



CHURCH & DAVIDSON

A DEVELOPMENT
OPPORTUNITY
IN CHULA VISTA, CA



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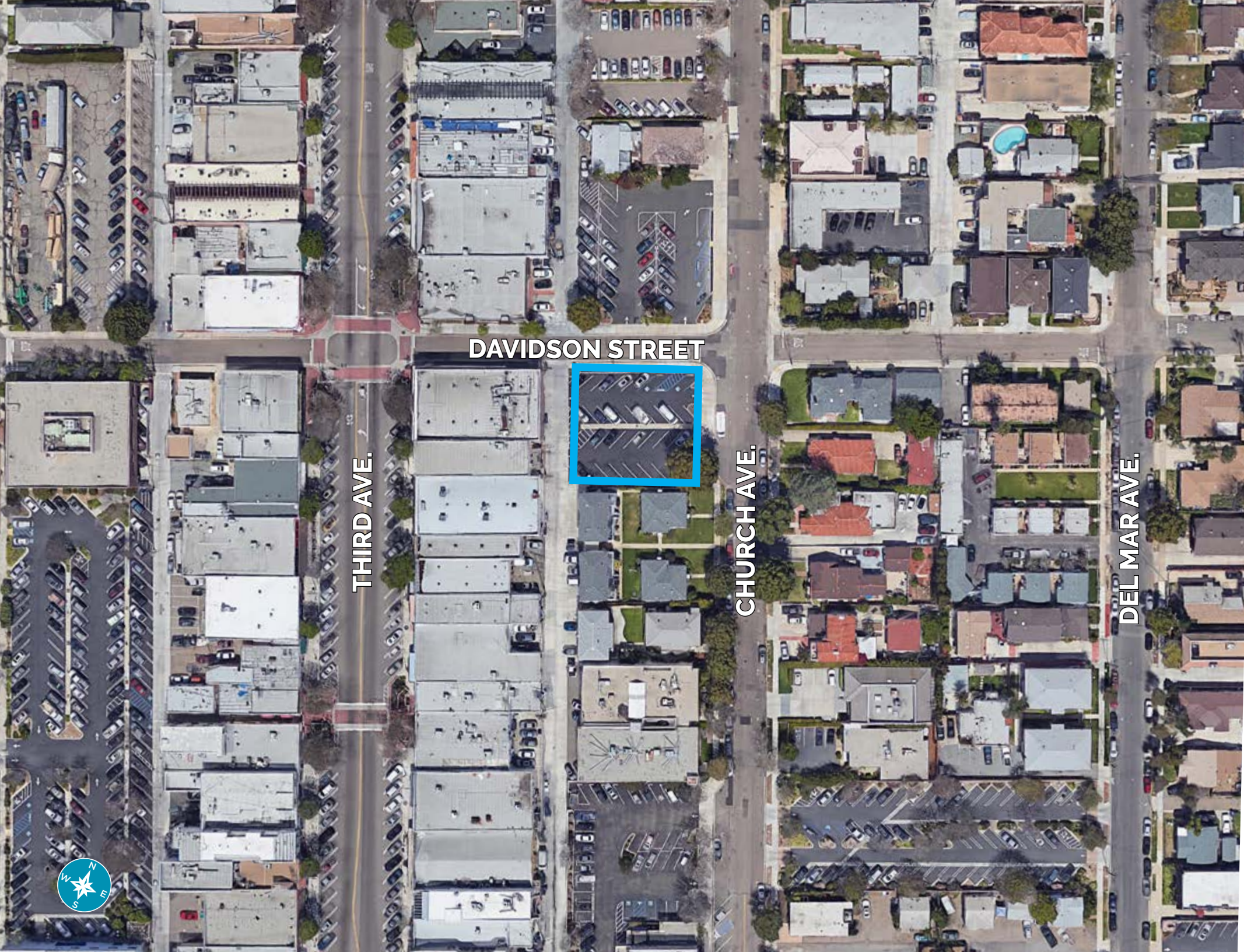
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EXECUTIVE SUMMARY

Church and Davidson is located in the heart of Chula Vista's Downtown Village. Just a few blocks to the Third Ave. Village, with shops, restaurants, parks, and transit, you have the southern California lifestyle and charm of Chula Vista whenever you would like. The property currently serves as a parking lot, but zoned for various types of development including detached single family, attached townhomes, or multi-family apartments.

