

CAMBRIDGE APARTMENTS

*41-unit investment opportunity
located in the dynamic submarket
of Chula Vista and adjacent to the
Bayfront Redevelopment*

660 F STREET, CHULA VISTA, CA

km Kidder
Mathews



Exclusively Listed by

JIM NEIL
858.369.3083
jim.neil@kidder.com
LIC N°01352736

ERIC COMER
858.369.3084
eric.comer@kidder.com
LIC N°00842230

MERRICK MATRICARDI
858.369.3085
merrick.matricardi@kidder.com
LIC N°01348986

MICHAEL NEIL, CCIM
213.324.1915
michael.neil@kidder.com
LIC N°01271103

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LOCATION OVERVIEW

Market Overview
Demographics

MULTIFAMILY INVESTMENT OPPORTUNITY

The offering presents the opportunity to acquire a 41-unit multifamily apartment community originally constructed in 1968, located in the City of Chula Vista, a well-established South Bay submarket of San Diego County. The property is primarily composed of one-bedroom floorplans and benefits from abundant on-site parking, gated access, a swimming pool and community laundry facilities.

Approximately 50% of the units have recently been renovated to varying finish levels, including vinyl plank flooring, updated cabinet faces, quartz countertops, modern fixtures and hardware, and dual-pane vinyl windows. The remaining units provide a clear value-add opportunity through continued renovations and corresponding rent increases.

The property benefits from excellent accessibility, with direct access to Interstate 5 and proximity to public transit. The E Street Trolley Station is located approximately 0.3 miles (an eight-minute walk) from the property and is frequently serviced by the Blue Line, connecting riders to Downtown San Diego and beyond.

The asset also offers future density and development upside. Zoned UC-14 with a 3.0 FAR, the site allows for up to 139,827 square feet of building area. A future owner may have the ability to develop additional units on the existing rear parking lot, subject to approvals, and construct two additional ADUs.

The offering combines stable existing operations, near-term rent growth through a proven renovation program, and compelling density and development upside, making it an attractive opportunity for investors seeking both current income and long-term value creation in the Chula Vista multifamily market.



ADDRESS	660 F Street, Chula Vista, CA 91910
LIST PRICE	\$10,660,000
PRICE/UNIT	\$260,000
PRICE/SF	\$411
CAP RATE	4.63%
GRM	12.2
MARKET CAP RATE	5.44%
MARKET GRM	11.2

INVESTMENT HIGHLIGHTS



Recently Renovated Units

Approximately 50% of the units (21 out of 41) have been renovated to varying finish levels including vinyl plank flooring, new cabinet faces, quartz counter tops, new fixtures and hardware and upgraded dual pane vinyl windows. There is opportunity to renovate the remaining 50% to raise rents.



Convenient Transportation Network

The property has easy access to Interstate 5, which connects to other major San Diego freeways. Additionally, the E Street Trolley Station is located 0.3 miles or an eight minute walk from the subject and is frequently serviced by the Blue Line.



1-Acre Lot with Opportunity to Build More Units

The property is zoned UC-14 and has FAR based density. The FAR is 3.0, which would permit a maximum of 139,827 building square feet. A future investor could build additional units in the rear of the property on the existing parking lot. Two additional ADUs would also be permitted.





LOCATION HIGHLIGHTS

WALKING DISTANCE THE BAYFRONT'S SWEETWATER PARK

The recently completed Sweetwater Park includes 2.5 -miles of pedestrian walkways and bicycle paths, nature playgrounds, seating and picnic areas, sand dunes, Bayfront overlooks, and public art.

PROXIMATE TO THE CHULA VISTA BAYFRONT

The Chula Vista Bayfront Master Plan will bring significant economic benefits to the South Bay. The 556-acre project will include hotels, attractions, condominium housing and employment centers. In the project's first 20 years, the Bayfront will create more than 2,200 permanent jobs, nearly 7,000 construction jobs and numerous indirect jobs for citizens of Chula Vista and the surrounding areas.

REDEVELOPMENT PLANNED IN IMMEDIATE SUBMARKET

Directly across the street is the Bayview Point, a proposed transit-oriented mixed-use development led by the City of Chula Vista, Metropolitan Transit System (MTS), and MountainWest Real

Estate. Plans include two residential towers totaling 504 apartments and a 400-room hotel featuring 37 for-sale condominium units. The development is also expected to incorporate 100 to 150 affordable housing units.

The City of Chula Vista and MTS are currently negotiating final design terms and anticipate entering into a formal development agreement by the end of 2026.

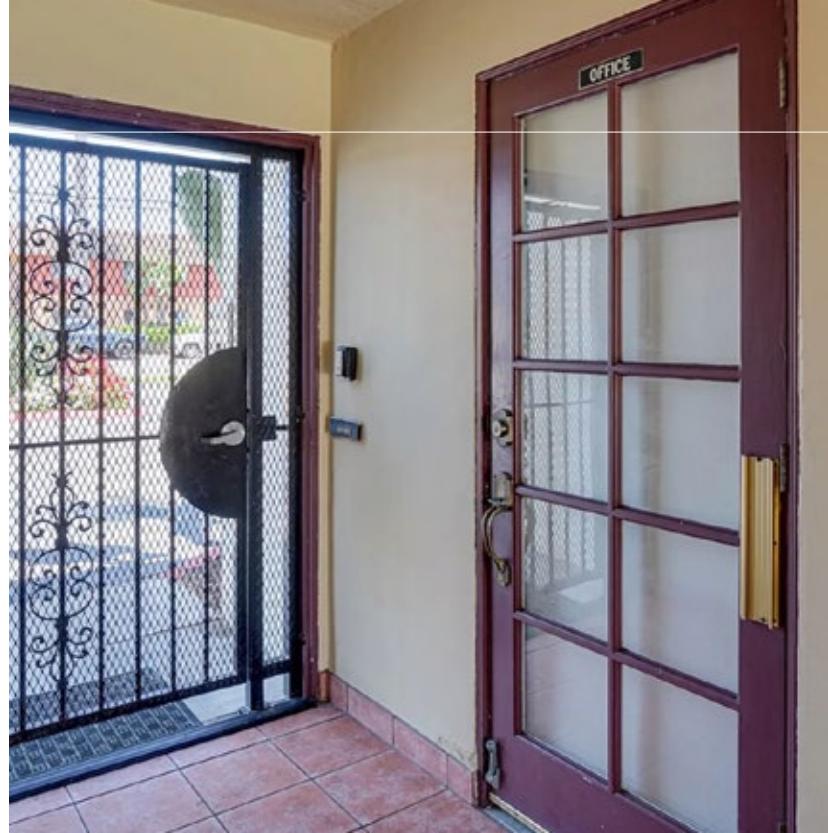
CLOSE TO RETAIL & SERVICES

There are convenient shopping centers a short drive away. Westfield's Plaza Bonita Mall is two miles from the property and anchored by JcPenney, AMC Theatres, Macy's, Target and numerous other stores and services.

RENTERS FROM NEARBY NAVY BASE

The Navy's Southwest San Diego region is the largest concentration of Navy personnel in the world. Naval Base San Diego is just a few miles north and is a workplace for approximately 35,000 military, civilian, and contract personnel.

EXECUTIVE SUMMARY



PROPERTY OVERVIEW

Section 02

PROPERTY DESCRIPTION

OVERVIEW

ADDRESS	600 F Street, Chula Vista, CA 91910
NO OF UNITS	41
APN	567-090-36-00
MUNICIPALITY	Chula Vista
LAND AREA	46,609 Square Feet / 1.07 Acres
DENSITY	38 Units/Acre
ZONING	UC-14

MECHANICAL/ELECTRICAL/BUILDING SYSTEM

METERING	Master electric meter that is privately sub-metered. Owner is in the process of engaging an electrician to install new switch gear and separate SDG&E meters.
HOT WATER	Commercial Hot Water Heater with recirculating hot water line
HEATING & AIR	Wall electric cadets
COOKING ENERGY	Electric
LAUNDRY	Common laundry facility. Two units have in-unit washer/dryer.

