

520 GLOVER

Chula Vista, CA 91910

FOR SALE

4 UNITS



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520 GLOVER

Chula Vista, CA 91910



CITRUS BAY
NEW HOMES PROJECT



CHULA VISTA
CENTER



SCRIPPS MERCY
HOSPITAL



MARINA
SAFE HARBOR
SOUTH BAY



GAYLORD
PACIFIC RESORT



PARKWAY
AQUATIC CENTER



THIRD AVENUE

**SUBJECT
PROPERTY**



THIRD AVENUE

ME

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SAFE HARBOR
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GAYLORD
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CITRUS BAY
NEW HOMES PROJECT



SCRIPPS MERCY
HOSPITAL



**SUBJECT
PROPERTY**

4TH AVE



CHULA VISTA
CENTER



SUPERIOR COURT SOUTH
COUNTY DIVISION

H ST

ME

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

4 UNITS

	ACTUAL	PROJECTED	# of Bldgs:	2	# of Units:	4
Annual Gross Scheduled Income	\$86,940.00	\$126,540.00	Frnt'd Units:	0	Units w/Dryrs:	0
Annual Expense	\$23,114.00	\$23,114.00	Units w/Patio:	4	Units w/Frpl:	0
Annual Net Operating Income	\$63,826.00	\$103,426.00	Units w/Refrig:	3	Units w/Rng:	4
Monthly Gross Scheduled Income	\$7,245	\$10,545	Units w/ A/C:	0	Units w/Dshw:	4
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

Nearly Restaurants: 97

ABOUT THE PRICE

\$ 73
\$\$ 24
\$\$\$ 3
\$\$\$\$ 0

SCHOOLS

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 PACIFIC RESORT:

1.4
miles

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

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 —

**SUBJECT
PROPERTY**



**SWEETWATER
PARK**



**GAYLORD PACIFIC
RESORT &
CONVENTION CENTER**



**SUN OUTDOORS
SAN DIEGO BAY
RV RESORT**



**LIVING COAST
DISCOVERY CENTER**

HARBOR PARK

BUFFER AREA



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.



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