

OFFERING MEMORANDUM



BRONZE DOOR APARTMENTS CHULA VISTA

29 MULTI-FAMILY UNITS | 122 3RD AVE CHULA VISTA, CA 91910

km Kidder
Mathews

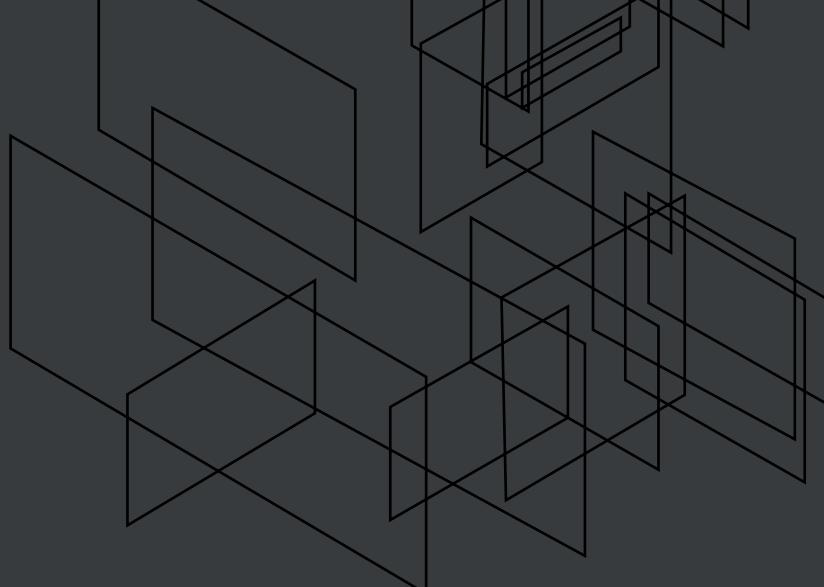
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LOCATION OVERVIEW

MULTIFAMILY INVESTMENT OPPORTUNITY

Bronze Door Apartments is a well-maintained, garden-style community totaling 29 apartment homes across two adjacent parcels in Chula Vista, California. The first parcel features a 2BD/1BA detached home with a single-car garage and a duplex containing two additional 2BD/1BA units. The second parcel comprises a 26-unit apartment building offering a mix of one- and two-bedroom floor plans. Community amenities include secured entry, common-area laundry facilities, outdoor seating and barbecue areas, a water feature, and a gazebo. The property provides ample on-site parking with 39 total spaces, including one garage space.

The asset has been thoughtfully cared for, with the majority of units already renovated to varying finish levels. Rents were last increased on 5/1/25; however, multiple units remain significantly below market, allowing a buyer to implement immediate rent increases across more than a dozen units with minimal risk of tenant turnover. Additionally, a strategic interior and exterior renovation program offers the potential to further enhance rents and improve overall operating performance.

Located just one block north of the vibrant Third Avenue Village District, Bronze Door Apartments benefits from a prime Chula Vista location near the Bayfront, and numerous retail and service options. Residents enjoy walkable access to shops, restaurants, local businesses, and the weekly farmers market.

Transportation access is another key advantage: the property offers immediate connectivity to Interstate 5, along with convenient public transit options, including multiple bus routes and close proximity to the nearest light-rail station served by the San Diego Trolley.



ADDRESS	122 3rd Avenue, Chula Vista, CA 91910
LIST PRICE	\$8,450,000
PRICE/UNIT	\$291,379
PRICE/SF	\$369
CAP RATE	4.07%
GRM	12.1
MARKET CAP RATE	5.26%
MARKET GRM	10.7

BRONZE DOOR APARTMENTS HAS BEEN *METICULOUSLY MAINTAINED*



RENTS BELOW MARKET

Rents were last increased on 5/1/25; however, over a dozen units remain well below current market levels, providing an immediate value-add opportunity through rent increases with limited move-out risk.

RECENTLY RENOVATED UNITS

Approximately half of the units have been renovated to varying levels of finish, reflecting consistent reinvestment in the asset. Within the past 12 months alone, ownership has completed seven high-quality unit renovations.

WELL MAINTAINED

Bronze Door Apartments has been managed by the owner and meticulously maintained since 1993. Major building systems including plumbing, heating and electrical have been upgraded in recent years.

RUBS IMPLEMENTATION

Current ownership has not implemented a RUBs utility bill back method for water, sewer and trash. There is value-add potential for additional income by implementing a RUBs program.

ABILITY TO SELL PARCELS SEPARATELY AT A LATER DATE

The detached residence and duplex sit on their own separate parcel, giving investors added flexibility. The parcels can be held together as a single asset, or the smaller parcel can be sold independently at a later date to reduce overall basis or unlock additional value.

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.



LOCATION HIGHLIGHTS

WALK THE THIRD AVENUE VILLAGE

The Third Avenue Village is a vibrant, pedestrian-friendly destination with abundant eateries, services, shops and entertainment with centuries of history and endless supplies of charm.

There are more than 220 diverse businesses on Third Avenue and dozens more businesses are eager to move to the vibrant South Bay community. Third Avenue Village also features many of Chula Vista's special events such as the Farmer's Market, Taste of Third Avenue & Art Walk, Pet Fest and Doggie Dash, Lemon Festival and Starlight Parade that take place in the Village. The tree-lined street with low-rise buildings give the village a quaint, small-town feel with more the scenery to offer.

CLOSE TO RETAIL & SERVICES

Bronze Door Apartments are surrounded by shopping and retail. Within walking distance are several restaurants and coffee shops including Vogue Tavern, Grindhouse, Groundswell Brewing Company, Thr3e Punk Ales Brewing Company and Farmer's Table to name a few.

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.

PUBLIC TRANSIT PROXIMITY

Residents benefit from a public transit bus stop right on the corner of Third Avenue & E Street. Additionally, the E Street Trolley Station is located 1.3 miles from the subject and frequently serviced by the Blue Line. The Blue Line takes commuters through Chula Vista, National City to and from Downtown San Diego, where commuters have options of more trolley lines and other public transportation.

THE CHULA VISTA BAY FRONT

The Chula Vista Bay Front 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 Bay Front 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.