INVESTMENT HIGHLIGHTS

- Urban Core: East Village Plan
- Walking distance to the restaurants, retail shops and public transit
- Prime Downtown Village location for multiple potential uses
- Low parking requirement, potential to purchase off-site stalls
- Variety of density permitted

PROPERTY OVERVIEW

LOCATION:

SWC of Church Ave. & Davidson St.
Chula Vista, CA 91910

ASKING PRICE:

\$1,600,000

APN:

568-161-25

LAND AREA:

Approximately 12,175 SF/ 0.28 Acres

ZONING:

Urban Core District - V1

HEIGHT LIMIT:

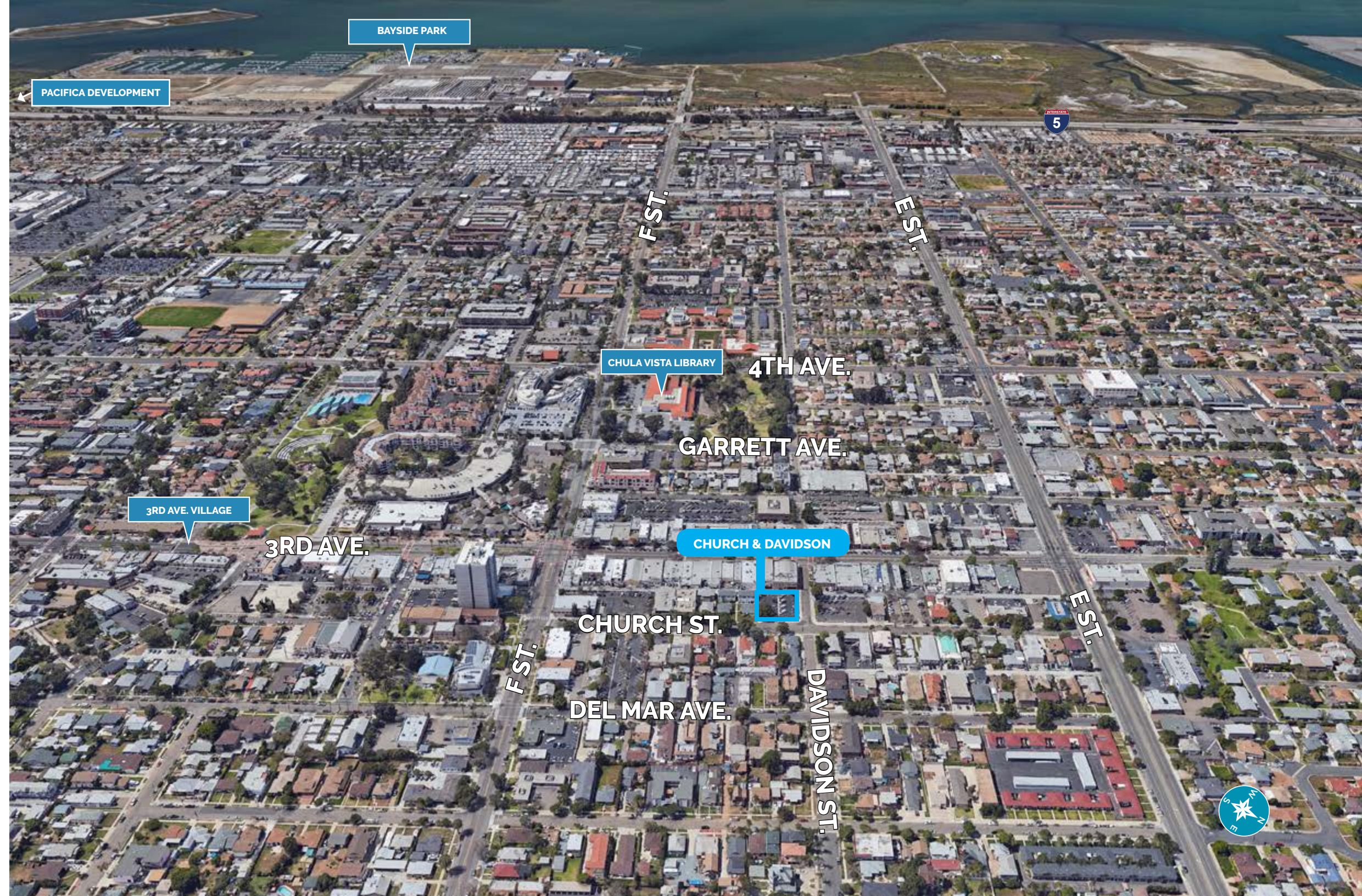
45' Max

F.A.R.:

