

15 UNITS IN DOWNTOWN CHULA VISTA

99 BROADWAY, CHULA VISTA, CA 91910



SIMON OLIVERI

619.829.2623

SIMON@ROACOMMERCIAL.COM

DRE#01918244

SAMUEL RUBIO

650.867.6065

SAM@ROACOMMERCIAL.COM

DRE#02120236

**[HTTPS://WWW.CREXI.COM/PROPERTIES/
1636506/CALIFORNIA-99-BROADWAY](https://www.crexi.com/properties/1636506/california-99-broadway)**

99 Broadway

Located at the corner of D Ave & Broadway in downtown Chula Vista, this 15-unit property consists of 13 studios & 2, 1-bedroom units. Each unit has been remodeled & converted from hotel use to multifamily. Significant upside in rents, combined with small amount of cap ex makes this an unbeatable investment opportunity.

Highlights

- Excellent workforce housing with good proximity to Gaylord/Chula Vista Bayfront development
- Only 9 miles from the Mexican border & 7 miles to downtown San Diego
- Walking distance to shops, restaurants & other great amenities
- Transportation hub near bus lines & easy access to highway 54 & I-5
- No landscaping/low maintenance property

Asking price: \$3,850,000

Lot Size: .25 acres

Building SF: 3,093 sf

Parking: 13 spaces

Year Built: 1953



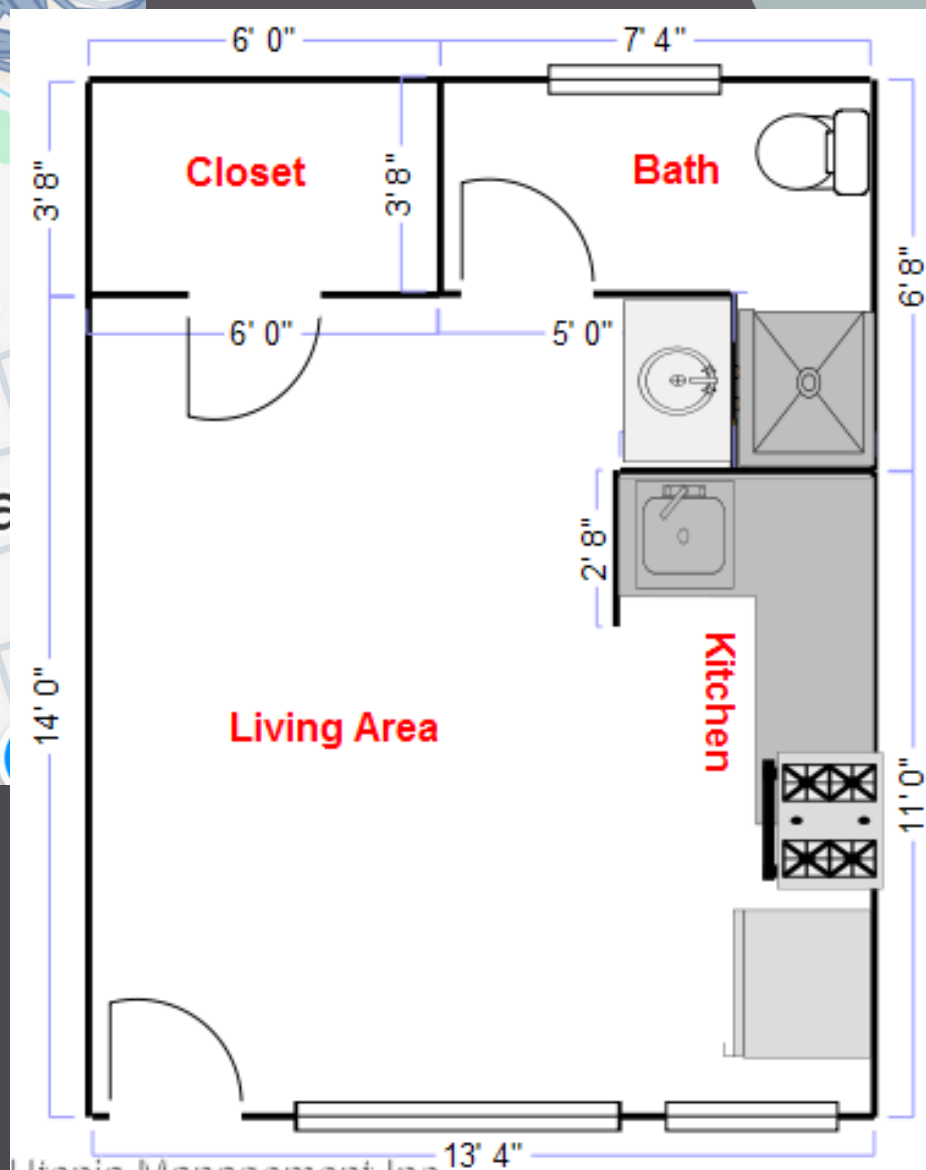
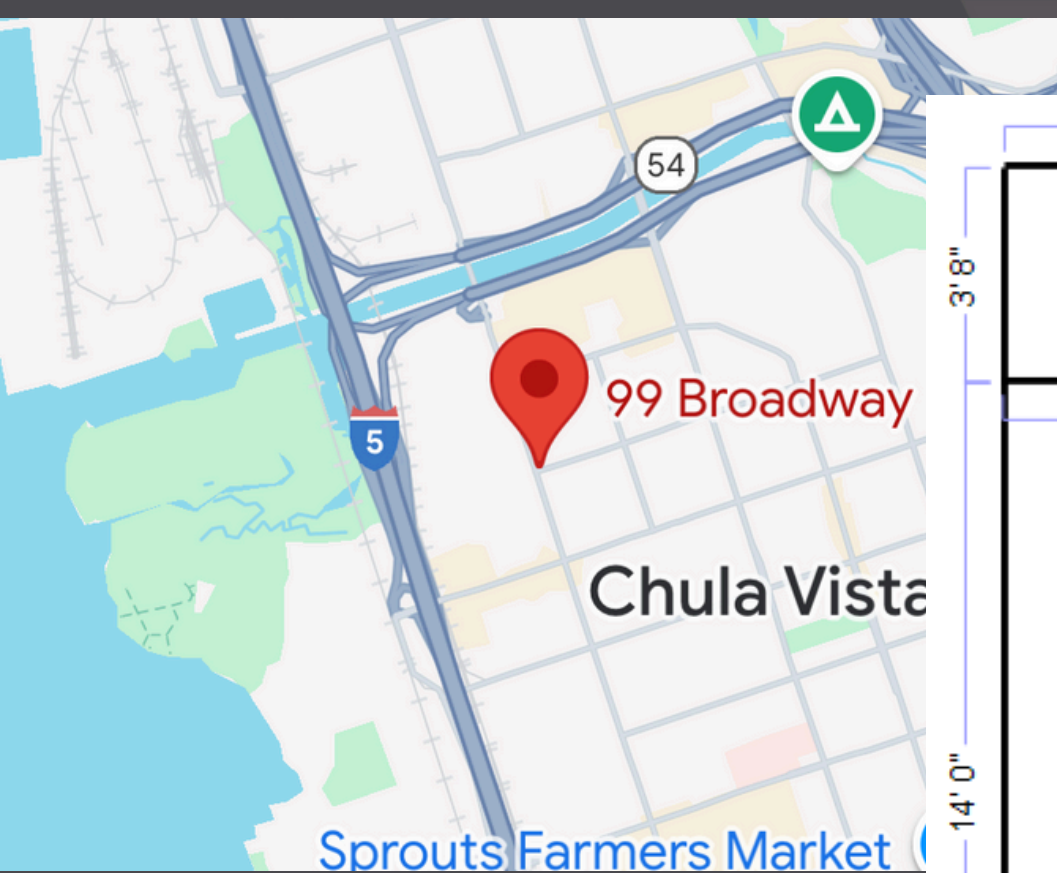
Call To Find Out More
650.867.6065

