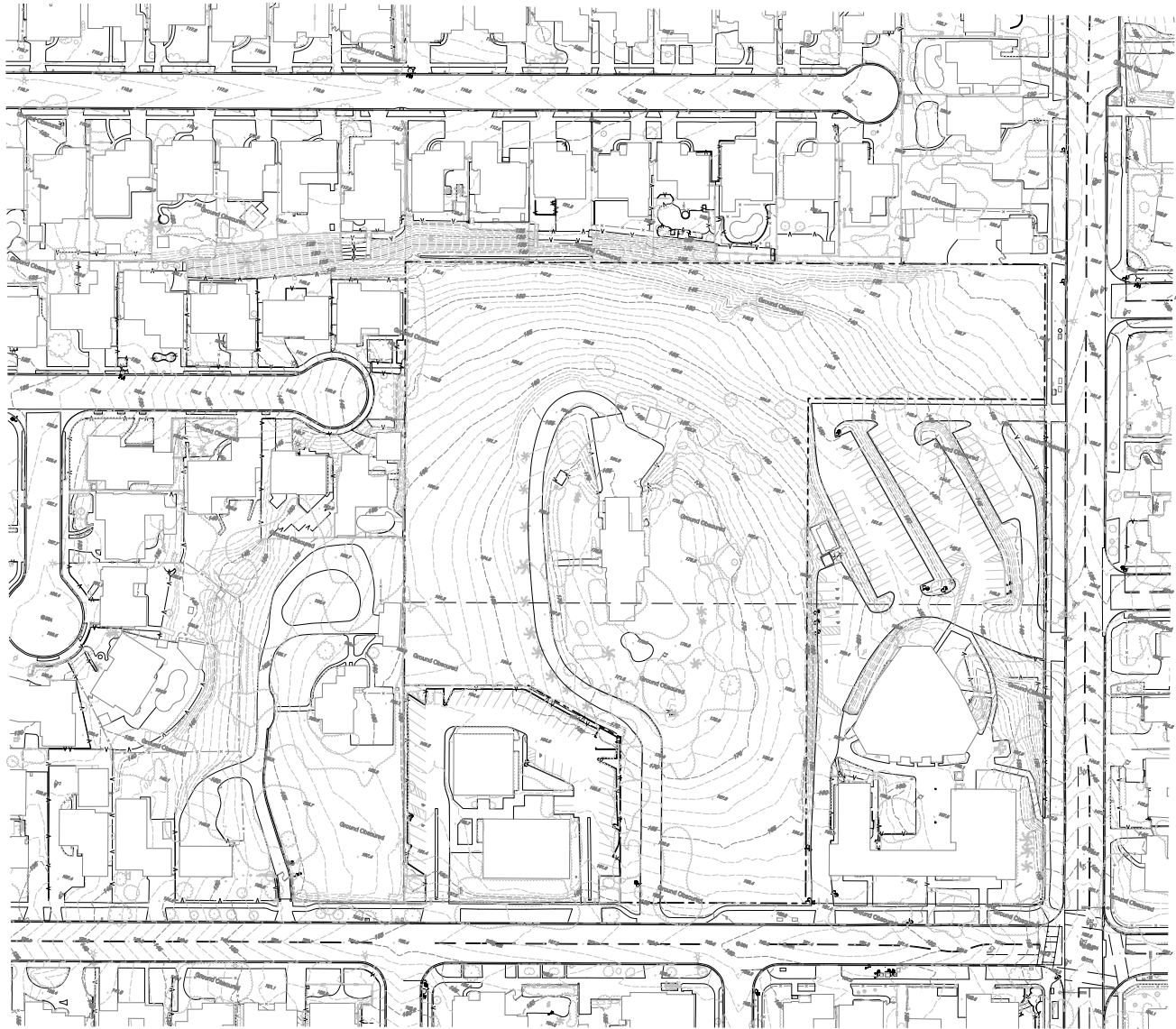




# TOPOGRAPHY

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