2.0 Max

TITLE REPORT FROM FIDELITY NATIONAL TITLE:

[Church and Davidson Title Report](#)



ZONING INFORMATION

Urban Core V-1

V-1 East Village

Primary land uses: Residential; Commercial Services; Office

Urban Regulations

- Floor Area Ratio:**
Max: 2.0
- Building Height:**
Min: 18' Max: 45'
- Building Stepback:**
Not mandatory
- Street Wall Frontage:** 50% Min
- Setbacks:**
Street Min: 0' Street Max: N/A
- Open Space Requirement:** 200 sf/du

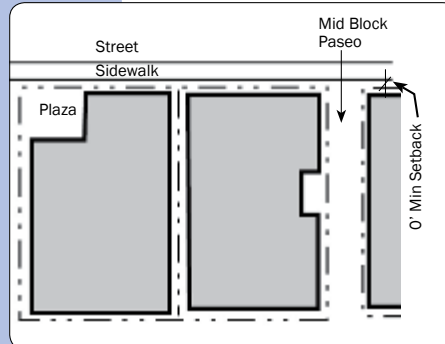
Parking Regulations

- Parking Locations:**
Behind /Subterranean/Tuck Under
- Residential Parking:**
Min: 1.5 space/du
Guest: 1 space/10 du
On-site Min: 50%
- Non-Residential Parking:**
Min: 2 spaces/1,000 sf
On-site: None

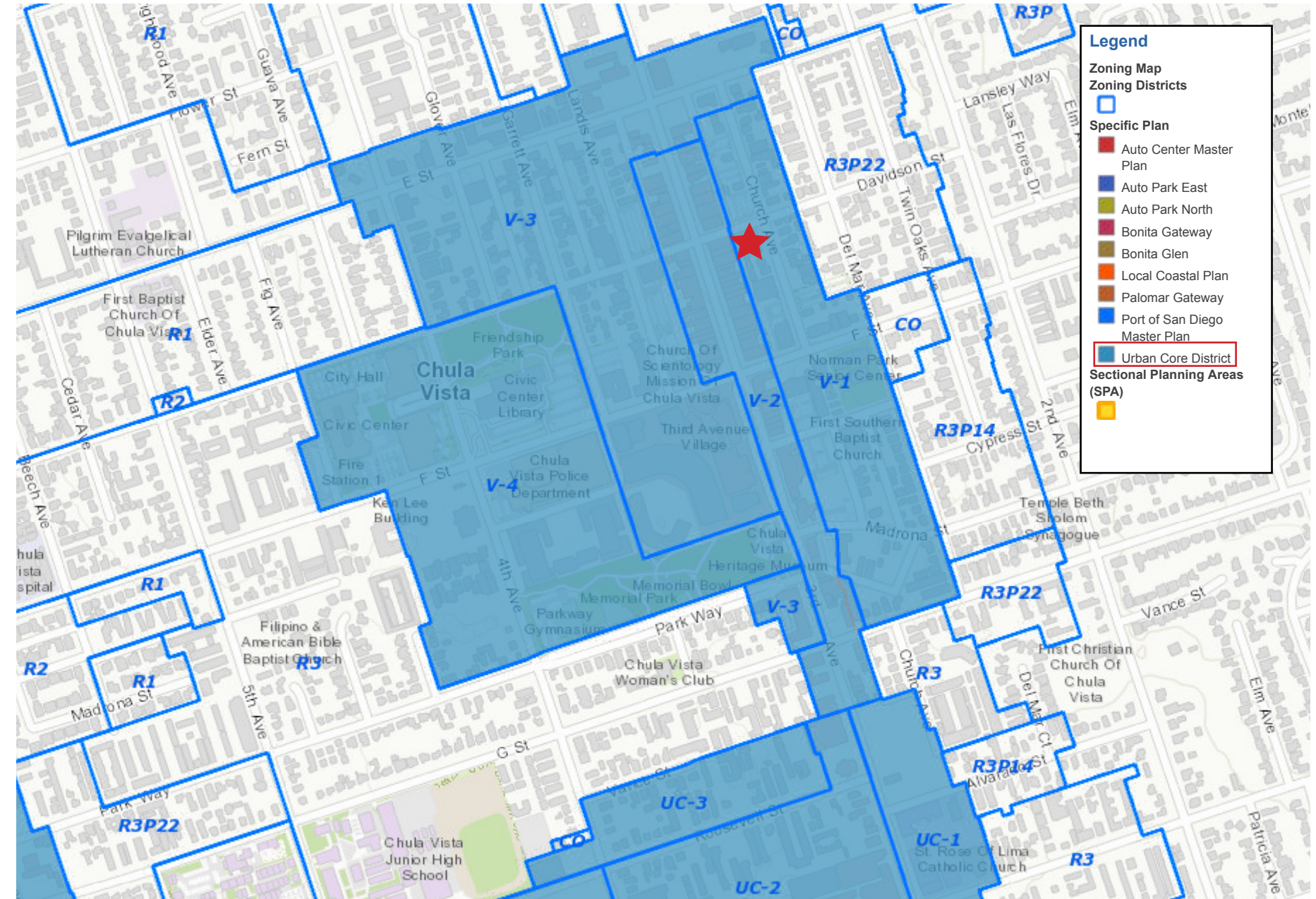
Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.



