

# INVESTMENT SALE

Storefront Retail & Residential Lofts

## MIXED-USE OPPORTUNITY



# 253-257

3RD AVENUE, CHULA VISTA, CA 91950

### AJ GEORGE

Broker Associate - Investment Sales

D: (858) 598-3589

AJGeorge@PacificCoastCommercial.com

Lic. # 01353648

### MARTIN F. ALFARO

Associate Vice President

D: (858) 598-2890

Martin@PacificCoastCommercial.com

Lic. # 01230078

### OFFICE (619) 469-3600

10721 Treena Street, Suite 200

San Diego, CA 92131

www.PacificCoastCommercial.com

Lic. # 01209930

  
**PACIFIC COAST  
COMMERCIAL**  
SALES • MANAGEMENT • LEASING

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

# Highlights & Amenities



## subject property

253-257 3rd Avenue, Chula Vista, CA 91950  
apn: 581-161-26-00



## property type

Five (5) Tenant Investment  
2-Story Building with a Great Mix of Three (3) Bottom  
Floor Retail Suites and Two (2) Upstairs Residential Lots



## sale price

\$2,195,000  
5.2% Cap Rate



## visibility

60 Feet of Frontage at Intersection of Davidson & 3rd Avenue  
with Plenty of Street Parking



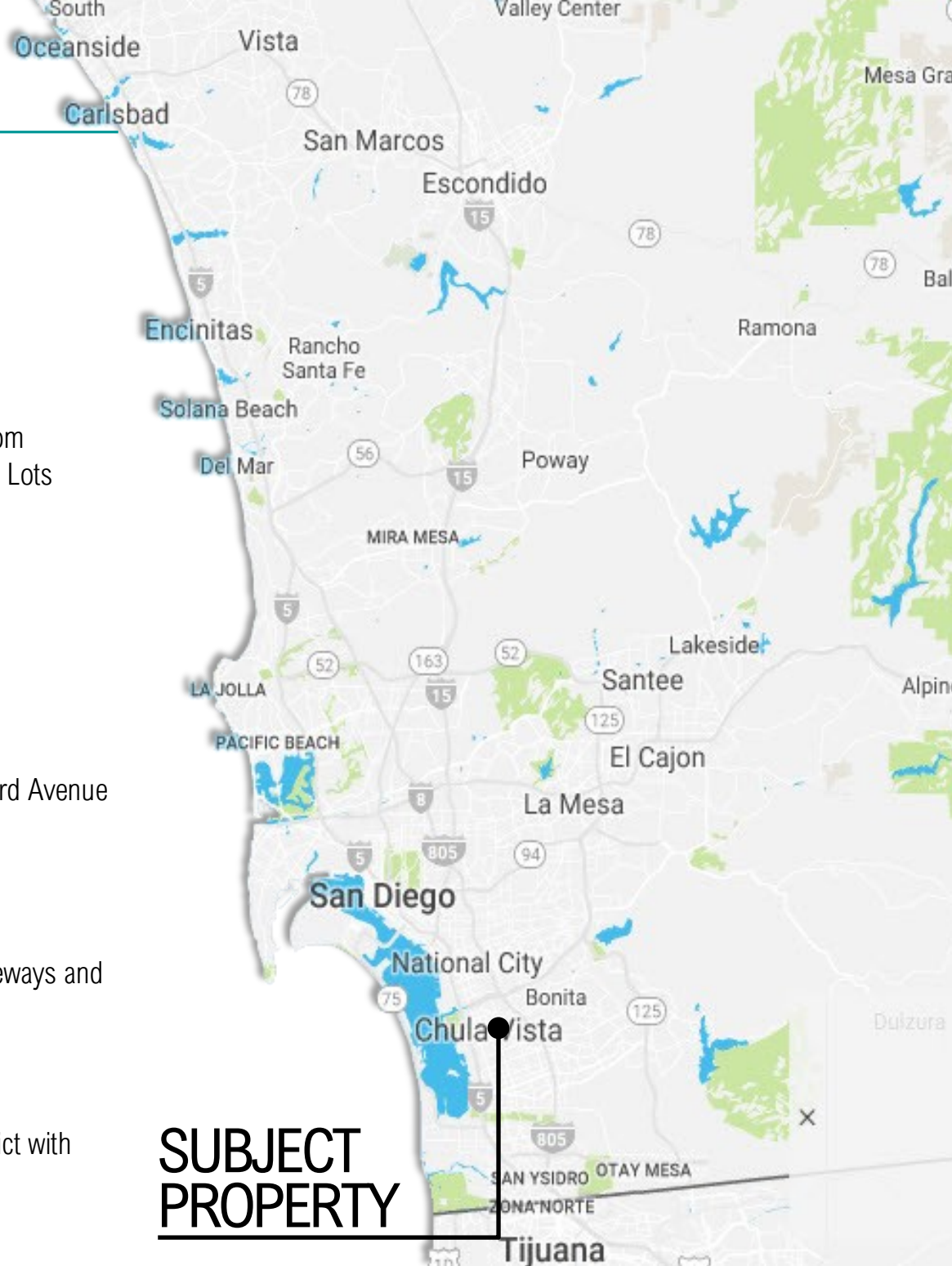
## accessibility

Multiple Access Points to I-5, I-805 & Hwy 54 Freeways and  
Public Transportation



