



441 Tremont Street

Chula Vista, California 91911

Investment Highlights

PRIME LOCATION

Situated in San Diego's Otay Town submarket, 441 Tremont offers excellent connectivity to major employment hubs, retail centers, and transit corridors. The property benefits from proximity to Downtown San Diego, the Naval Base, and regional freeways (I-5, I-805, and SR-905), providing residents with quick access to work and lifestyle destinations.

STRONG RENTAL DEMAND

The surrounding neighborhood continues to experience robust renter demand fueled by limited new multifamily supply, steady job growth, and an expanding local workforce. The area attracts long-term tenants seeking affordable alternatives to central San Diego while maintaining access to key amenities and transit.

VALUE-ADD POTENTIAL

The property presents an opportunity to enhance rental income through targeted unit upgrades, improved curb appeal, and operational efficiencies. Modest renovations—such as updated interiors, refreshed common areas, and strategic repositioning—can position the asset competitively against newer nearby product and capture rent premiums.

Asset Snapshot

7

UNITS

886

AVERAGE SF

6,200

RENTABLE SF

\$2,400

MARKET RENT

Local Map



DEAL TEAM CONTACTS

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