Section View Fig. 6.8



Plan View Fig. 6.9



PROJECT OPTIONS

PROJECT INFORMATION

DEVELOPMENT SUMMARY:

Address: 262 Church Ave, Chula Vista CA
 Zone: V-1 East Village

URBAN REGULATIONS

Permitted Land Use (Residential):

- Apartments
- Boarding houses or lodging houses
- Dwellings; townhouse
- Dwellings; multiple
- Live/Work; may require CUP (conditional use permit)

Permitted Land Use: Professional Office

Permitted Land Use: Commercial Service

- Cobbler
- Day Spa
- Electronics Repairs
- Mani/Pedi Shop
- Photography Studio
- Tailor Shop

Floor Area Ratio: Max 2.0

Building Height: Min. 18', Max 45'

Building Stepback: Not Mandatory

Setbacks: Street Min: 0', Stree Max: N/A

Open Space Requirement: 200 SF/DU

PARKING REGULATIONS

Parking Locations: Behind/Subterranean/Tuck Under

Residential Parking: Min. 1.5 spce/DU, Guest: 1 space/10 DU,

On-Site Min: 50%

Non-Residential Parking: Min. 2 spaces/1,000 SF, On-site

Min: None

SITE SUMMARY

Size: 100'x100', 10,000 SF

Max Buildable Area: Far 2.0 = 20,000 SF



DATE: 6.8.17

SCHEME 1
 CHURCH AND DAVIDSON, CHULA VISTA, CA



640 W BEECH ST, STE 4
 SAN DIEGO | CA | 92103
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SCHEME 1 SUMMARY

TOTAL # OF UNITS: 30
UNIT MIX: (6) 2 BED 24%
 (14) 1 BED 46%
 (10) STUDIOS 30%

CITY CODE ADJUSTMENT(S): 1 STALL PER UNIT

PARKING STALLS PROVIDED: 31 MECHANICAL STALLS
 1 SURFACE ADA STALL
 3 VISITOR SURFACE STALLS
 34 TOTAL

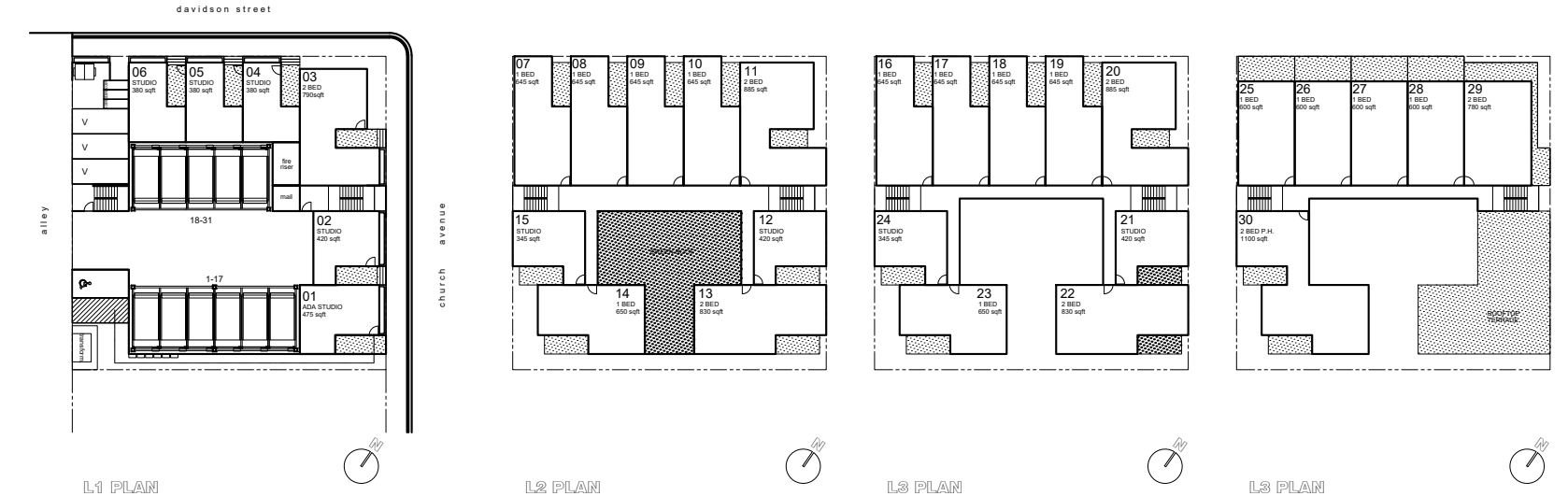
OF STORIES: 4

BUILDING SF:	GROUND:	GARAGE:	3,933 SF
		ACCESSORY:	970 SF
		UNITS - COND.:	1,922 SF
		UNITS - UNCOND.:	1,116 SF