EXECUTIVE SUMMARY





PROPERTY OVERVIEW

PROPERTY DESCRIPTION

OVERVIEW

ADDRESS	122 3rd Ave & 125 Landis Ave Chula Vista, CA 91910
NO OF UNITS	29
APN	566-182-08-00 & 566-222-01-00
MUNICIPALITY	Chula Vista
LAND AREA	41,250 SF or 0.95 Acres
DENSITY	30.5 Dwelling Units/Acre
ZONING	R-3

MECHANICAL/ELECTRICAL/BUILDING SYSTEM

METERING	Separately metered for electric. The apartment units do not have gas service to the units. The duplex and detached house have gas.
HOT WATER	Commercial boiler system
HEATING & AIR	Majority of the units have cadet wall heaters. Select units have radiant heat in the ceiling. Unit 125, 127A and 127B have gas heating
COOKING ENERGY	Majority of units have electric; Unit 125, 127A and 127B have gas cooking.
LAUNDRY	Common laundry facility. The laundry equipment is owned.

BUILDING INFORMATION

YEAR BUILT	1970 (the three unit parcel was built in 1959)
BUILDING SF	23,504 per Assessor Records
AVERAGE UNIT SIZE	810 SF
BUILDING TYPE	All buildings are wood frame, with stucco exterior
FOUNDATION BUILT	Slab on grade
ROOF COVERING	The apartment building has a flat roof. The Duplex and detached home have a pitched composition shingle roof.
WINDOWS	Windows are single pane aluminum frame. The SFR has select windows replaced with dual pane vinyl.
PARKING	38 Surface Spaces + 1 Single Car Garage
PARKING RATIO	1.34 Spaces per Unit



*Select units have
been renovated and
thoughtfully upgraded
with the following*

Luxury vinyl plank flooring throughout

Refurbished or new cabinets and hardware

Quartz or granite countertops

New stainless steel appliances including dishwasher, refrigerator and range w/oven