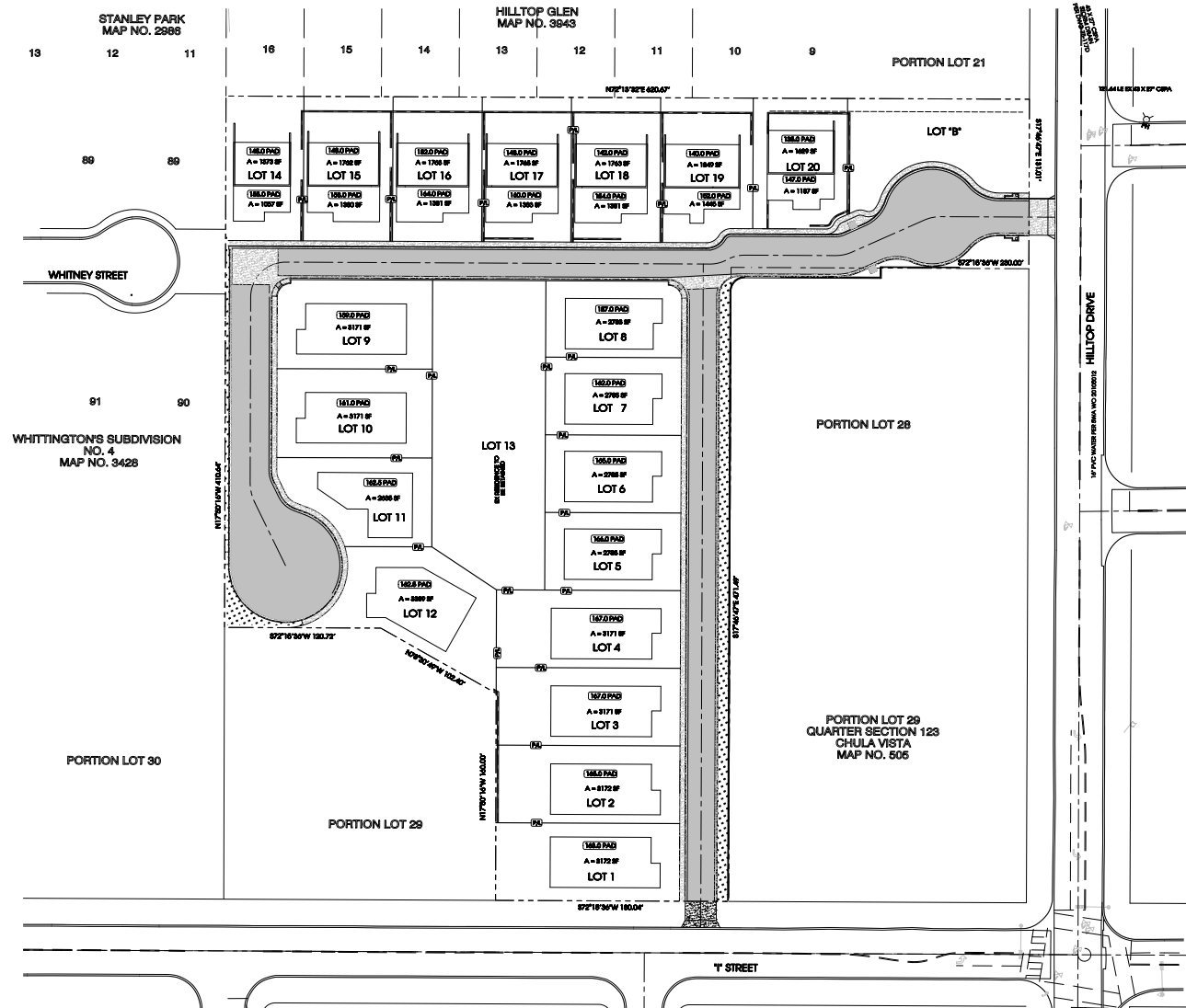
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# PAD EXHIBIT