TOTAL:			7,941 SF
	1ST+2ND FL:	UNITS - COND.:	5,675 SF
		UNITS - UNCOND.:	745 SF
		ACCESSORY:	975 SF
		GREEN ROOF:	1,425 SF
TOTAL:			8,820 SF
	3RD FL:	UNITS - COND.:	4,210 SF
		UNITS - UNCOND.:	1,000 SF
		ACCESSORY:	571 SF
		ROOFTOP PATIO:	1,471 SF
TOTAL:			7,252 SF
GROSS CONDITIONED:			17,481 SF
GROSS UNCONDITIONED:			15,352 SF

OPEN SPACE REQUIRED: 6,000 SF
OPEN SPACE PROVIDED: BALCONIES: 3,606 SF
 GREEN ROOF: 1,425 SF
 ROOFTOP PATIO: 1,471 SF
 6,500 SF

FAR CALCULATION: 2.0 ALLOWED 20,000 SF

GROUND: 1,922 SF
1ST + 2ND: 11,350 SF
3RD: 4,210 SF
17,482 SF



SCALE: 1/32"=1'-0"

SCHEME 1
 30 RENTAL UNITS



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PROJECT INFORMATION

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Floor Area Ratio: Max 2.0

Building Height: Min. 18', Max 45'

Building Stepback: Not Mandatory

Setbacks: Street Min: 0', Stree Max: N/A

Open Space Requirement: 200 SF/DU

PARKING REGULATIONS

Parking Locations: Behind/Subterranean/Tuck Under

Residential Parking: Min. 1.5 spce/DU, Guest: 1 space/10 DU, On-Site Min: 50%

Non-Residential Parking: Min. 2 spaces/1,000 SF, On-site Min: None

SITE SUMMARY

Size: 100'x100', 10,000 SF

Max Buildable Area: Far 2.0 = 20,000 SF



OPTION 1 SUMMARY

TOTAL # OF UNITS: 14 MIX STUDIO/1BED/2BED
 PARKING STALLS REQUIRED: 22 SURFACE STALLS
 OPEN SPACE REQUIRED: 2,800 SF
 # OF STORIES: 3
 TOTAL GROSS SF: 19,738 SF

Option 1 includes 14 for rent units ranging from studios to 2/3 beds, with 200 SF private balconies/porches to achieve the 200 SF per dwelling unit minimum open space requirement.

