

DEVELOPMENT OPPORTUNITY

.56 ACRES OF VACANT COMMERCIAL LAND

280 Bonita Glen Drive
Chula Vista, CA 91910



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The Opportunity

280 Bonita Glen Drive, Chula Vista, CA 91910

Lot Size:	Approximate .56 Acre (24,393 SF) Commercial Land
APN #:	570-140-47-00
Asking Price:	Contact Agent For Pricing
Zoning:	Zoned CCP
Location:	The project site is located in an unincorporated area within the Bonita Glen Specific Plan (click to view). The Specific Plan allows for a lot coverage of up to 40%.

Development Opportunity

Bonita Glen Specific Plan guidelines allows for Commercial, Mixed-Use, or Multi-Residential Development with no CUP requirement. Multi-Residential Development utilizing R-3 zoning has potential for (18) Studio/1 Bedroom units or up to (15.3) 4 Bedroom units. Affordable Housing Bonus also available.

Disclaimer: 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 should be verified during due diligence and prior to completing a transaction.



Adjacent Project BONITA GLEN DEVELOPMENT

150 Bonita Road, Chula Vista, CA 91910
4.92 Acres (214,315 SF)

Development includes:
(6) 3-story buildings, (1) 4-story building
BONITA GLEN ([click to view project](#))

Westfield Bonita Plaza

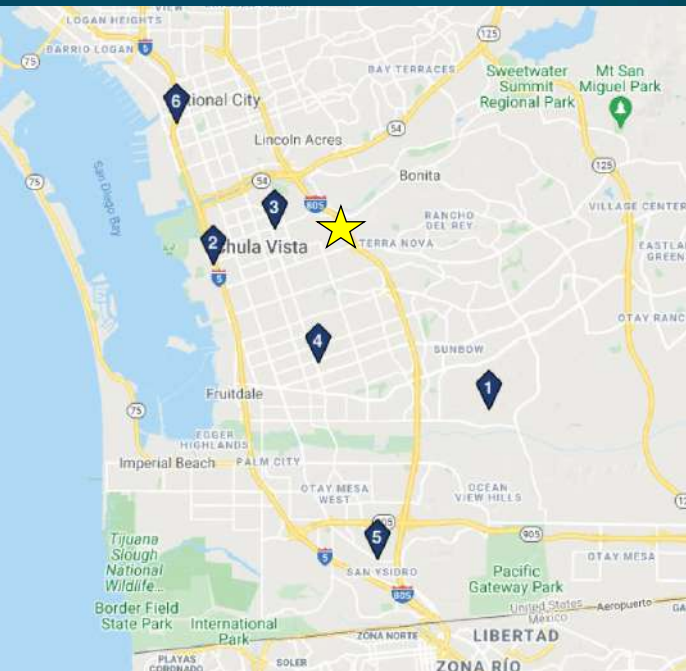


Denny's



280
Bonita Glen Drive

Sale Comparables



SUBJECT PROPERTY

1

2



Property Address

★ 280 Bonita Glen Drive
Chula Vista, CA 91910

1851 Nirvana Ave
Chula Vista, CA 91911

360 Bay Blvd
Chula Vista, CA 91910

Sale Status

Available on Market

SOLD

SOLD

Sale Price

Undisclosed

\$2,150,000 (\$36/SF)

\$2,773,000 (\$32/SF)

Sale Date

—

1/6/2022

9/28/2021

Land Area

.56 AC (24,393 SF)

1.34 AC (58,370 SF)

1.98 AC (86,249 SF)

APN

570-140-47-00

644-181-01

567-022-28;31;33

3

4

5

6



Property Address

230 Church Ave
Chula Vista, CA 91910

1277-1283 3 Rd
Chula Vista, CA 91911

317 Cottonwood Rd
San Ysidro, CA 92173

0 Civic Center Dr
National City, CA 91950

Sale Status

SOLD

SOLD

SOLD

SOLD

Sale Price

\$775,000 (\$63/SF)

\$1,600,000 (\$29/SF)

\$800,000 (\$37/SF)

\$1,100,000 (\$48/SF)

Sale Date

3/19/2021

1/20/2022

1/28/2021

12/15/2020

Land Area

0.28 AC (12,197 SF)

1.24 AC (54,014 SF)

0.49 AC (21,384 SF)

0.52 AC (22,651 SF)

APN

568-161-25

619-222-56

638-100-05

559-032-19

Sales Attributes

	Low	Average	Median	High
Sale Price	\$775,000	\$1,533,000	\$1,350,000	\$2,773,000
Price Per SF	\$30	\$41	\$37	\$64
Cap Rate	-	-	-	-
Time Since Sale in Months	0.9	7.4	7.8	14.1

Demographics

Population	5 Mile	10 Mile
2021 Total Population	473,927	1,198,246
Pop Growth 2021-2026	0.1%	0.2%
Average Age	34.2	35.1
Households		
2021 Total Households	136,782	401,454
HH Growth 2021-2026	0.2%	0.2%
Avg Household Income	\$89,092	\$92,470
Median Household Inc	\$70,675	\$71,185
Avg Household Size	3.3	2.9
Housing		
Median Housing Value	\$479,878	\$551,998
Median Year Built	1975	1973



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