BUILDING INFORMATION

YEAR BUILT	1968
BUILDING SF	25, 940 SF
AVERAGE UNIT SIZE	633 SF
BUILDING TYPE	Two-story wood frame
FOUNDATION BUILT	Slab on grade
ROOF COVERING	Flat roof
WINDOWS	Dual pane vinyl
PARKING	Total of 49 surface spaces including three spaces in front
PARKING RATIO	1.2 spaces/unit



*Select units have been
upgraded with the
following*

Vinyl plank flooring in kitchens and baths

Refurbished or new cabinets and hardware

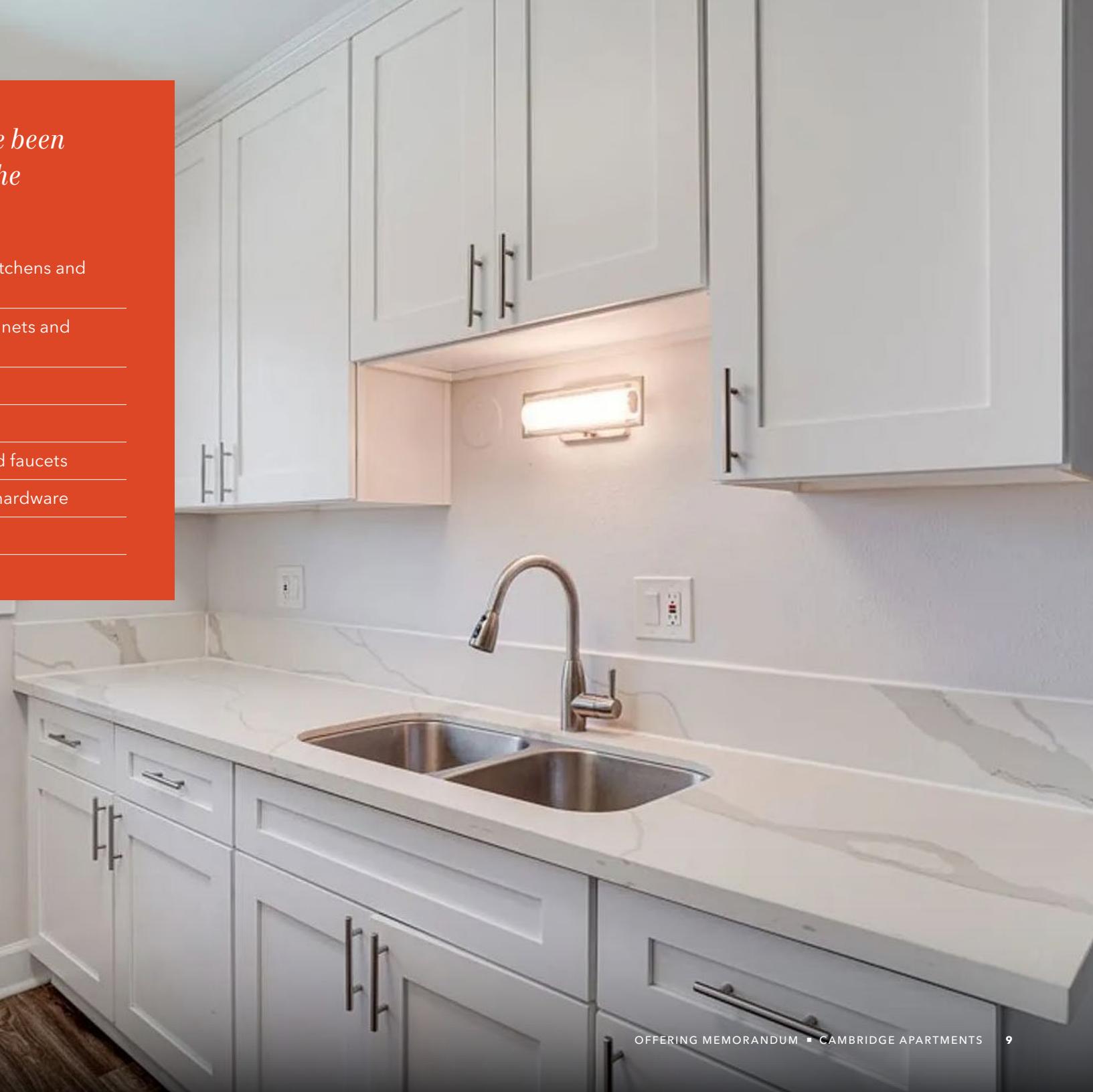
Quartz countertops

New bathroom tile

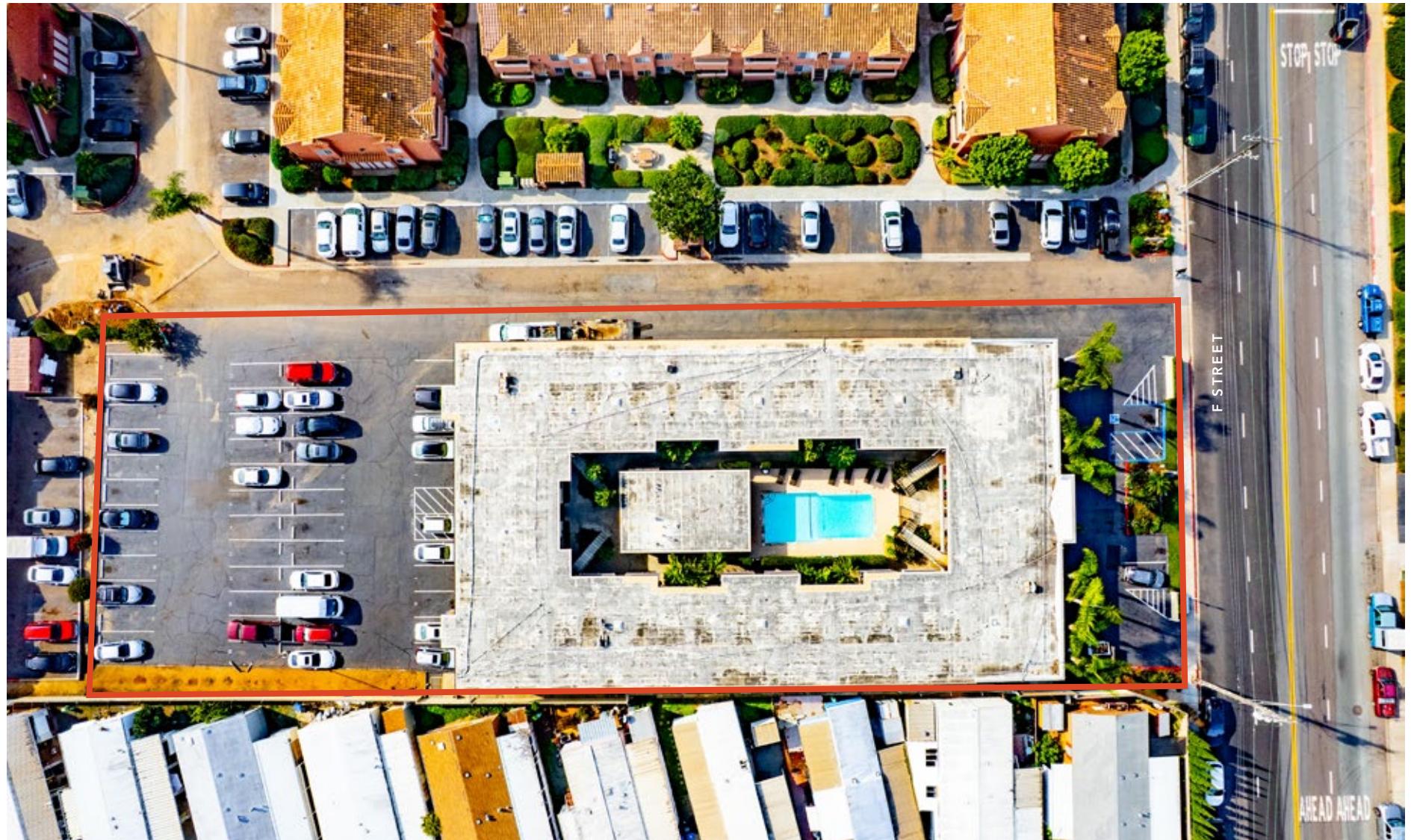
New bathroom sinks and faucets

New door handles and hardware

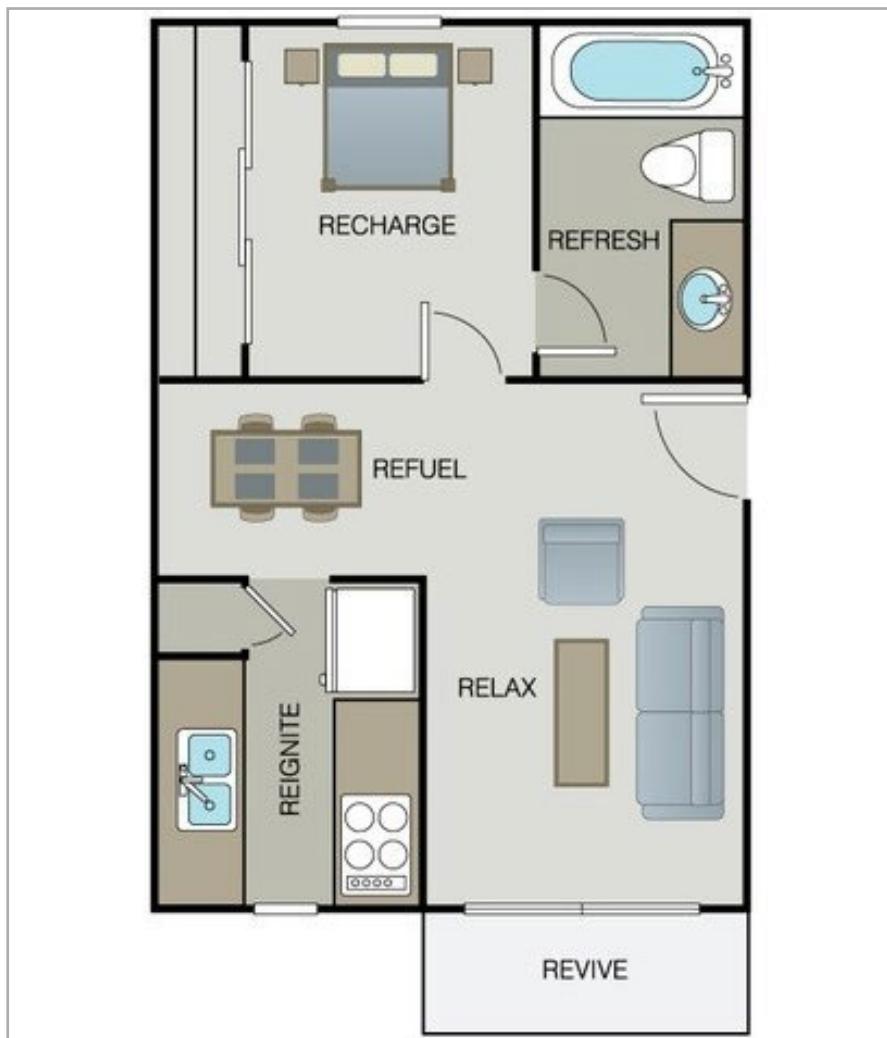
New light fixtures



SITE PLAN



PROPERTY OVERVIEW



1BD/1BA

630 Sq.Ft.



CURRENT ZONING

HIGHER DENSITY RESIDENTIAL & MIXED USE ZONE

MUNICIPALITY

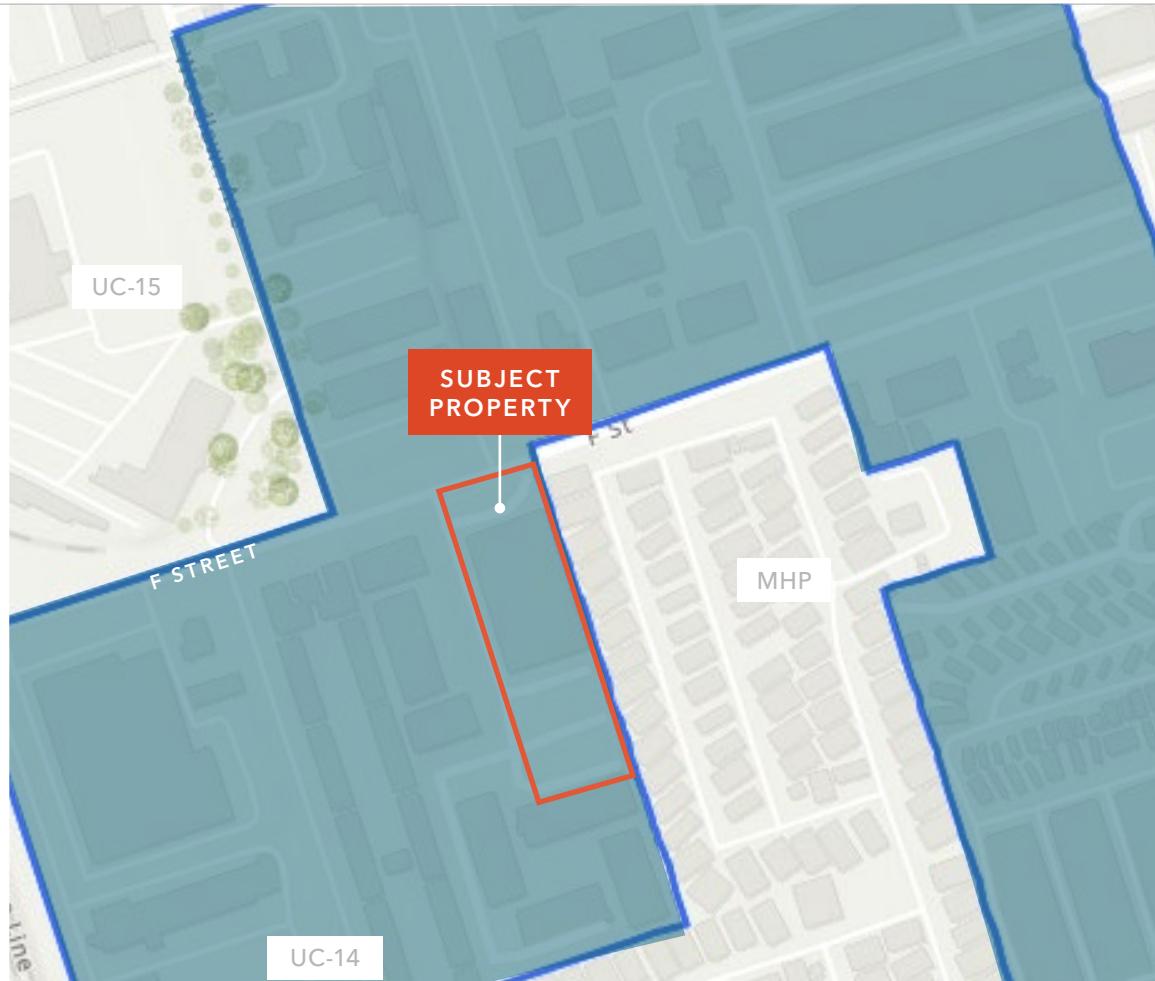
The subject is within the City of Chula Vista.

ZONING

The subject is zoned UC-14 (Harborview) and is intended primarily for residential development as part of the urban core. The Urban Core, including UC-14, is planned to accommodate higher density residential and mixed-use growth compared to traditional suburban zoning, aligning with the city's housing and infill development goals.

DEVELOPMENT REGULATIONS

FLOOR AREA RATIO	Max 3.0 FAR
BUILDING HEIGHT	Min: 30' Max: 84'
SETBACKS	Min: 15'
OPEN SPACE REQUIREMENT	200 SF/ du
PARKING	1 space per unit



ACCESSORY DWELLING UNITS (ADU)

Chula Vista allows up to 2 detached ADUs for multifamily lots with an existing multi-family building. Additionally, a minimum of one accessory dwelling unit, or up to 25 percent of the existing multifamily units, is permitted within an existing multifamily dwelling, as a result of the conversion of non-habitable space including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages.