CITY CODE ADJUSTMENT: LESS 1 VISITOR PARKING STALL

GROSS CONDITIONED SF: 16,467 SF
 GROSS UNCONDITIONED SF: 9,632 SF
 ESTIMATED HARD COST: \$142/SF
 ESTIMATED DESIGN FEE: 8%

UNIT MATRIX (SF NOT INCLUDING PRIVATE BALCONIES):

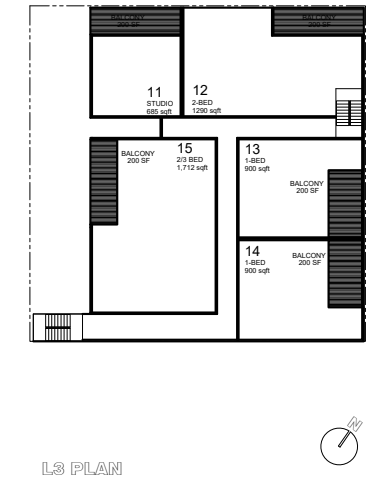
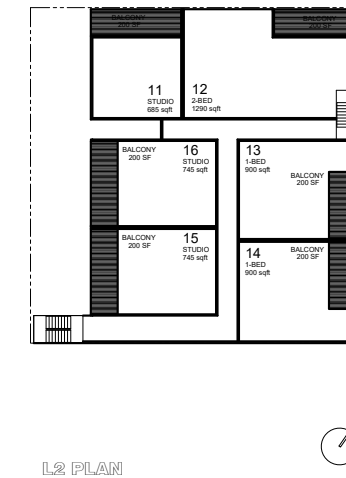
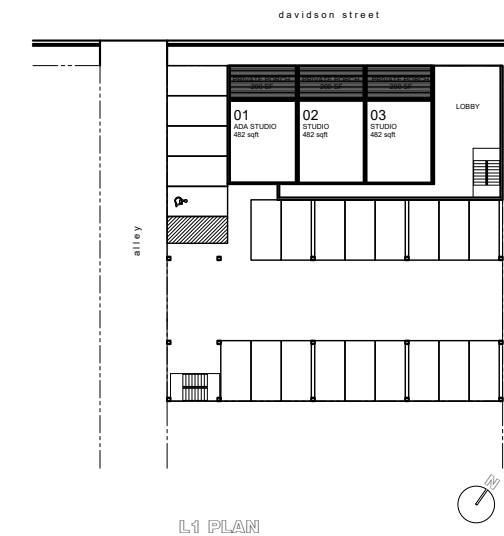
STUDIO: (3) 482 SF
 (2) 685 SF
 (2) 745 SF
 1 BED: (4) 900 SF
 2 BED: (2) 1290 SF
 3 BED: (1) 1712 SF

PRO'S

- AMPLE SF PER UNIT
- MIXED UNIT TYPES
- SURFACE PARKING - NO MECHANICAL STRUCTURE

CON'S

- COSTLY CONCRETE PODIUM OVER PARKING
- OVERSIZED BALCONIES (200 SF)



SCALE: 1/32"=1'-0"

OPTION 1 14 RENTAL UNITS

DATE: 10.24.16

FEASIBILITY STUDY
CHURCH AND DAVIDSON, CHULA VISTA, CA



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OPTION 2 SUMMARY

TOTAL # OF UNITS: 31 RENTAL UNITS (STUDIOS)
PARKING STALLS REQUIRED: 47 STALLS (41 ON SITE)
OPEN SPACE REQUIRED: 6,200 SF
OF STORIES: 4
GROSS BUILDING AREA: 19,946 SF

Option 2 utilizes mechanical parking to max out the amount of feasible units on the site. The open space requirement is accomplished by placing a large private/public space on the ground floor that could be utilized as rental space for venues.

CITY CODE ADJUSTMENT: NO GUEST PARKING

GROSS CONDITIONED SF: 17,009 SF
GROSS UNCONDITIONED SF: 12,032 SF
ESTIMATED HARD COST: \$146/SF
ESTIMATED DESIGN FEE: 8%

UNIT MATRIX (SF NOT INCLUDING PRIVATE BALCONIES):