New recessed can lights and light fixtures

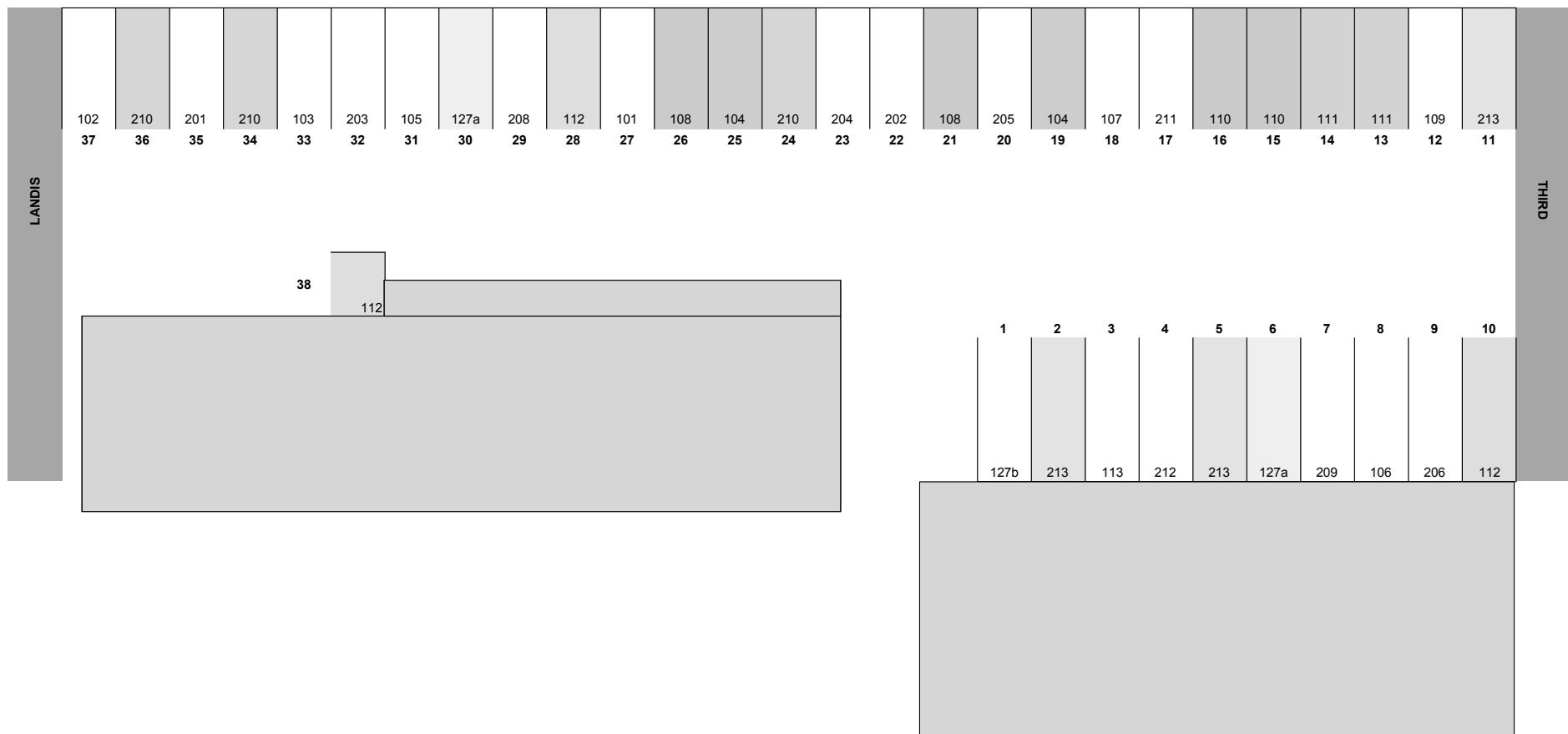
New bathroom tile

New bathroom sinks and faucets

New door handles and hardware



PARKING PLAN



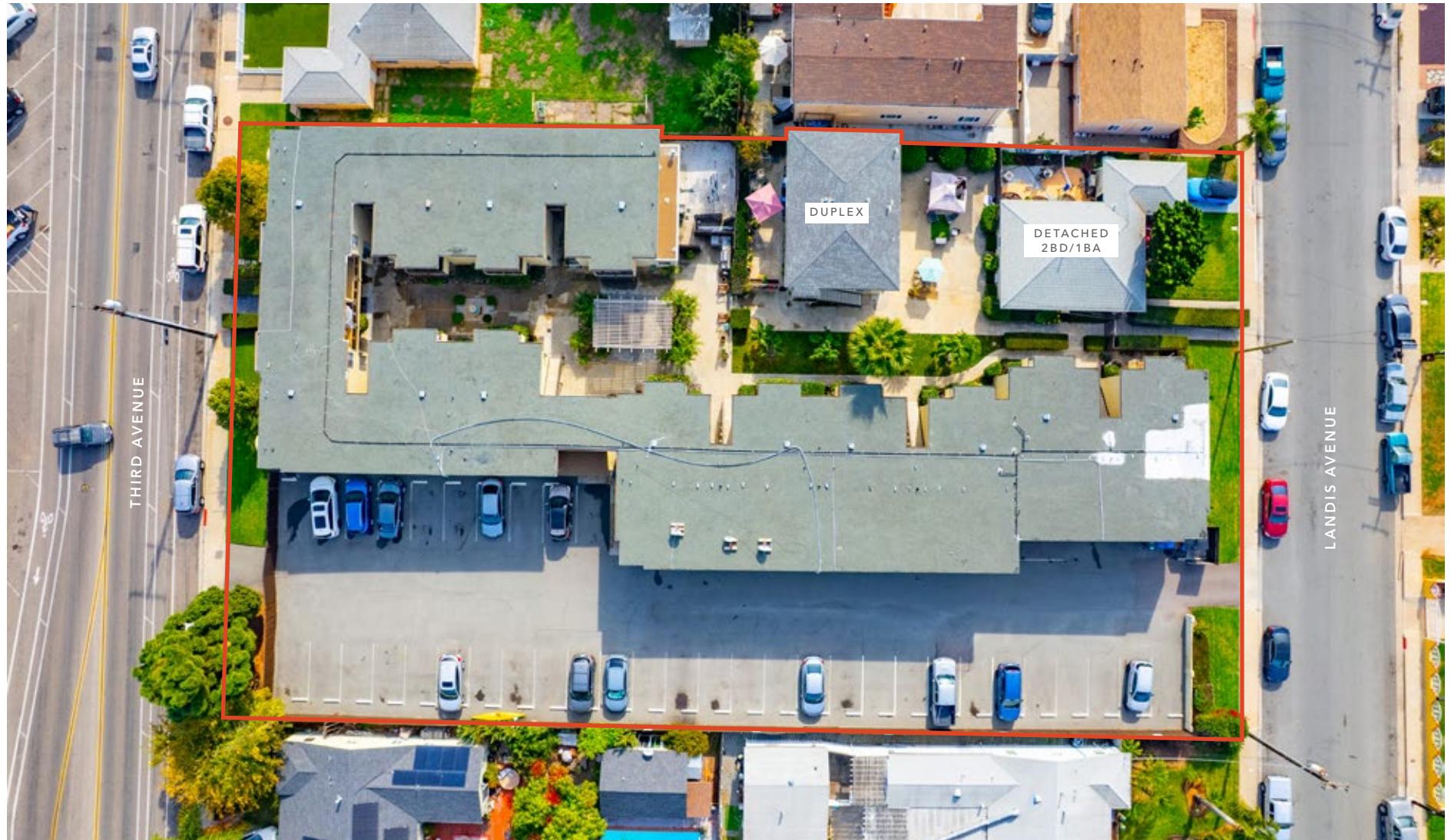
38
SURFACE PARKING SPOTS

9
RENTABLE SPACES

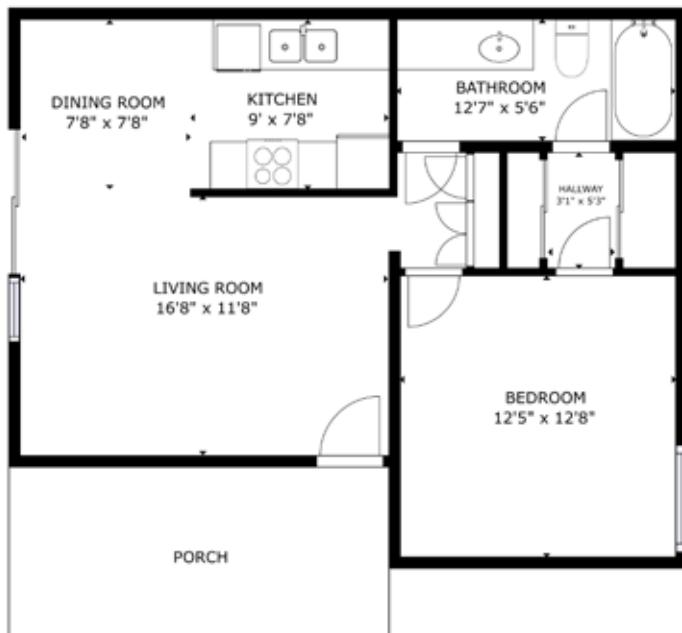
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MAX SPACES ASSIGNED TO ONE UNIT*

*Unit assignments reflected on site plan may not be current.

SITE PLAN



SELECT FLOOR PLANS



1BD/1BA

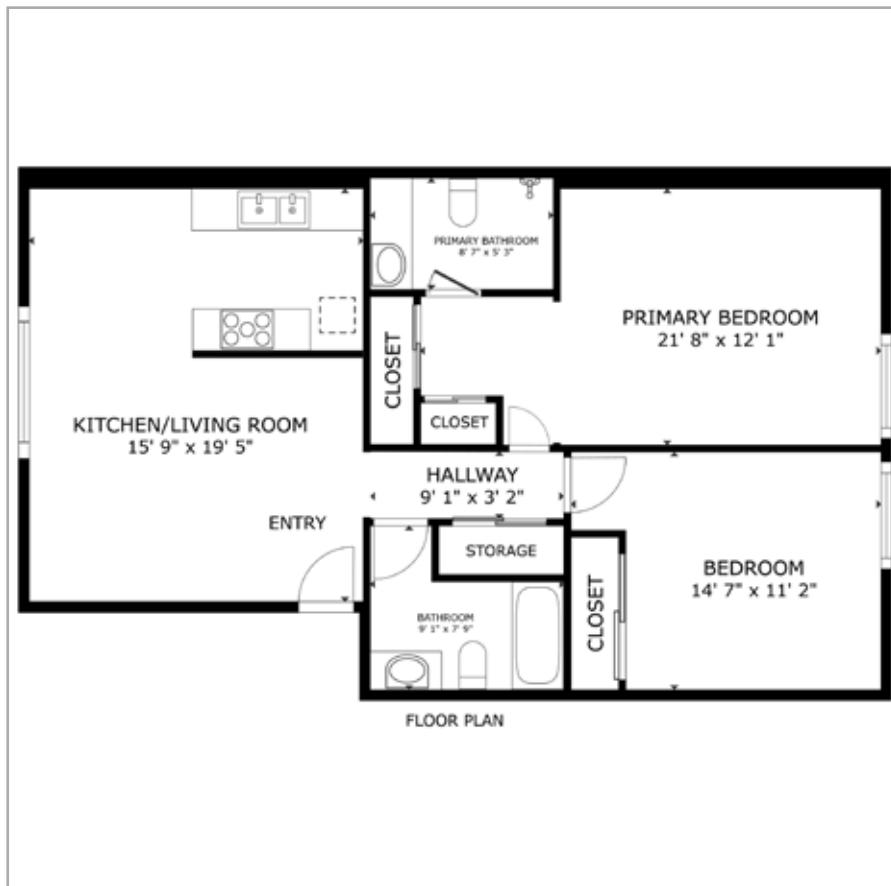
650 Sq.Ft.