FINANCIALS

Section 03

OFFERING SUMMARY

List Price	\$10,660,000
\$/Unit	\$260,000
\$/SF	\$411
Down Pmt	\$4,264,000
% Down	40%
In-Place Cap Rate	4.63%
In Place GRM	12.2
Market Cap Rate	5.44%
Market GRM	11.2

INCOME SUMMARY

# Units	Unit Type	Sq. Ft.	Total Sq.Ft.	\$ Rent	\$/Sq.Ft.	In Place Rent	Mkt Rent	Total Mkt
1	Studio	400	400	\$1,695	\$4.24	\$1,695	\$1,695	\$1,695
38	1 bed / 1 bath	630	23,940	\$1,764	\$2.80	\$67,032	\$1,995	\$75,810
2	2 bed / 2 bath	800	1,600	\$1,982	\$2.48	\$3,963	\$2,495	\$4,990
41	Total/Avg	633	25,940	\$1,773	\$2.80	\$72,690	\$2,012	\$82,495

ANNUALIZED GROSS INCOME

Vacancy/Loss to Lease	T12 2.7%	Proforma 3.0%	\$872,280	\$989,940
			(\$23,115)	(\$29,698)

ADJUSTED GROSS INCOME

	<u>2024</u> \$764,527	<u>Oct-25</u> \$849,189	\$849,164	\$960,242
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Utilities Income \$43,658
Carport/Parking Rent \$2,736
Laundry Income \$11,636
Other Income \$11,636

EFFECTIVE GROSS INCOME

	<u>2024</u> \$804,657	<u>Oct-25</u> \$911,411	\$911,386	\$1,022,463
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Less Estimated Expenses:
Property Taxes
Fixed Assessment
Insurance - Liability
Controllable Expenses

Administrative
Payroll & Burden
Utilities
Repair & Maintenance
Turnover Related
Contract Services
Management Fee
Reserves

TOTAL

Exp./unit:

Exp./psf:

Exp. % of SGI:

1.13734%	10/2025 Annualized		2024 \$/YEAR	Proforma \$/YEAR
	\$/UNIT	\$/YEAR		
	\$2,957	\$121,240	\$121,240	\$121,240
	\$3	\$109	\$109	\$109
	\$344	\$14,122	\$36,539	\$14,122
	\$257	\$10,544	\$11,087	\$10,250
	\$1,648	\$67,584	\$43,222	\$51,250
	\$2,377	\$97,469	\$85,922	\$97,469
	\$769	\$31,528	\$20,548	\$30,750
	\$795	\$32,610	\$32,562	\$32,800
	\$431	\$17,651	\$20,351	\$17,651
	\$646	\$26,501	\$28,173	\$29,620
	\$300	\$0	\$34,916	\$12,300
		\$471,359	\$434,668	\$417,562
		\$11,497	\$10,602	\$10,184
		\$18.17	\$16.76	\$16.10
		54.0%	49.8%	42.2%

(\$417,562) (\$421,172)

NET OPERATING INCOME

Amortization	30	\$493,824	\$601,292
Rate	5.75%		

Debt Service \$6,396,000 @

CASH FLOW	\$447,904	\$447,904
	\$45,920	\$153,388
Return on Down Payment	1.08%	3.60%
DCR	1.10	1.34

INCOME & EXPENSE NOTES

INCOME NOTES

UNIT SIZE	Unit size is reported by owner. Buyer to verify
IN PLACE RENT	Rent is based on the rent roll dated 10/31/2025
MARKET RENT	Market rent assumes non-renovated units are remodeled to the same finish level as the existing renovated units.
OTHER INCOME	Other income includes application fees, deposit forfeitures and late fees
VACANCY	Vacancy is underwritten at market or 3.0%

EXPENSE NOTES

PROPERTY TAXES	Property taxes are reassessed at time of sale and are based on the purchase price and millage rate of 1.13734%
FIXED ASSESSMENTS	The fixed assessments for 2025/2026 tax year is \$109
MANAGEMENT	Property management is underwritten at 3.25% per industry standard for a building of this size.
REPLACEMENT RESERVES	Proforma is underwritten at \$300/unit, per industry standard.

In-Place Income & Expenses are based on the Annualized Oct 2025 Operating Statement unless otherwise noted below.





COMPARABLES

Section 04

SALE COMPARABLES



CAMBRIDGE APTS
660 F Street
Chula Vista, CA 91910

SUBJECT



PARKWAY PALMS
561 Park Way
Chula Vista, CA 91910



BLOSSOM COURT APARTMENTS
553-555 Flower Street
Chula Vista, CA 91910

01

02

UNITS 41 (Avg Unit Size 633 SF)

YEAR BUILT 1968

DATE SOLD For Sale

PRICE \$10,660,000

PRICE / UNIT \$260,000

PRICE / SF \$411

PRICE / LAND SF \$229

CAP RATE 4.63%

AGI \$872,280

AVG RENT / UNIT \$1,773

GRM (IN PLACE) 12.2

UNIT MIX
1 - Studio
38 - 1br/1ba
2 - 2br/2ba

UNIT AMENITIES 21 unit interiors remodeled

IMPROVEMENTS Community pool, gated entry.

LAUNDRY Common, on site

PARKING 49 surface spaces

PARKING RATIO 1.2 spaces/unit

UNITS 34 (Avg Unit Size 765 SF)

YEAR BUILT 1969

DATE SOLD 7/30/2025

PRICE \$8,355,000

PRICE / UNIT \$245,735

PRICE / SF \$321

PRICE / LAND SF \$183

CAP RATE 4.82%

AGI \$681,180

AVG RENT / UNIT \$1,670

GRM (IN PLACE) 12.3

UNIT MIX
20 - 1br/1ba
11 - 2br/1.5ba
3 - 3br/1.5ba

UNIT AMENITIES Dual pane vinyl windows, private patio/balconies

IMPROVEMENTS Community pool, gated entry.

LAUNDRY Common, on site

PARKING 35 surface spaces, 7 garages, 6 carports.

PARKING RATIO just under 1 space/br

UNITS 16 (Avg Unit Size 941 SF)

YEAR BUILT 1992

DATE SOLD 7/12/2024

PRICE \$4,800,000

PRICE / UNIT \$300,000

PRICE / SF \$357

PRICE / LAND SF \$169

CAP RATE 3.05%

AGI \$281,568

AVG RENT / UNIT \$1,467

GRM (IN PLACE) 17.0

UNIT MIX
8 - 2br/1ba
4 - 2br/2ba
4 - 3br/2ba

UNIT AMENITIES Gas wall heaters, fire sprinklers.

IMPROVEMENTS 1990's built with pitched roofs but some deferred maintenance..

LAUNDRY Common, on site

PARKING 18 surface spaces, 12 garages

PARKING RATIO 0.83 spaces/br, 1.875 spaces/unit

SALE COMPARABLES



CASA LINDA
317 Zenith Street
Chula Vista, CA 91911

03



HIDDEN VILLAS
510 Davidson St
Chula Vista, CA 91910

04



RIDGEWOOD COURT
215 S. Lincoln Ave
El Cajon, CA 92020

05

UNITS	21 (Avg Unit Size 907 SF)
YEAR BUILT	1979
DATE SOLD	1/25/2024
PRICE	\$5,500,000
PRICE / UNIT	\$261,905
PRICE / SF	\$289
PRICE / LAND SF	\$158
CAP RATE	6.42%
AGI	\$502,212
AVG RENT / UNIT	\$1,993
GRM (IN PLACE)	11.0
UNIT MIX	20 - 2br/1ba 1 - 4br/1ba House
UNIT AMENITIES	18 of 21 units fully renovated, patio/balconies, wall a/c
IMPROVEMENTS	Gated, controlled access parking
LAUNDRY	Common, on-site
PARKING	37 surface spaces
PARKING RATIO	just under 1 space/br

UNITS	18 (Avg Unit Size 687 SF)
YEAR BUILT	1968
DATE SOLD	11/5/2025
PRICE	\$4,750,000
PRICE / UNIT	\$263,889
PRICE / SF	\$384
PRICE / LAND SF	\$214
CAP RATE	4.72%
AGI	\$355,500
AVG RENT / UNIT	\$1,646
GRM (IN PLACE)	13.4
UNIT MIX	17 - 1br/1ba 1 - 2br/2ba
UNIT AMENITIES	No patio/balconies, All electric units
IMPROVEMENTS	Inferior. Original vintage, flat roof.
LAUNDRY	Common, on site
PARKING	21 surface spaces
PARKING RATIO	1 space/bedroom

UNITS	40 (Avg Unit Size 813 SF)
YEAR BUILT	1986
DATE SOLD	11/12/2025
PRICE	\$12,000,000
PRICE / UNIT	\$300,000
PRICE / SF	\$369
PRICE / LAND SF	\$240
CAP RATE	5.61%
AGI	\$1,087,920
AVG RENT / UNIT	\$2,267
GRM (IN PLACE)	11.0
UNIT MIX	1 - 2br/1ba flat 13 - 2br/1.5ba TH 23 - 2br/2ba flat 3 - 2br/2ba TH
UNIT AMENITIES	Private patio/balconies, full size washer/dryer en-suite, air conditioning
IMPROVEMENTS	Community pool, private patio/balconies
LAUNDRY	Full size W/D in unit
PARKING	40 surface spaces, 13 garages, 10 carports
PARKING RATIO	0.79 spaces/bedroom