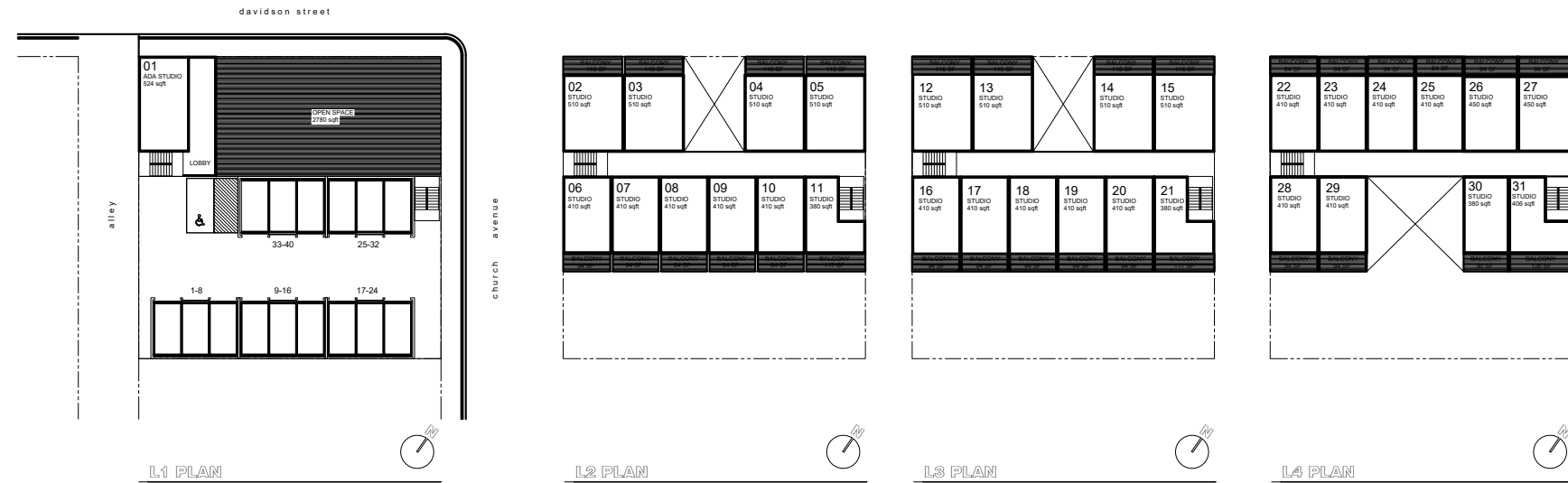
STUDIO: (1) 620 SF
 (8) 510 SF
 (12) 410 SF
 (2) 380 SF
 1 BED: (2) 815 SF
 (1) 865 SF
 (1) 780 SF

PRO'S

- MAX UNIT COUNT FOR PROPERTY
- RENTAL SPACE FOR VENUES ON GROUND FLOOR
- PRIVATE BALCONIES ALL MOST UNITS

CON'S

- ALL STUDIO UNITS
- SMALL UNIT SIZE
- EXPENSIVE MECHANICAL PARKING



SCALE: 1/32"=1'-0"

OPTION 2
 31 RENTAL UNITS



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OPTION 3 SUMMARY

TOTAL # OF UNITS: 20 RENTAL UNITS
PARKING STALLS REQUIRED: 32 STALLS - *14 OFF SITE
OPEN SPACE REQUIRED: 4,000
GROSS BUILDING AREA: 19,950 SF

Option 3 provides 20 rental units ranging from studios to 2-bed. This option requires the purchase of off-site parking stalls from the city of Chula Vista - which may be a good option when looking to maximize value on the site.

CITY CODE ADJUSTMENT: NONE REQUIRED

GROSS CONDITIONED SF: 16,055 SF
GROSS UNCONDITIONED SF: 10,324 SF
ESTIMATED HARD COST: \$140/SF
ESTIMATED DESIGN FEE: 8%

UNIT MATRIX (SF NOT INCLUDING PRIVATE BALCONIES):

STUDIO: (9) 692 SF
 (1) 604 SF
 (4) 715 SF
 1 BED: (2) 840 SF
 (2) 924 SF
 2 BED: (1) 1100 SF
 (1) 1184 SF

PRO'S

- UTILIZE OFF SITE PARKING TO GET MORE UNITS
- AMPLE SF PER UNIT
- MIXED UNIT TYPES

CON'S

- EXPENSIVE PODIUM OVER PARKING
- OVERSIZED BALCONIES (200 SF)



SCALE: 1/32"=1'-0"

OPTION 3
 20 RENTAL UNITS



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OPTION 4 SUMMARY

TOTAL # OF UNITS: 10 TOWNHOMES
PARKING STALLS REQUIRED: 15 PRIVATE STALLS
OPEN SPACE REQUIRED: 2,000 SF
OF STORIES: 4
GROSS BUILDING AREA: 19,950 SF

Option 4 features 10 for-sale 4-story townhomes. Parking is in a private garage at the ground floor, with 2 levels of living above and a rooftop terrace.