[HTTPS://WWW.CREXI.COM/PROPERTIES/
1636506/CALIFORNIA-99-BROADWAY](https://www.crexi.com/properties/1636506/california-99-broadway)

99 Broadway Rent Roll

Unit	Actual Rent	Unit Type	Market Rent	Deposits	Notes
1	\$1,350.00	Studio	\$1,600.00	\$1,350.00	
2	\$1,300.00	Studio	\$1,600.00	\$1,150.00	
3	\$1,300.00	Studio	\$1,600.00	\$1,150.00	
4	\$1,375.00	Studio	\$1,600.00	\$50.00	
5	\$500.00	Studio	\$1,600.00	\$500.00	Maintenance/Mgr
6	\$1,500.00	1Bed/1Bath	\$1,800.00	\$750.00	
7	\$1,550.00	1Bed/1Bath	\$1,800.00	\$1,550.00	
8	\$0.00	Studio	\$1,600.00	\$0.00	Vacant
9	\$1,450.00	Studio	\$1,600.00	\$1,450.00	
10	\$1,450.00	Studio	\$1,600.00	\$1,450.00	
11	\$1,325.00	Studio	\$1,600.00	\$1,500.00	
12	\$1,300.00	Studio	\$1,600.00	\$1,300.00	
13	\$1,500.00	Studio	\$1,600.00	\$1,500.00	
14	\$0.00	Studio	\$1,600.00	\$0.00	Vacant
15	\$1,300.00	Studio	\$1,600.00	\$1,150.00	
Total	\$17,200.00		\$24,400.00	\$14,850.00	





[HTTPS://WWW.CREXI.COM/PROPERTIES/
1636506/CALIFORNIA-99-BROADWAY](https://www.crexi.com/properties/1636506/california-99-broadway)

SIMON OLIVERI 619.829.2623
SIMONOLIVERI@KW.COM
DRE#01918244

SAM RUBIO 650.867.6065
SAMRUBIO@KW.COM
DRE#02120236