SALE COMPARABLES



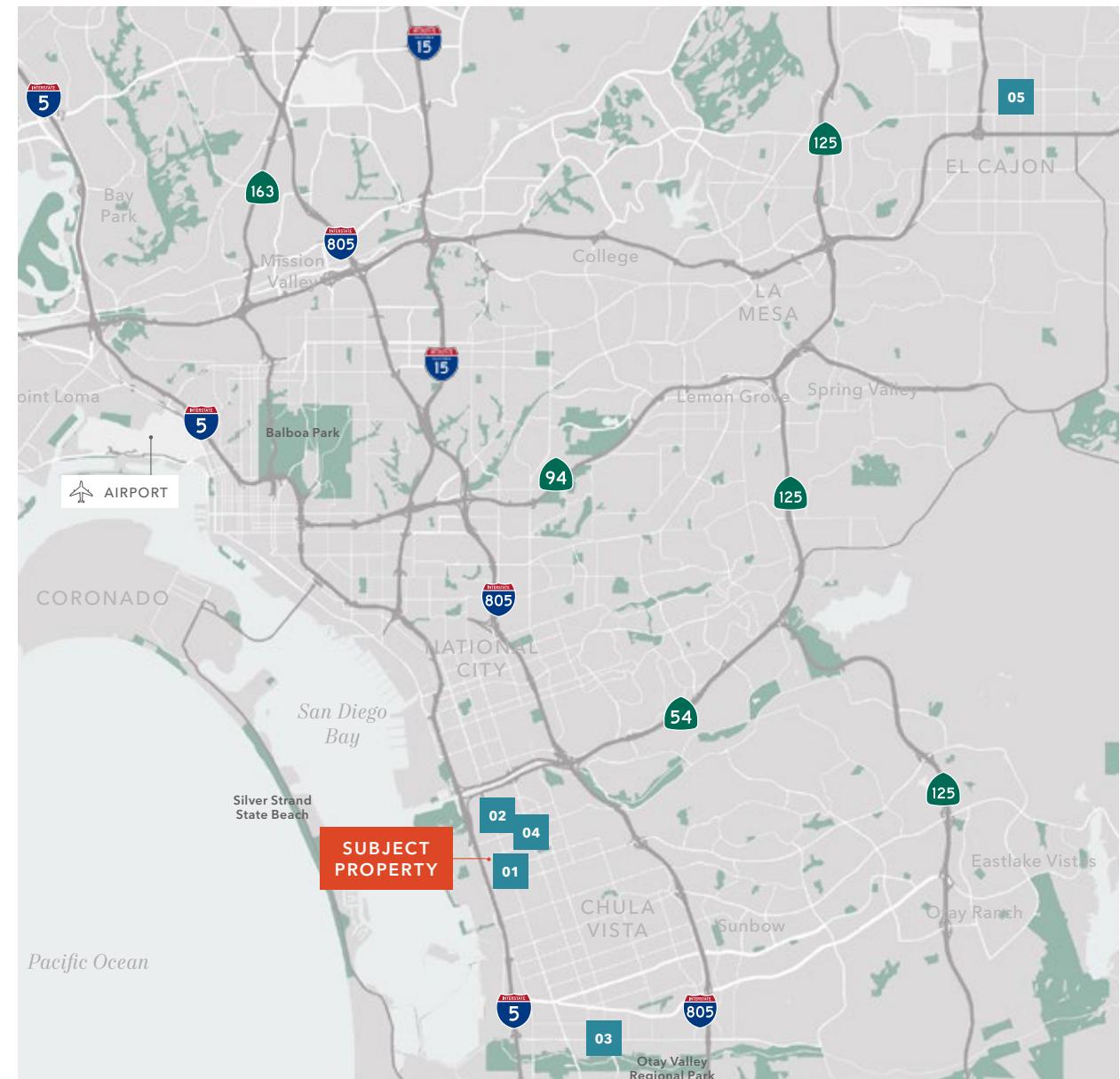
01 **PARKWAY PALMS**
561 Park Way Chula Vista, CA

02 **BLOSSOM COURT APARTMENTS**
553-555 Flower Street, Chula Vista, CA

03 **CASA LINDA**
317 Zenith Street, Chula Vista, CA

04 **HIDDEN VILLAS**
510 Davidson St, Chula Vista, CA

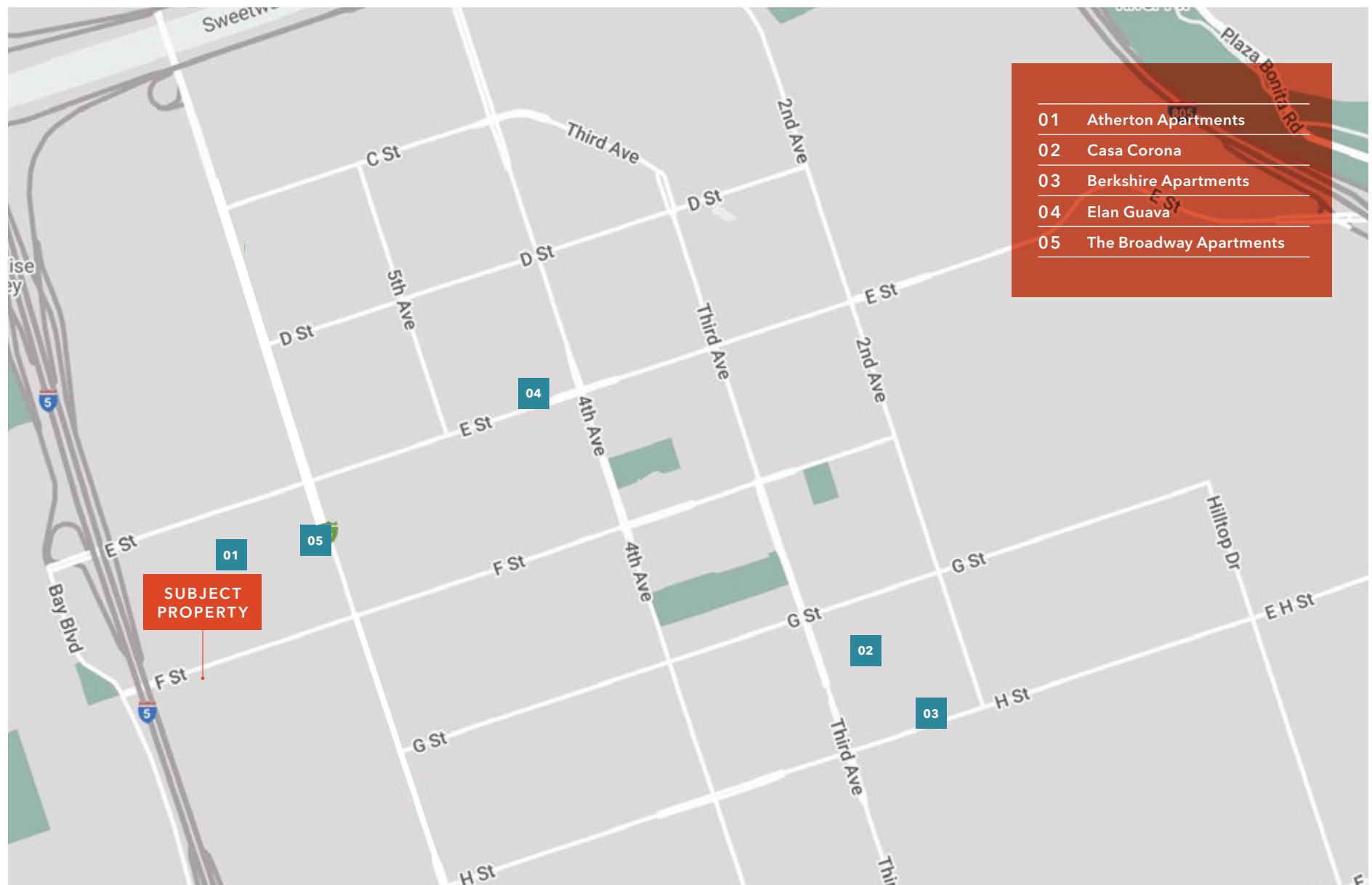
05 **RIDGEWOOD COURT**
215 S. Lincoln Ave, El Cajon, CA 92020