2BD/1BA

850 Sq.Ft.

SELECT FLOOR PLANS



2BD/2BA

900 Sq.Ft.



CURRENT ZONING

APARTMENT

RESIDENTIAL ZONE

MUNICIPALITY

The subject is within the City of Chula Vista.

ZONING

The subject is Zoned R-3 and permits multiple dwellings ranging from garden apartments to multistory apartment houses, and necessary public services and activities subject to proper controls. Also permitted, subject to special control, are certain retail and service activities intended for the convenience and service of the residents of the district.

DEVELOPMENT REGULATIONS

DENSITY	1 Dwelling Unit/ 1,350 SF of land or approx 30 units
BUILDING HEIGHT	Max: 54'
SETBACKS	Front & Rear: 15' Side: 10' (interior lots)
OPEN SPACE	400 SF/ du 1/unit for each studio
PARKING	1.5/unit for each 1br unit 2/unit for each 2br or 3br unit



ACCESSORY DWELLING UNITS (ADU)

Chula Vista allows one ADU and one Junior ADU on residential lots. 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	\$8,450,000
\$/Unit	\$291,379
\$/SF	\$369
Down Pmt	\$4,350,000
% Down	51%
In-Place Cap Rate	4.07%
In Place GRM	12.1
Market Cap Rate	5.26%
Market GRM	10.7

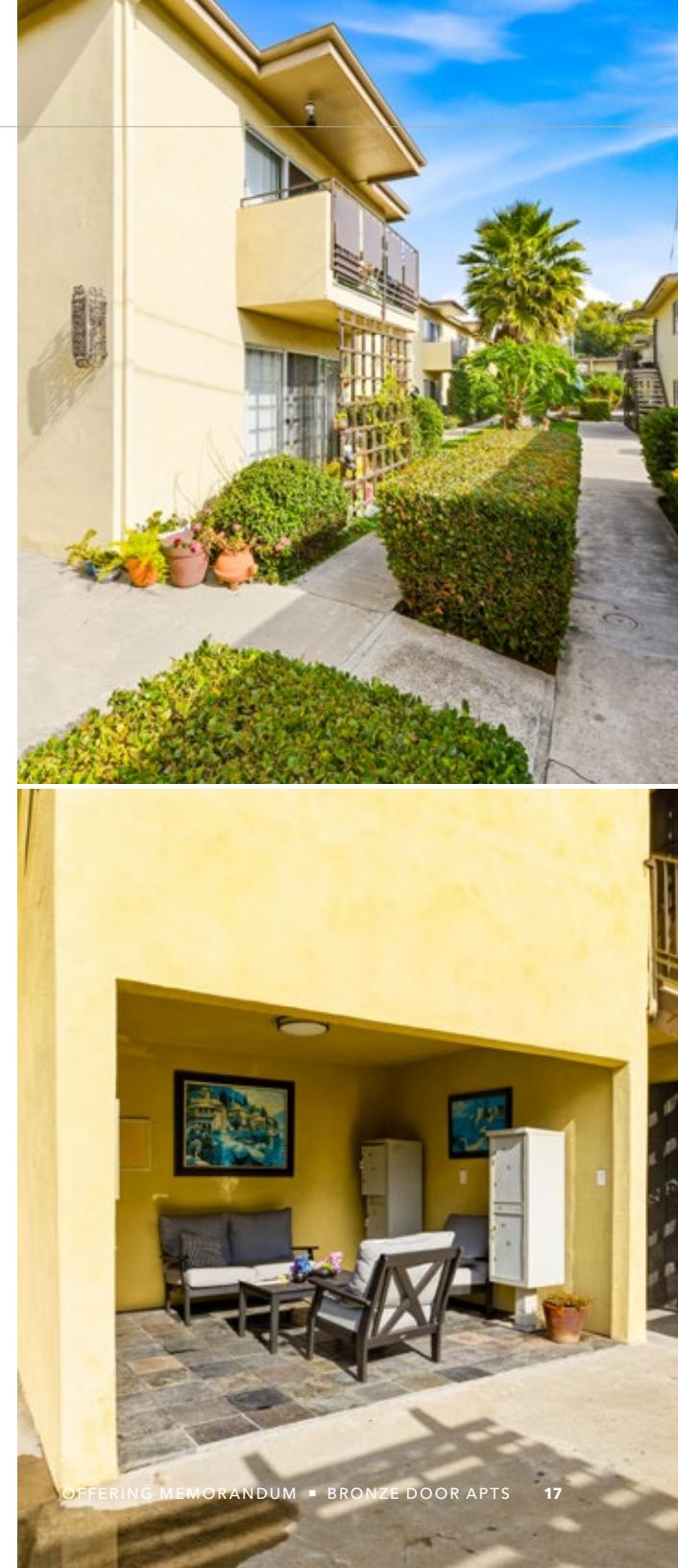
INCOME & EXPENSE NOTES

INCOME NOTES

UNIT SIZE	Unit size is based on average unit size on the Rent Roll.
IN PLACE RENT	Rent is based on the rent roll dated 11/17/2025. Rents were last raised 5/1/25, with several units still significantly below market.
MARKET RENT	Market rent assumes the 15 non-renovated units are remodeled to the same finish level as the existing renovated units.
EMPLOYEE UNIT	The on-site manager occupies the 2bd/1ba house with garage and receives free rent.
RUBS INCOME	Proforma Utility Reimbursements is underwritten at \$35 per unit per month with zero vacancy.
OTHER INCOME	Other income includes Late Fees, NSF Fees, Application Fees and Misc. Income
VACANCY	Vacancy is underwritten at market or 4.0%

EXPENSE NOTES

PROPERTY TAXES	Property taxes are reassessed at time of sale and are based on the purchase price and millage rate of 1.18748%
FIXED ASSESSMENTS	The combined fixed assessments for 2025/2026 tax year is \$173.42
PAYROLL	Payroll includes \$12,000 salary plus workers comp insurance and utilities
MANAGEMENT	Property management is underwritten at 4.0% per industry standard for a building of this size.
ADMINISTRATIVE	Proforma assumes \$500/unit, per industry standard
REPLACEMENT RESERVES	T12 Replacement Reserves include full kitchen and bath interior remodels on 7-units, electrical systems upgrades and a roof repair. Proforma is underwritten at \$300/unit, per industry standard.



