

PROPERTY SUMMARY



ADDRESS & PROPERTY TYPE

- 402 Church Ave, Chula Vista
Mixed Use Income Asset (4 Plex Residential Building)
- 286 G St, Chula Vista
Mechanics Garage/Shop



UNIQUE PARCEL LAYOUT

- Two Separately Addressed
- Separately Insured Buildings
- Situated on a Single APN (568-420-07-00)
- Connected Only by an Emergency Exit Staircase



PRICING AND FINANCIAL

- Offered at: \$1,688,888
- Pro Forma Cap Rate: 5.2%

For additional details, rent rolls, income/expense statements, or to schedule a tour, Please contact the listing broker.

PROPERTY HIGHLIGHT



PRIME LOCATION

Situated just off Chula Vista's highly popular and prominent 3rd Avenue business district.



RESIDENTIAL UNIT MIX (402 CHURCH AVE)

- Four total residential units.
- Three (3) 2BR/1BA layouts
- One (1) 2BR/2BA layout—282 G Street



COMMERCIAL UNIT (286 G ST)

- Fully functional
- Separately Addressed Mechanics Garage/Shop
- Situated Behind The Residential Building



SEPARATELY METERED

- All Residential Units and The Mechanics Shop
- Feature Separate Utility Meters



VALUE-ADD OPPORTUNITY

All five units are currently on month-to-month leases, offering immediate upside potential to increase rents to market levels.



OWNER/USER APPEAL

Highly attractive for a mechanic owner/operator who can occupy and run the shop while the four residential units subsidize the mortgage.



REDEVELOPMENT POTENTIAL

Site offers conceptual capacity for up to 10 residential units with commercial space in the rear, and subdivision into 10 legal lots for townhomes (buyer to verify entitlements and feasibility); or 49 Affordable Units +