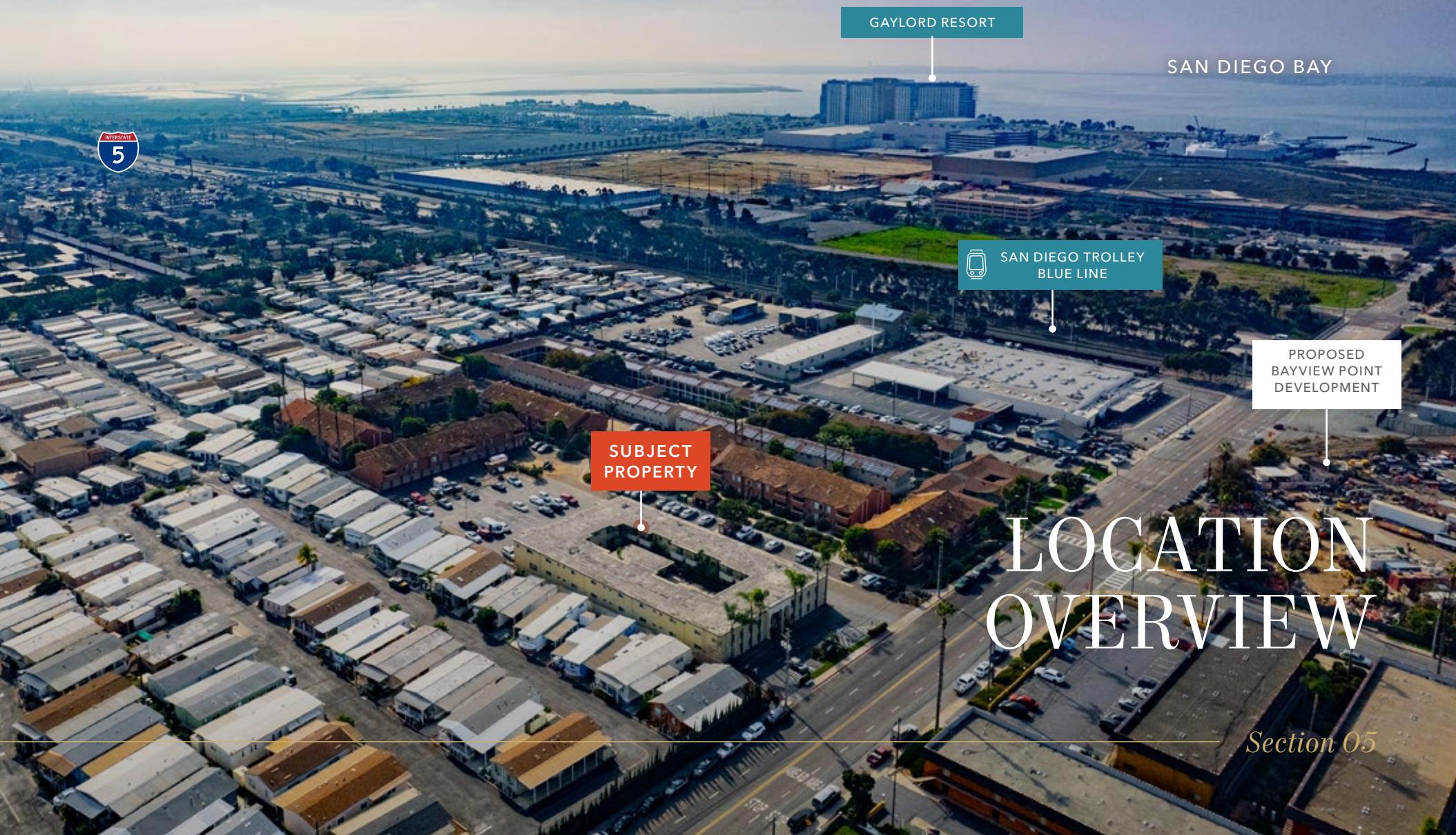


RENT COMPARABLES

Subject	01 ATHERTON APTS	01 CASA CORONA	02 BERKSHIRE APTS	03 ELAN GUAVA	05 THE BROADWAY
					
					
Address	660 F Street Chula Vista, CA 91910	245 Woodlawn Ave Chula Vista, CA 91910	435 Church Ave Chula Vista, CA 91910	237 H St Chula Vista, CA 91910	196 Guava Ave Chula Vista, CA 91910
# of Units	41	160	74	21	12
Built/Reno	1968	1972 Reno 2025	1963	1979	2020
1-Bed	\$1,764	\$1,950	\$2,100	\$1,995	\$1,945
Avg SF	630	576	700	616	700
Rent/SF	\$2.80	\$3.39	\$3.00	\$3.24	\$2.78
2-Bed	\$1,982 (2bd/2ba)	\$2,395 (2b/2ba)	\$2,500 (2b/2ba)	\$2,495 (2b/2ba)	-
Avg SF	800	871	925	923	-
Rent/SF	\$2.48	\$2.75	\$2.56	\$2.70	-
Amenities	Gated, controlled access parking	Gated, swimming pool, BBQ area	BBQ area	BBQ & picnic area	Gated, controlled access, surface parking
Renovation Notes	Approx. 50% units remodeled	Remodeled inside and out.	New appliances, quartz countertops, plank floors	Not known	Apartment grade finishes with white appliances and formica counters
Laundry	Common, on-site laundry	Common, on-site laundry	Common, on-site laundry	Common, on-site laundry	Common, on-site laundry

RENT COMPARABLES





LOCATION OVERVIEW

Section 05

LOCATION OVERVIEW



CHULA VISTA'S BAYFRONT

The subject is directly across the Freeway from the Chula Vista Bayfront Master Plan. In the project's first 20 years, it will generate approximately \$1.3 billion for the regional economy, including more than \$11.5 million in annual tax revenues. It will also create more than 2,200 permanent jobs, nearly 7,000 construction jobs and numerous indirect jobs.

More than 40 percent of the project area (230 acres) will be dedicated to parks, open space and habitat restoration/preservation; with 130 acres identified for parks and open space that offer public access and use.



KIDDER MATHEWS

OFFERING MEMORANDUM ■ CAMBRIDGE APARTMENTS 26

CHULA VISTA'S BAYFRONT REDEVELOPMENT PROJECTS

BAYVIEW POINT

Bayview Point is a proposed transit-oriented mixed-use development led by the City of Chula Vista, Metropolitan Transit System (MTS), and MountainWest Real Estate, planned adjacent to the E Street Trolley Station. Plans include two residential towers totaling 504 apartments, a 400-room hotel featuring 37 for-sale condominium units. The development is also expected to incorporate 100 to 150 affordable housing units. The City of Chula Vista and MTS are currently negotiating final design terms and anticipate entering into a formal development agreement by the end of 2026.

AMARA BAY MIXED-USE CONDO

A 1,500-unit condominium complex is currently under construction. Public improvements (roads, utilities) broke ground in June 2024. The condo units are part of Pacifica Companies' 35-acre mixed-use Amara Bay project, which is also planned to include a 250-room hotel and 420,000 square feet of office and retail shops.