COMPARABLES

SALE COMPARABLES



BRONZE DOOR
122 Third Avenue
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	29 (Avg Unit Size 790 SF)
YEAR BUILT	1970 / 1959
DATE SOLD	For Sale
PRICE	\$8,450,000
PRICE / UNIT	\$291,379
PRICE / SF	\$369
PRICE / LAND SF	\$205
CAP RATE	4.07%
AGI	\$698,940
AVG RENT / UNIT	\$2,008
GRM (IN PLACE)	12.1
UNIT MIX	1 - 2br/1ba House 2 - 2br/1ba Duplex 12 - 1br/1ba 2 - 2br/1ba 12 - 2br/2ba
UNIT AMENITIES	14 unit interiors remodeled, patio/balconies
IMPROVEMENTS	Outdoor seating areas and community barbecue, water feature.
LAUNDRY	Common, on site
PARKING	38 surface spaces, 1 garage
PARKING RATIO	0.83 spaces/br

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



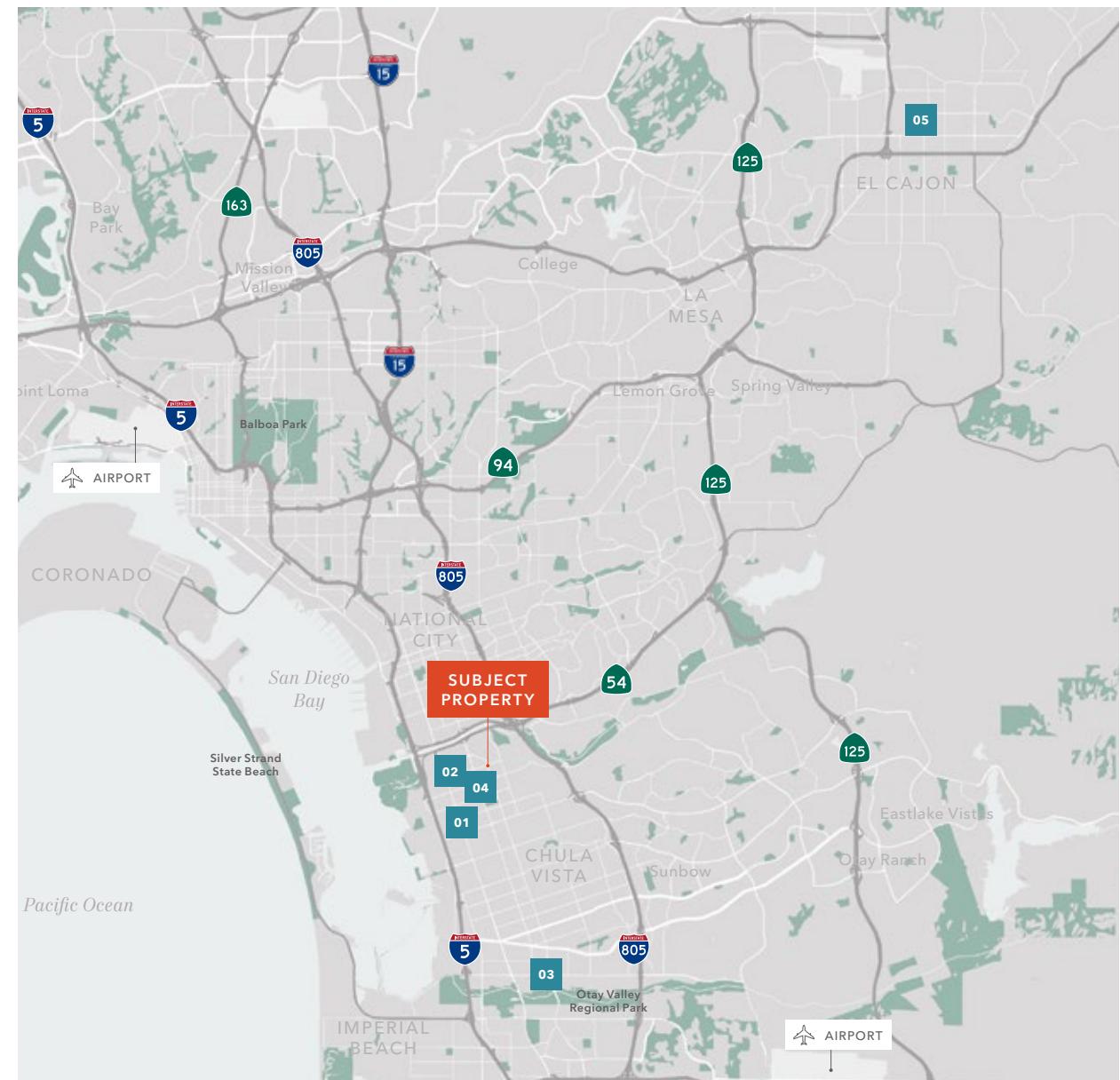
01 **PARKWAY PALMS**
561 Park Way Chula Vista, CA

