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520 GLOVER GAYLORD PACIFIC RESORT CITRUS BAY NEW HOMES PROJECT MARINA SAFE HARBOR SOUTH BAY SCRIPPS MERCY HOSPITAL SUBJECT PROPERTY CHULA VISTA CENTER SUPERIOR COURT SOUTH COUNTY DIVISION

PREMIER LOCATION & DESCRIPTION

4 UNITS



Seize this meticulously maintained **4-plex**, boasting a new roof (installed 2025), and poised to deliver substantial returns of \$120,000 annual gross income potential.

The property features three spacious, updated 2-bedroom, 1-bathroom units and a versatile studio, ensuring strong tenant appeal. Each unit has been thoughtfully refreshed over the last decade, with the latest renovation on Unit B completed last year.

Modern convenience is key, with each unit boasting private patios equipped with washer and dryer hookups.

The detached home offers flexible **parking options** including potential boat or RV parking or space for up to 5 cars plus a 1-car garage, while each of the other three units features 2 parking spots each. Strategically located in a highly sought-after neighborhood, this income-generating asset offers unparalleled access to the vibrant pulse of Downtown Chula Vista and is ideally situated near the transformative \$10 billion Bayfront development promising significant future growth and desirability.

Don't miss this exceptional opportunity

DETAILS

List Price: \$1,699,000 Original Price: \$1,699,000

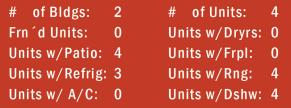
LotSFApx: 8,493

Lot Size: 7,500-10,889 SF LotSzSrc: Assessor Record

	BD	FB	НВ	Act Rnt	Prj Rnt	Deposit	LdryHk	Excl Yd	Occ
U1-A	2	1	0	3,100	3,295	1,300	Υ	Υ	TNNT
U2-B	2	1	0	2,295	2,550	2,368	Υ	Υ	TNNT
U3-C	2	1	0	0	2,750	0	Υ	Υ	VAC
U4-D	0	1	0	1,819	1,950	1,859	Υ	Υ	TNNT

4 UNITS

	ACTUAL	PROJECTED
Annual Gross Scheduled Income	\$86,940.00	\$126,540.00
Annual Expense	\$23,114.00	\$23,114.00
Annual Net Operating Income	\$63,826.00	\$103,426.00
Monthly Gross Scheduled Income	\$7,245	\$10,545
Monthly Expense	\$1,926	\$1,926
Monthly Net Operating Income	\$5,319	\$8,619
Cash on Cash Return	15.03%	24.35%
Gross Return Multiplier	19.54%	13.42%
CAP Rate	3.76%	6.09%
Return on Investment	15.03%	24.35%





THE NEIGHBORHOOD

RESTAURANTS SCHOOLS

Nearly Restaurants: 97

ABOUT THE PRICE

\$ 73

\$\$ 24

\$\$\$ 3

\$\$\$\$ 0

Private Schools: 17

Charter Schools: 15

BEST RATING

Vista Square Elementary School 0.4 miles

Chula Vista Middle School 0.4 miles

Chula Vista High School 0.8 miles

VERY CONVENIENT

GAYLORD 1.4 PACIFIC miles

ATM: < 0.1 miles Medical: 0.1 miles Groceries: 0.1 miles Coffee: 0.2 miles Movie Theater: 0.3 miles 0.3 miles Cleaners: Pharmacy: 0.4 miles Gym: 0.4 miles 0.7 miles Gas:



OUTDOORS

THE POPULAR

San Diego Country Club 1.2 miles
Marina View Park 1.3 miles
Otay Valley Regional Park 2.9 miles
Dog Beach I.B. 4.4 miles

Parks: 24 Golf Courses: 13

Hiking: 2
Dog Parks: 2



INVESTMENT OPPORTUNITY

HIGHLIGHTS & FEATURES

Four Income-Generating Units: The property consists of three updated 2-bedroom, 1-bathroom units and one versatile studio, ensuring broad tenant appeal.

Recent Upgrades: A new roof was installed in 2025, and each unit has been thoughtfully refreshed over the last decade, with the latest renovation on Unit B completed last year.

Tenant-Friendly Amenities: Each unit offers modern convenience with private patios and in-unit washer and dryer hookups.

Flexible Parking: The detached home provides flexible parking options, including potential boat/RV parking or space for up to 5 cars plus a 1-car garage, while the other three units each have 2 parking spots.

Tenant-Responsible Utilities: Water, sewer, and trash are prorated and paid by the tenants, minimizing landlord overhead.



CHULA VISTA BAYFRONT—



The Gaylord Pacific Resort

Part of the Chula Vista Bayfront Master Plan





The Gaylord Pacific Resort & Convention Center, a project in Chula Vista, California, has officially opened. **This \$1.3 billion, 1,600-room resort** is the first Gaylord Hotels property on the West Coast and is part of a larger redevelopment of the Chula Vista Bayfront. It serves as a catalyst for future development and is expected to generate \$475 million for the local economy annually.

520 GLOVER Chula Vista 91910: 1.4 Miles

KEY FEATURES

1,600-room resort: Wide range of accommodations.

Convention Center: Large exhibit hall, meeting rooms and ballrooms.

Bayfront Location: Views of San Diego Bay and the Pacific Ocean.

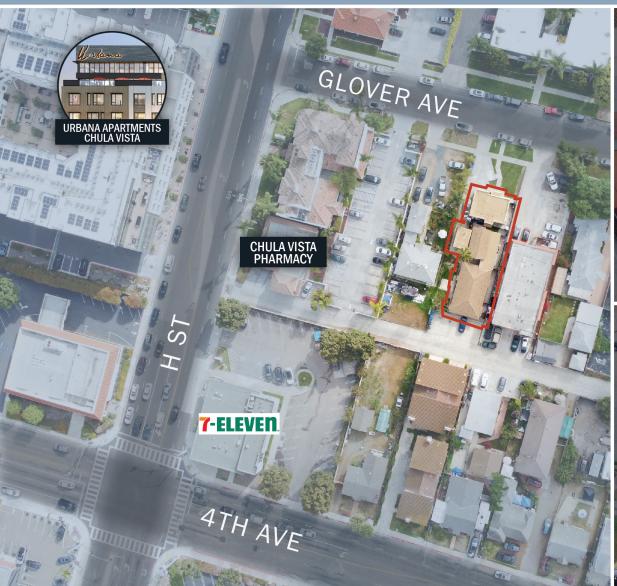
Dining Options: Sports bar, steakhouse, and casual eateries.

Recreational Facilities: Pool with a lazy river, spa.

Water Park: 4.25-acre water park with slides and a wave pool.

Public Amenities: Including public parks, promenades

and bike trails.







520 GLOVER

Chula Vista, CA 9191⊘