## 33 "I" STREET EXHIBIT





# EXISTING HISTORIC HOUSE



BACKYARD POND



KITCHEN



VANITY AREA



BACKYARD MINI GOLF



LIVING ROOM AREA

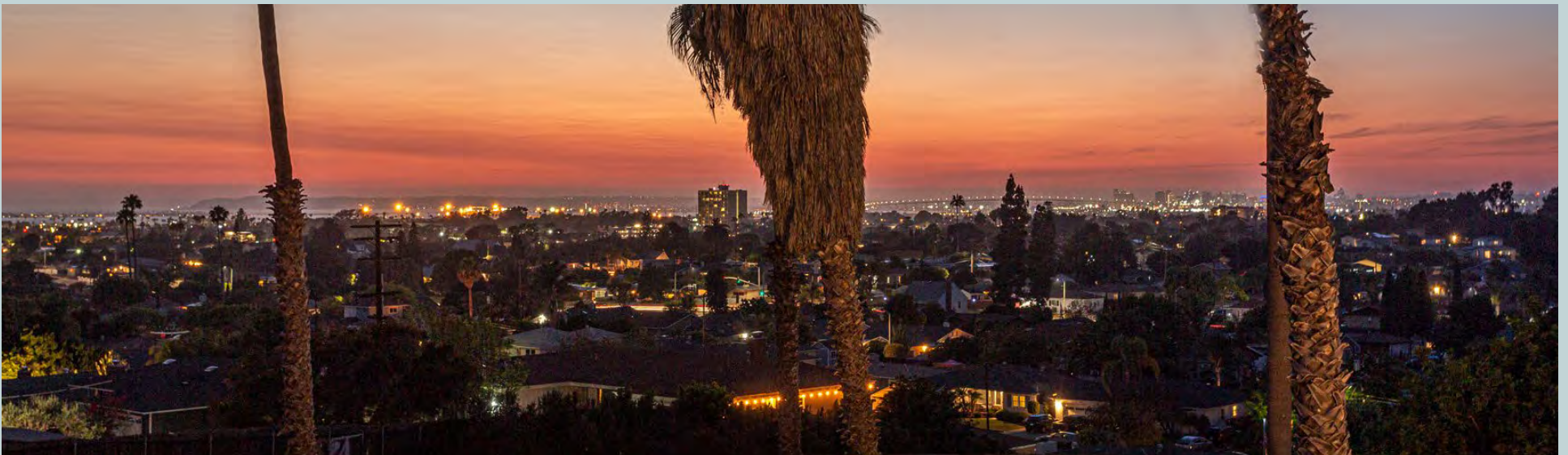


BEDROOM



## HOUSE VIEWS

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# AERIALS | N FACING

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# AERIALS | SW FACING

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## AERIALS | CLOSE

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# RESALE COMPARABLES



## DETACHED SINGLE FAMILY

448 Hilltop Drive

SQ. FT.	1,796
BED/BATH	3/3
YEAR BLT	1960
SOLD PRICE	\$1,110,000
PP SF	\$618.04
HOA FEE & MELLO ROOS FEE / MO.	\$41
SOLD DATE	7/5/2024



## DETACHED SINGLE FAMILY

219 Second Ave.

SQ. FT.	2,450
BED/BATH	4/4
YEAR BLT	1939
SOLD PRICE	\$1,070,000
PP SF	\$436.73
HOA FEE & MELLO ROOS FEE / MO.	\$0
SOLD DATE	5/13/2025



## DETACHED SINGLE FAMILY

462 E. Street

SQ. FT.	2,735
BED/BATH	4/3
YEAR BLT	1929
SOLD PRICE	\$1,170,000
PP SF	\$427.79
HOA FEE & MELLO ROOS FEE / MO.	\$0
SOLD DATE	10/8/2024



## DETACHED SINGLE FAMILY

688 Robert Ave.

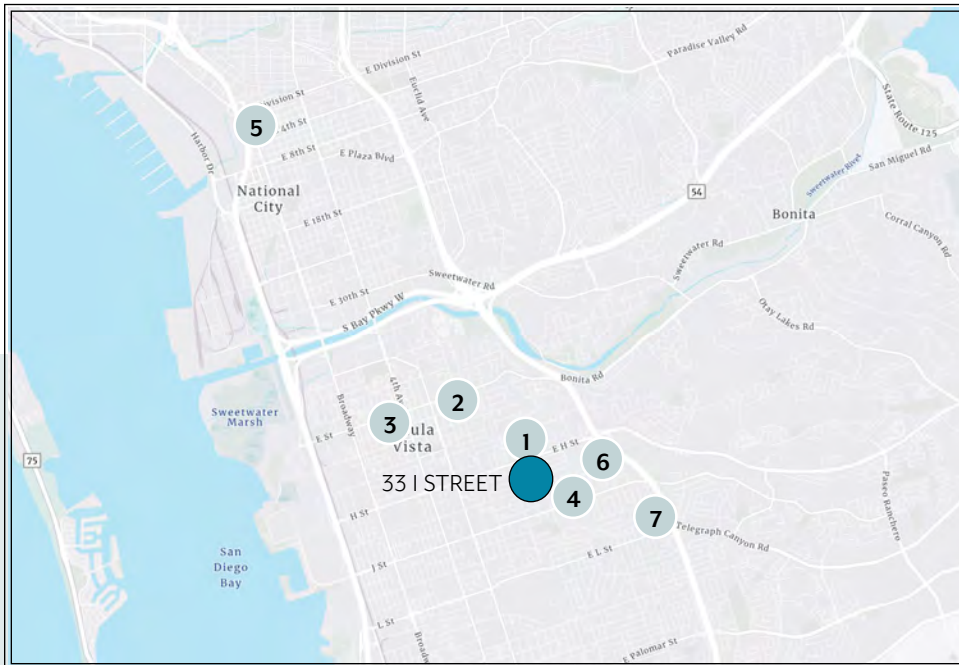
SQ. FT.	2,683
BED/BATH	6/4
YEAR BLT	1951
SOLD PRICE	\$1,175,000
PP SF	\$437.94
HOA FEE & MELLO ROOS FEE / MO.	\$0
SOLD DATE	7/16/2024

## DETACHED AVERAGES

SQ FT	2,416
SOLD PRICE	\$1,131,250
PPSF	\$480.13

## ATTACHED AVERAGES

SQ FT	1,258
SOLD PRICE	\$620,000
PPSF	\$494.34



## TOWNHOME

75 3rd St. #2

SQ. FT.	1,335
BED/BATH	2/2
YEAR BLT	1977
SOLD PRICE	\$610,000
PP SF	\$456.93
HOA FEE & MELLO ROOS FEE / MO.	\$480
SOLD DATE	3/11/2025



## TOWNHOME / PUD HOME

600 Sheffield Ct. #35

SQ. FT.	1,275
BED/BATH	3/2
YEAR BLT	1972
SOLD PRICE	\$645,000
PP SF	\$505.88
HOA FEE & MELLO ROOS FEE / MO.	\$300
SOLD DATE	6/5/2025



## TOWNHOME

854 Tamayo Dr. #3

SQ. FT.	1,163
BED/BATH	3/2
YEAR BLT	1985
SOLD PRICE	\$605,000
PP SF	\$520.21
HOA FEE & MELLO ROOS FEE / MO.	\$425
SOLD DATE	6/3/2025



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