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

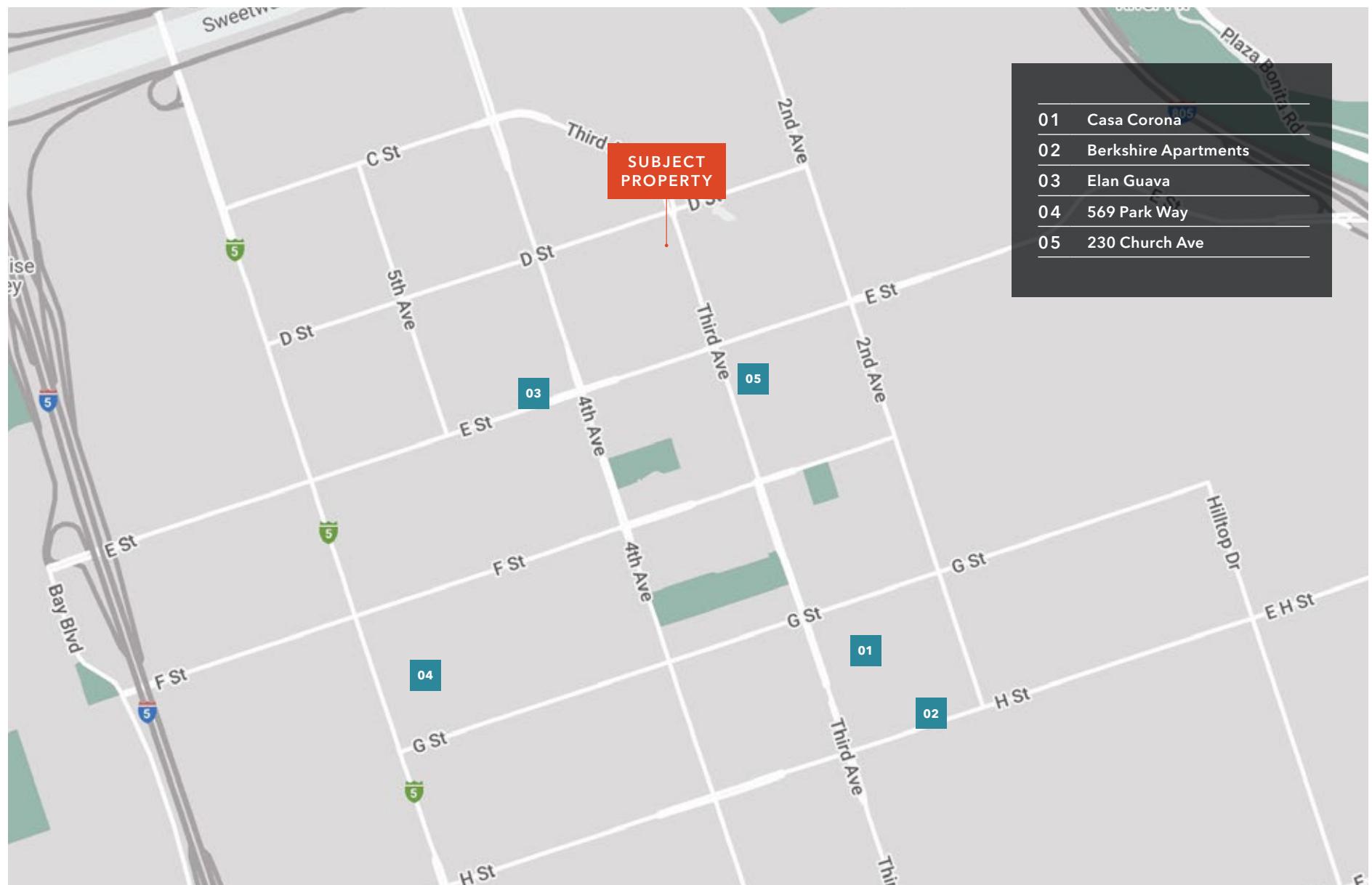
05 **RIDGEWOOD COURT**
215 S. Lincoln Ave, El Cajon, CA 92020



RENT COMPARABLES

Subject	01 CASA CORONA	02 BERKSHIRE APTS	03 ELAN GUAVA	04 569 PARK WAY	05 230 CHURCH AVE	
						
						
Address	122 3rd Avenue 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	569 Park Way Chula Vista, CA 91910	230 Church Ave Chula Vista, CA 91910
# of Units	29	74	21	12	7	31
Built/Reno	1970 / 1959	1963	1979	1970	1958 Reno 2025	2022
1-Bed	\$1,819	\$2,100	\$1,995	\$1,945	\$1,995	\$2,245-\$2,595
Avg SF	650	700	616	700	500	592-669
Rent/SF	\$2.80	\$3.00	\$3.24	\$2.78	\$3.99	\$3.82
2-Bed	\$2,348 (2bd/1ba)	\$2,395 (2b/1ba)	\$2,195 (2b/1ba)	\$2,395 (2bd/1ba)	\$2,750 (2bd/1ba)	-
Avg SF	850	925	867	900	815	-
Rent/SF	\$2.76	\$2.59	\$2.53	\$2.66	\$3.37	-
2-Bed	\$2,097 (2bd/2ba)	\$2,500 (2b/2ba)	\$2,495 (2b/2ba)	-	\$2,850 (2b/2ba)	-
Avg SF	900	925	923	-	700	-
Rent/SF	\$2.33	\$2.56	\$2.70	-	\$4.07	-
Amenities	Gated, controlled access parking	BBQ area	BBQ & picnic area	Gated, controlled access, surface parking	Surface parking	Gated access, BBQ, fire pits, and a rooftop deck
Renovation Notes	14 unit interiors remodeled	New appliances, quartz countertops, plank floors	Not known	Apartment grade finishes with white appliances and formica counters	Remodeled inside and out. Luxury finishes.	New construction, modern finishes
Laundry	Common, on-site laundry	Common, on-site laundry	Common, on-site laundry	Common, on-site laundry	In unit washer/dryer	Common, on-site laundry

RENT COMPARABLES







LOCATION OVERVIEW

Section 05



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 bay front 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

THIRD AVENUE DISTRICT

Bronze Door Apartments are located one block from the Third Avenue District, an exciting urban enclave with restaurants, evening entertainment, unique shops, and a large cultural arts emphasis. This urban residential neighborhood is served by

The Third Ave Downtown District is an exciting urban enclave with restaurants, evening entertainment, unique shops, & a large cultural arts emphasis.

numerous restaurants, services, shops, festivals, parks and open spaces that creates a centerpiece to the city. There is a network of paths that connects pedestrians to the urban plazas, parks, the library, the Civic Center and the new pedestrian-oriented promenade located along F Street. Many annual events take place in this area including Chula Vista's 21st Lemon Festival, Holiday in the Village, Avenue Amps & Ales and more.