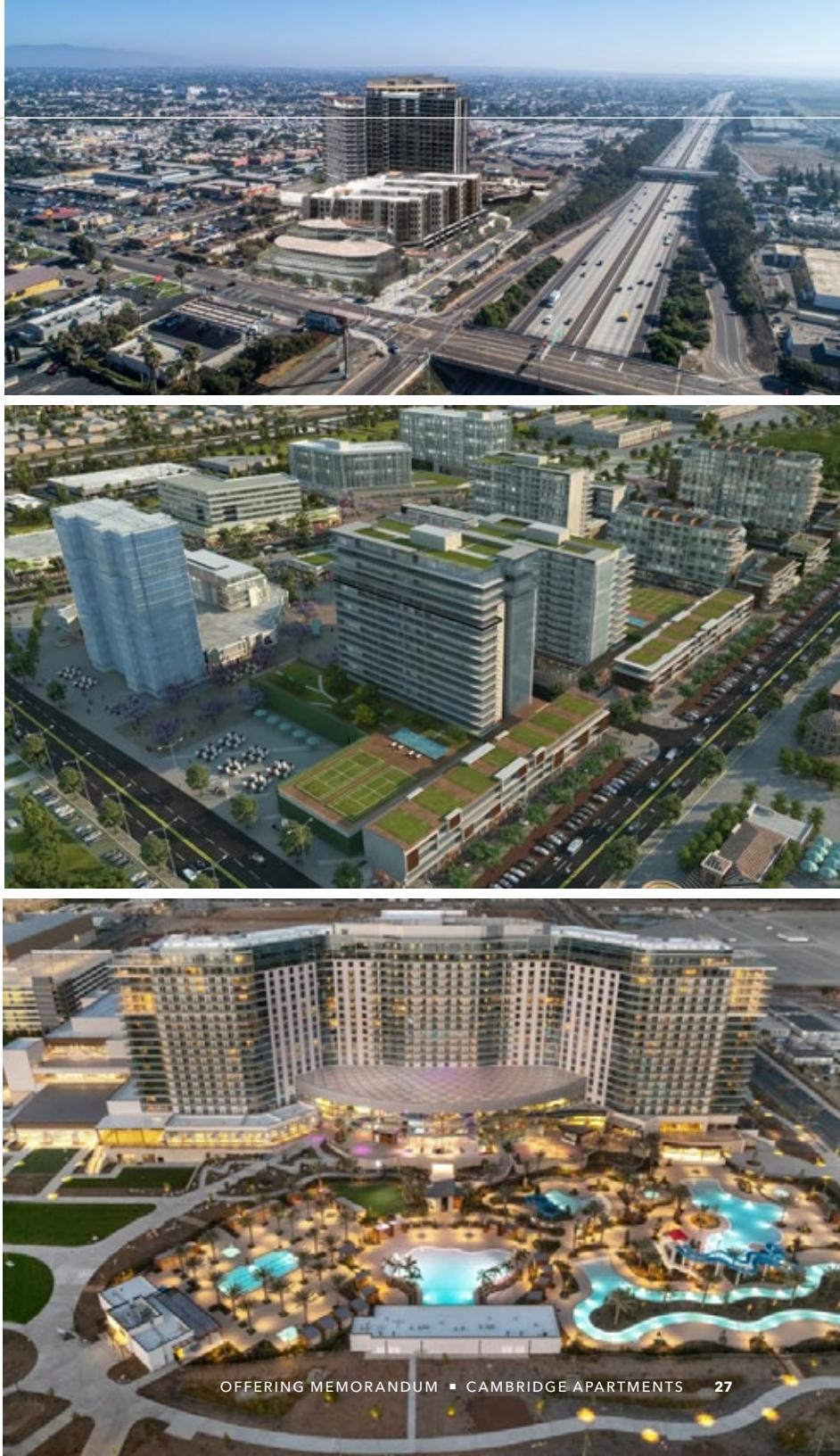
COSTA VISTA RV RESORT PARK

Sun Communities opened the Costa Vista RV Resort Park in 2021, a \$55 Million project that includes 225 recreational-vehicle spaces, an on-site pool, entertainment arcade and business center.

Chula Vista's Bayfront is one of California's largest remaining development sites.

GAYLORD PACIFIC RESORT & CONVENTION CENTER

The Gaylord Pacific Resort and Convention opened in April 2025. The \$1.35 Billion resort and convention center is expected to have an enormous impact on the South Bay and the San Diego region. According to RIDA, it created 7,000 jobs during construction and is estimated to create sustained economic impact of half-a-billion dollars each year and thousands of permanent jobs.





EAT + DRINK

01 Golden Mandarin

02 McDonald's

03 Black Angus Steakhouse

04 Aunt Emma's Pancakes

05 Cool Down Coffee

06 Jack in the Box

07 Denny's

08 Wendy's

09 Farmer's Table Chula Vista

10 Olive Garden Italian Restaurant

11 Grindhouse

12 Italiainessimo Trattoria

13 El Cruce + 241

14 Starbuck's

15 Vogue Tavern

16 The Balboa Bar & Grill

17 Raising Canes

18 La Bella Pizza

SHOPPING/GROCERY CONT.

07 Ross Dress for Less

08 Chula Vista Shopping Mall

09 Hobby Lobby

10 CVS Pharmacy

ATTRACTIIONS

01 Christmas Circle

02 San Diego Metro KOA Resort

03 Friendship Park

04 Sweetwater River Park

05 Eucalyptus Dog Park

06 Bayside Park

07 Sweetwater Bike & Pedestrian Path

08 Chula Vista Harbor

09 San Diego Bay National Wildlife Refuge

RECREATION

01 San Diego Country Club

02 Pier 32 Marina

03 Parkway Aquatic Center

04 Public Library

05 American Legion Post 434

06 AMC Theater 10

07 Parkway Community Center

08 Seven Mile Casino

09 R&R Surf/Boat Rentals

SHOPPING/GROCERIES

01 WalMart Supercenter

02 Dollar Tree

03 Aldi

04 Arco

05 Smart & Final Extra!

06 Garden Farms Market



SAN DIEGO'S OWN CULTURAL MELTING POT

Chula Vista is located at the center of one of the richest cultural, economic and environmentally diverse zones in the US.

The city boasts 52+ miles of coastline, canyons, rolling hills, mountains, quality parks, and miles of trails. Chula Vista, the second largest city in San Diego County, is a leader in conservation and renewable energy, has outstanding public schools, and has been named one of the top safest cities in the country. Chula Vista means "beautiful view". There is more to see and do here than you can imagine! Great year-round weather entices runners, hikers, cyclists, birders, and outdoors enthusiasts from the bay to the lakes. Visit the Bayfront with the Sweetwater Marsh National Wildlife Refuge and the Living Coast Discovery Center. The Chula Vista Marina & Yacht Club awaits kayakers and boaters. Cycle the Bayshore Bikeway and see more wonders on San Diego Bay. Eastlake offers residents lakeside walking or biking areas. Otay Lakes provides quiet picnics and boating.

26%

OF POPULATION WITHIN 1-MILE ARE 55+ YO

\$40K+

MEDIAN HH INCOME WITHIN 1-MILE

70%

OCCUPIED BY RENTERS WITHIN 1-MILE

QUALITY OF LIFE

Shopping, dining, and entertainment abound with two major malls and a historic downtown district help make Chula Vista a destination hot spot. Established neighborhoods, contemporary communities, start-up firms, corporations, nationally recognized entertainment venues, the nation's only warm weather athlete training center, an award winning nature center, and a historic downtown all contribute to Chula Vista's attraction for both families and businesses.

EMPLOYMENT

According to Chula Vista's 2024 Comprehensive Annual Financial Report, the top employers in the city are noted below.

2024 Top Employers in Chula Vista

SWEETWATER UNION HIGH SCHOOL DISTRICT	3,993
CHULA VISTA ELEM SCHOOL DISTRICT	3,923
SHARP CHULA VISTA MEDICAL CENTER	3,114
SOUTHWESTERN COMMUNITY COLLEGE	1,994
WAL-MART	1,451
CITY OF CHULA VISTA	1,443
ROHR INC. / GOODRICH AEROSPACE	1,3037
SCRIPPS MERCY HOSPITAL CHULA VISTA	1,073
SBSC CORP	1.004
COSTCO	777

BUSINESS

Chula Vista maintains a business atmosphere that encourages growth and development. In the city, the small business sector amounts for the majority of Chula Vista's business populous. This small business community is attributed to the city's growth and serves as a stable base for its economic engine.

Chula Vista continues to foster a business environment that supports growth and development, with small businesses still making up the vast majority of the city's commercial base. This entrepreneurial community remains a key contributor to local economic stability.

The broader South Bay region—including nearby Otay Mesa—continues to benefit from strong cross-border commerce driven by the USMCA, the trade agreement that replaced NAFTA in 2020. USMCA has reinforced the long-standing economic relationship between the United States and Mexico, supporting the binational manufacturing model in which production occurs in Mexico and final assembly, logistics, or distribution is handled on the U.S. side.

ATTRACTI0NS

The near-perfect Mediterranean climate lends itself to multiple outdoor recreational activities. The City operates 50 public parks with facilities ranging from passive walking trails to ball parks and tennis courts to gymnasiums with full-service recreational programs.