## location

Located in the Heart of Chula Vista Downtown District with  
Major Improvements



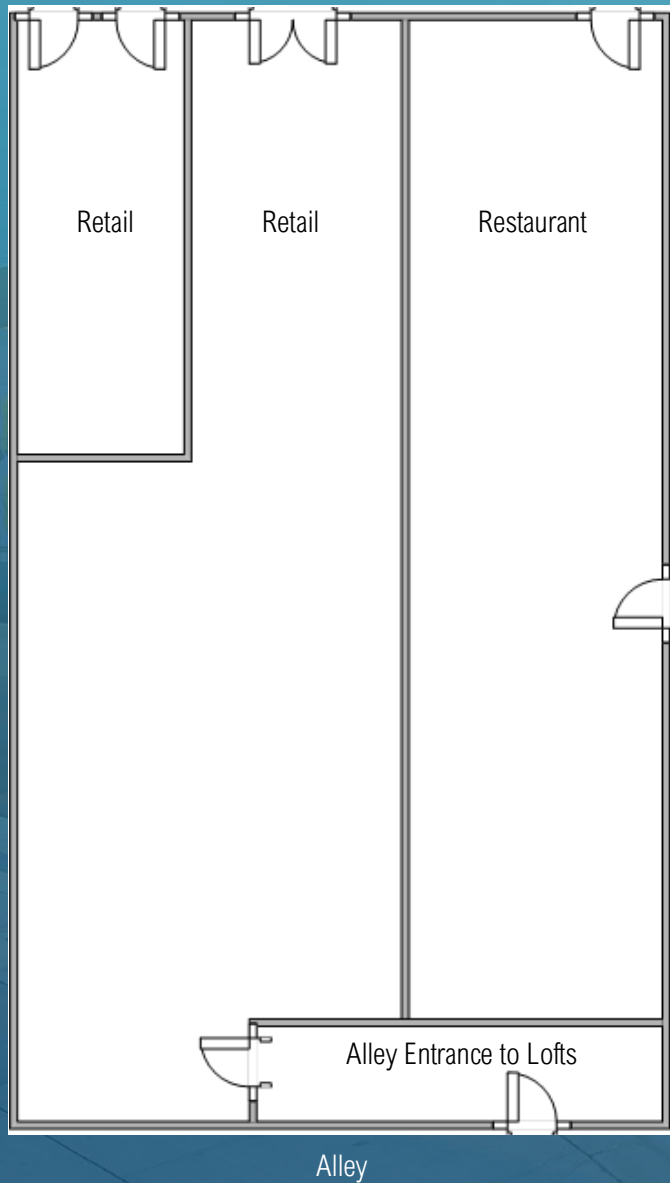
**SUBJECT  
PROPERTY**

# Floor Plans

253 - 257 3rd Avenue

## Storefront Retail

3rd Avenue



## Residential Lofts



floor plan not to scale; for reference purposes only.

# Retail Photos



# Residential Loft Photos



# Surrounding Amenities



# Chula Vista | Market Snapshot



453,101  
full time population



460,564  
population growth  
(2025)



\$77,409  
avg. hh income



12,107  
total businesses



153,890  
total employees



\$450,635  
median  
home value



15,910  
traffic count  
(3rd Ave & Davidson St)

Chula Vista is located just 7.5 miles from downtown San Diego and 7.5 miles from the Mexican border. The city is at the center of one of the richest economic and culturally diverse zones in the United States. 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. Tourism serves as an economic engine for Chula Vista. The city has numerous dining, shopping, and cinema experiences.

\* demographics source: costar, based upon a 5 mile

## contact information

### AJ GEORGE

Broker Associate - Investment Sales

D: (858) 598-3589

AJGeorge@PacificCoastCommercial.com

Lic. # 01353648

### MARTIN F. ALFARO

Associate Vice President

D: (858) 598-2890

Martin@PacificCoastCommercial.com

Lic. # 01230078

  
**PACIFIC COAST  
COMMERCIAL**  
SALES • MANAGEMENT • LEASING

  
**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

**TEL (619) 469-3600**

10721 Trenea Street, Suite 200, San Diego, CA 92131

[www.PacificCoastCommercial.com](http://www.PacificCoastCommercial.com)

Lic. # 01209930

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning and use should be verified prior to purchase or lease.

# INVESTMENT SALE

## Storefront Retail & Residential Lofts