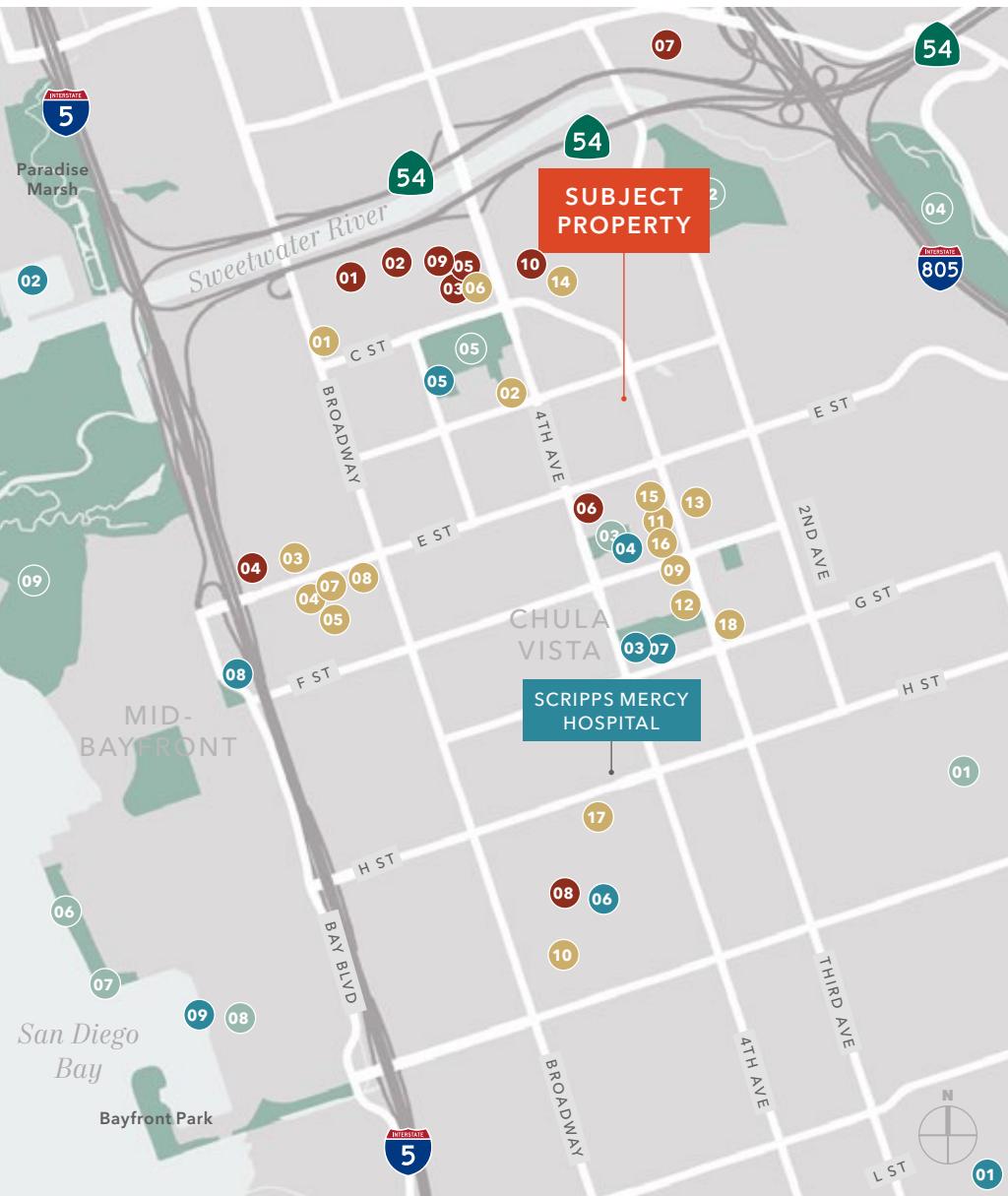
CHULA VISTA'S FOCAL POINT

The city of Chula Vista plans to "maintain Downtown Third Avenue as a focal point for the city and continue to provide for the redevelopment and enhancement as a lively, higher-density, mixed use area. The city's vision is to continue to emphasize this area

The city's vision is to continue to emphasize this area as the focal point within a pedestrian-friendly environment.

as the a focal point within a pedestrian-friendly environment. It is the city's goal to encourage high-density residential development and mixed-use retail to support businesses, extend downtown activity and provide cultural and entertainment uses. The general plans show for a future transit station on Third Avenue and H Street, a future transit route on H Street and a potential neighborhood park on G Street and Fourth Avenue.





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

ATTRACTI0NS

01 Christmas Circle

02 San Diego Metro KOA Resort

03 Friendship Park

04 Sweetwater River Park

05 Eucalyptus Dog Park

06 Bayside Park

07 Bird Sculpture

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



THIRD AVENUE DISTRICT

1 block from downtown with restaurants,
retail and weekly farmers market

SUBJECT
PROPERTY

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.

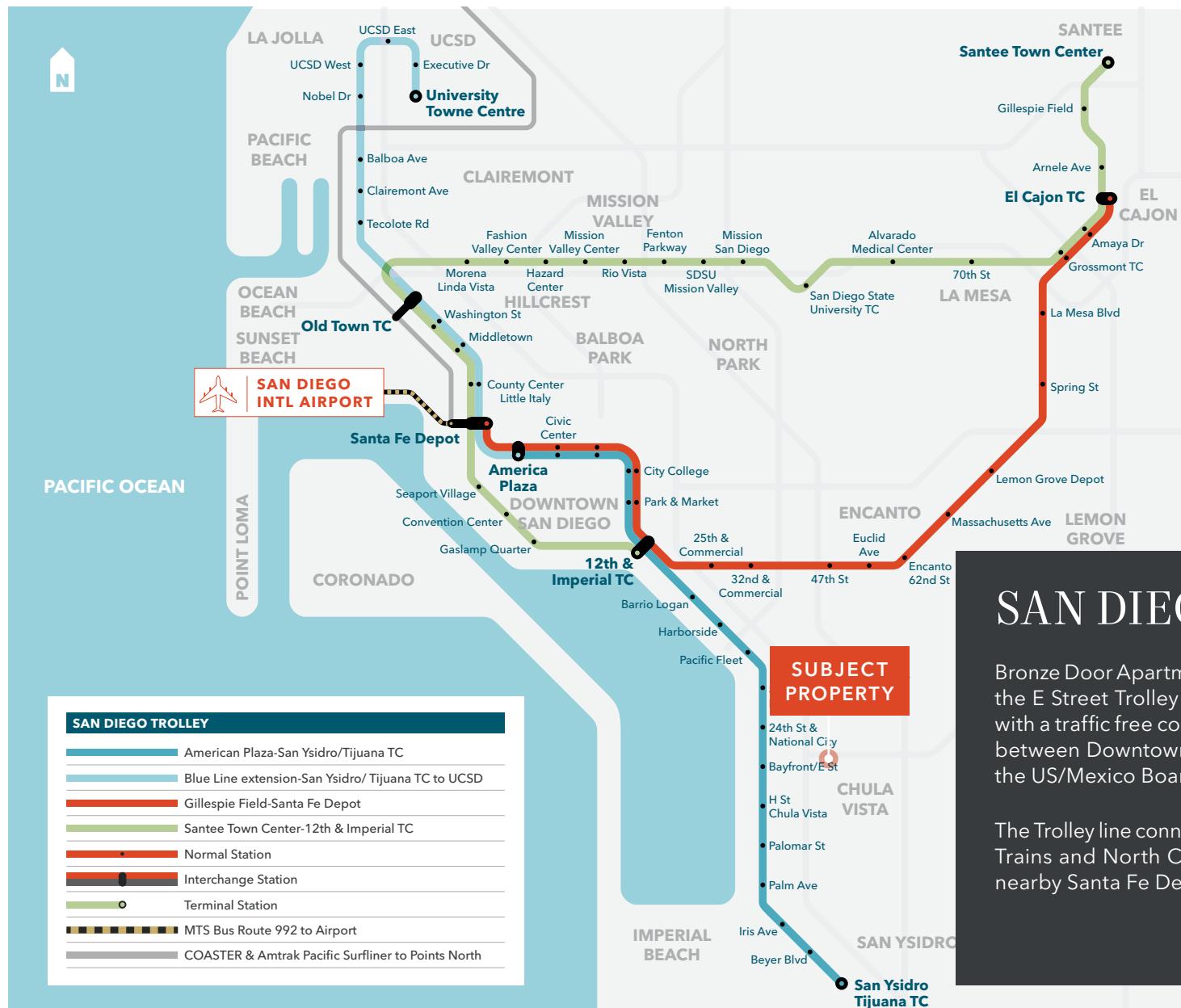
Chula Vista's is home to the 17-acre Sesame Place amusement park. Chula Vista provides cultural facilities such as the Chula Vista Heritage Museum, Onstage Playhouse, the San Diego Junior Theatre, the Chapman Performing Arts Center, and the award-winning Chula Vista Public Library system that, in addition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