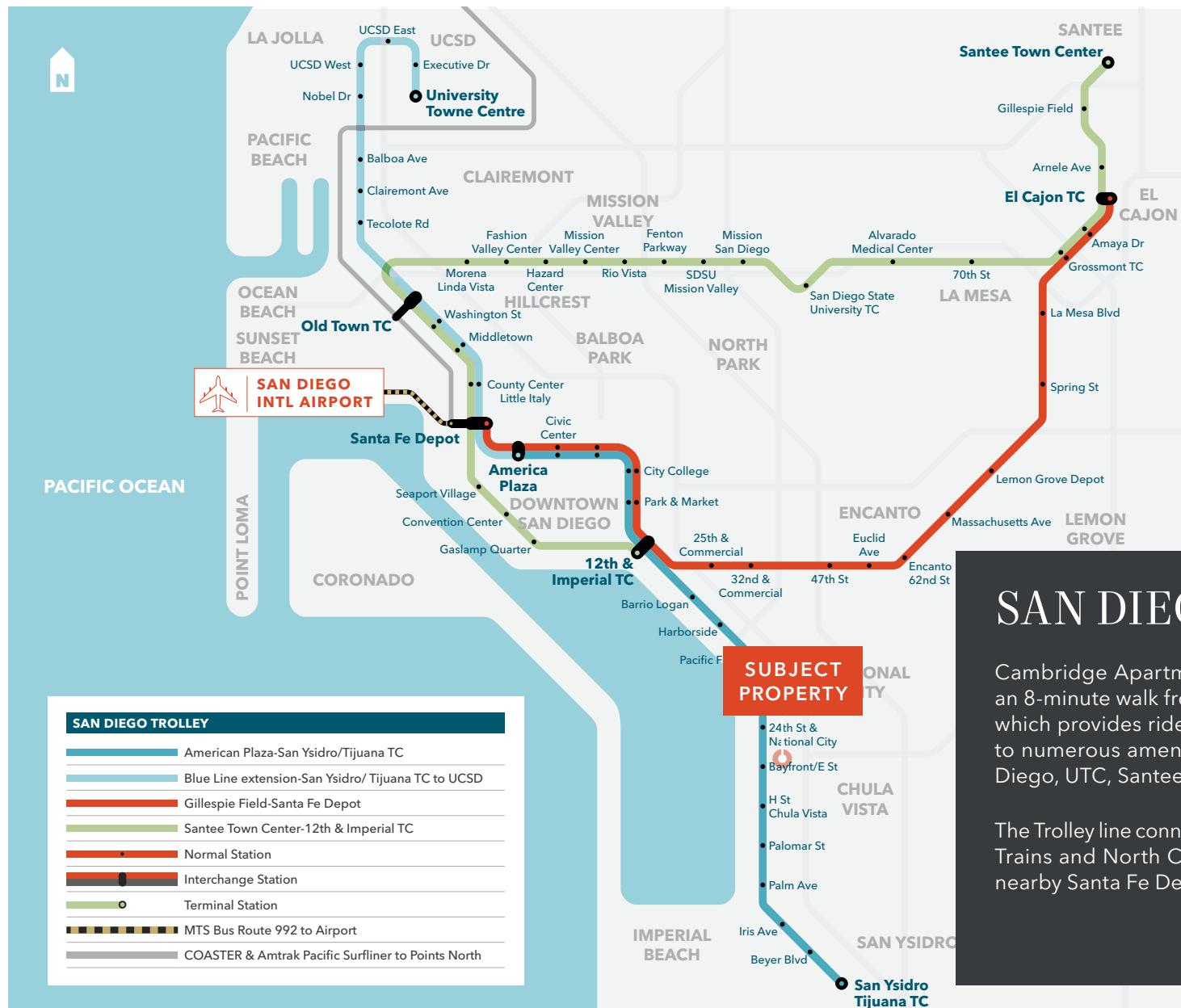
Chula Vista's is home to the 17-acre Sesame Place amusement park. Chula Vista provides cultural facilities such as the Chula Vista Heritage Museum, Onstage Playhouse, the San Diego Junior Theatre, the Chapman Performing Arts Center, and the award-winning Chula Vista Public Library system that, in addition to providing library services, coordinates numerous cultural activities and events in the City.

Chula Vista's scenic harbor offers spectacular views and easy access to the San Diego Bay.

RECREATION & ENTERTAINMENT

More than 64 well-maintained parks and 60 sports fields are available for outdoor sports, recreation activities, and picnics. Four challenging golf courses line the community. Tour the Chula Vista Elite Athlete Training Center and see America's best amateur athletes.

From rock and roll to rap to reggae – world-class entertainers perform at the North Island Credit Union Amphitheater, San Diego County's premier outdoor music venue. And Sesame Place San Diego features family-friendly rides, including water rides and slides, dining and attractions.



SAN DIEGO TROLLEY

Cambridge Apartments are located 0.3 miles or an 8-minute walk from the E Street Trolley station, which provides riders with a traffic free commute to numerous amenities between Downtown San Diego, UTC, Santee and the US/Mexico Boarder.

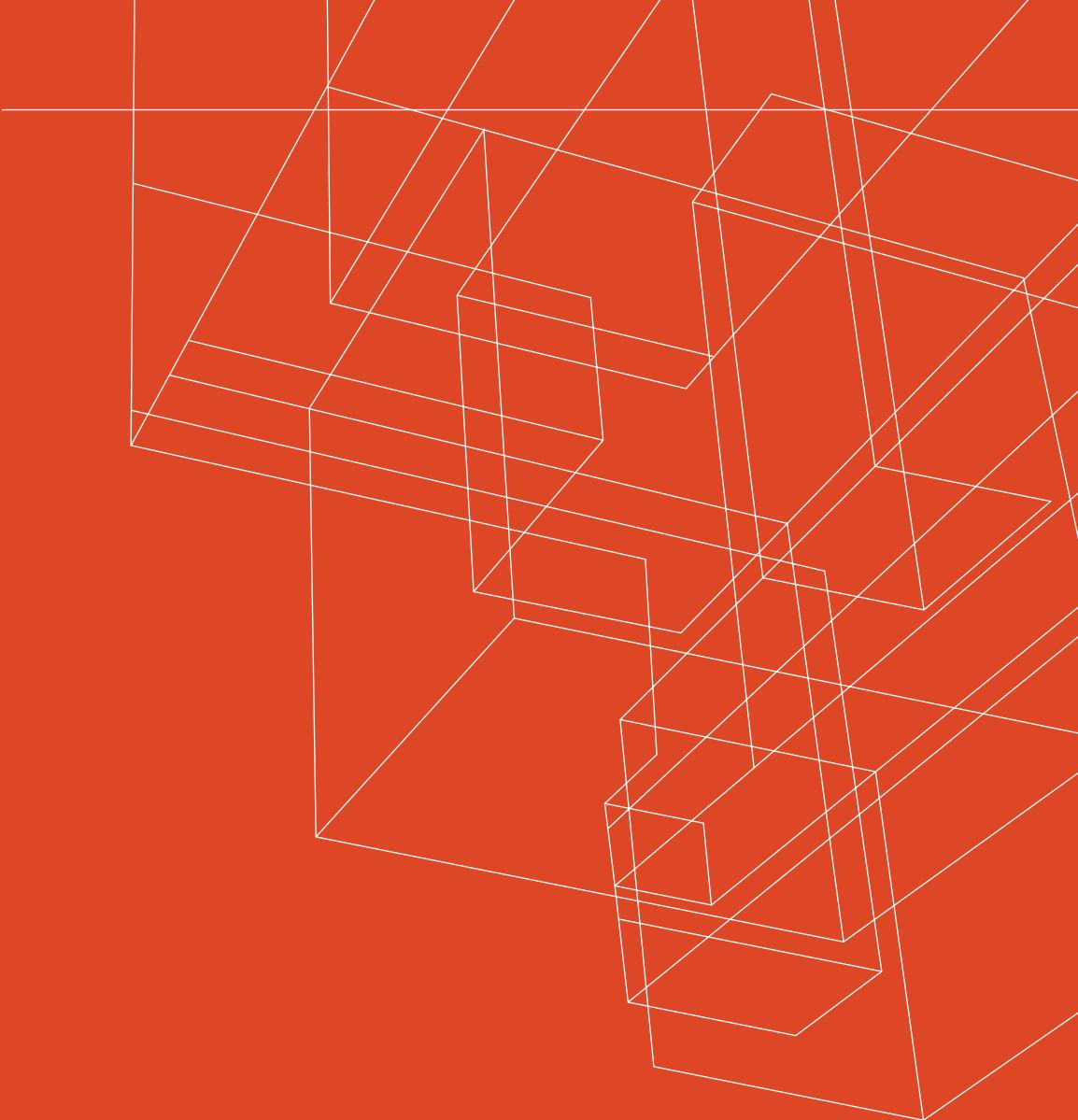
The Trolley line connects to Amtrak's Pacific Surfliner Trains and North County's COASTER train at the nearby Santa Fe Depot station.

LOCATION OVERVIEW





CAMBRIDGE APARTMENTS



Exclusively listed by

JIM NEIL
858.369.3083
jim.neil@kidder.com
LIC N° 01352736

ERIC COMER
858.369.3084
eric.comer@kidder.com
LIC N° 00842230

MERRICK MATRICARDI
858.369.3085
merrick.matricardi@kidder.com
LIC N° 01348986

MICHAEL NEIL, CCIM
213.324.1915
michael.neil@kidder.com
LIC N° 01271103

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