Bronze Door Apartments are located 1.3 miles 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



CHULA VISTA'S BAYFRONT

The subject is located just two miles 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.

CHULA VISTA'S BAYFRONT DEVELOPMENT PLAN (CVBDP)

Just two miles south of the subject lies one of California's largest remaining coastal development sites with 553 waterfront acres approved for a master plan of exciting additions. The Chula Vista Bayfront Development includes Gaylord's 36.5-acre \$1.1 Billion Resort & Conference Center, the 35-acre Amara Bay development of condominiums, hotel, office and retail, 2 public waterfront parks, a 25-acre Harbor Park connecting to the 51-acre Sweetwater Park, and additional planned attractions.

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

COSTA VISTA RV RESORT PARK

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

Local officials said the RV park is the first new commercial project completed on the Chula Vista waterfront in nearly 40 years.

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.

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.





 GAYLORD RESORT

SAN DIEGO BAY

E STREET

LANDIS AVE

SUBJECT
PROPERTY

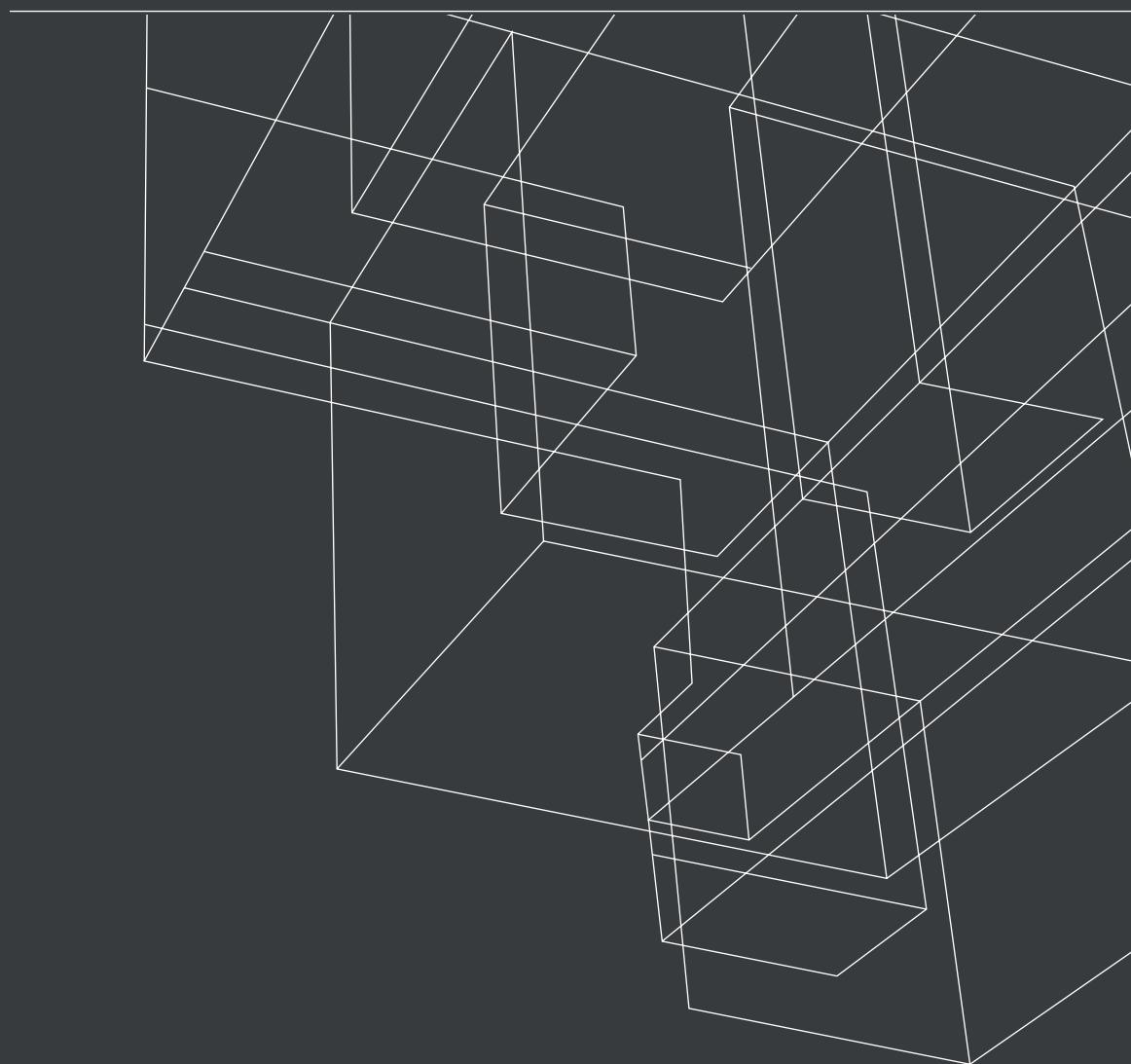
D STREET

THIRD AVE

LOCATION OVERVIEW



BRONZE DOOR APARTMENTS



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