CITY CODE ADJUSTMENT: NO ADA VAN PARKING

GROSS CONDITIONED SF: 17,202 SF
GROSS UNCONDITIONED SF: 5,890 SF
ESTIMATED HARD COST: \$158/SF
ESTIMATED DESIGN FEE: 8%

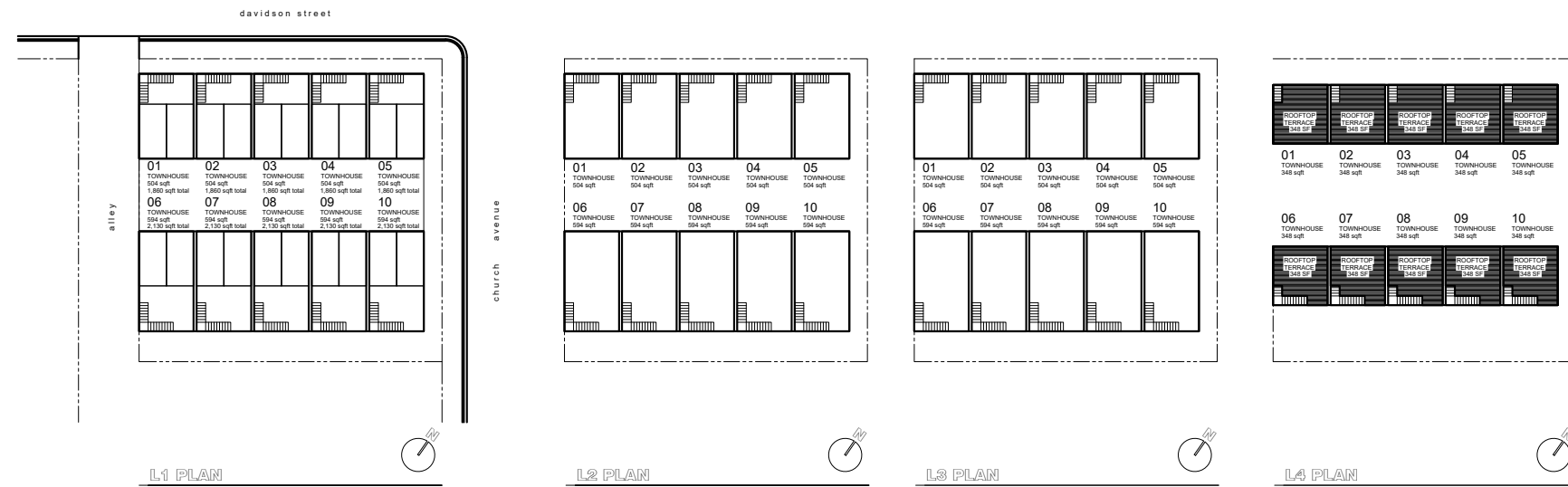
UNIT MATRIX (SF NOT INCLUDING PRIVATE TERRACES):
 TOWNHOUSE: (5) 1,860 SF
 TOWNHOUSE: (5) 2,130 SF

PRO'S

- PRIVATE COVERED PARKING
- PRIVATE ROOFTOP TERRACES
- ADEQUATELY SIZED TOWN-HOUSES

CON'S

- MORE EXPENSIVE UP FRONT CONSTRUCTION COST
- SMALL AMOUNT OF SPACE FOR PRIVATE YARDS



SCALE: 1/32"=1'-0"

OPTION 4 10 TOWN HOMES



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OPTION 5 SUMMARY

TOTAL # OF UNITS: 12 TOWNHOMES
PARKING STALLS REQUIRED: 16 PRIVATE STALLS
OPEN SPACE REQUIRED: 2,400 SF
OF STORIES: 4
GROSS BUILDING AREA: 19,500 SF

Option 5 features 12 for-sale 4-story townhomes. Parking is in a private garage at the ground floor, with 2 levels of living above and a rooftop terrace.

GROSS CONDITIONED SF: 19,500 SF
GROSS UNCONDITIONED SF: 9,916 SF
ESTIMATED HARD COST: \$153/SF
ESTIMATED DESIGN FEE: 8%

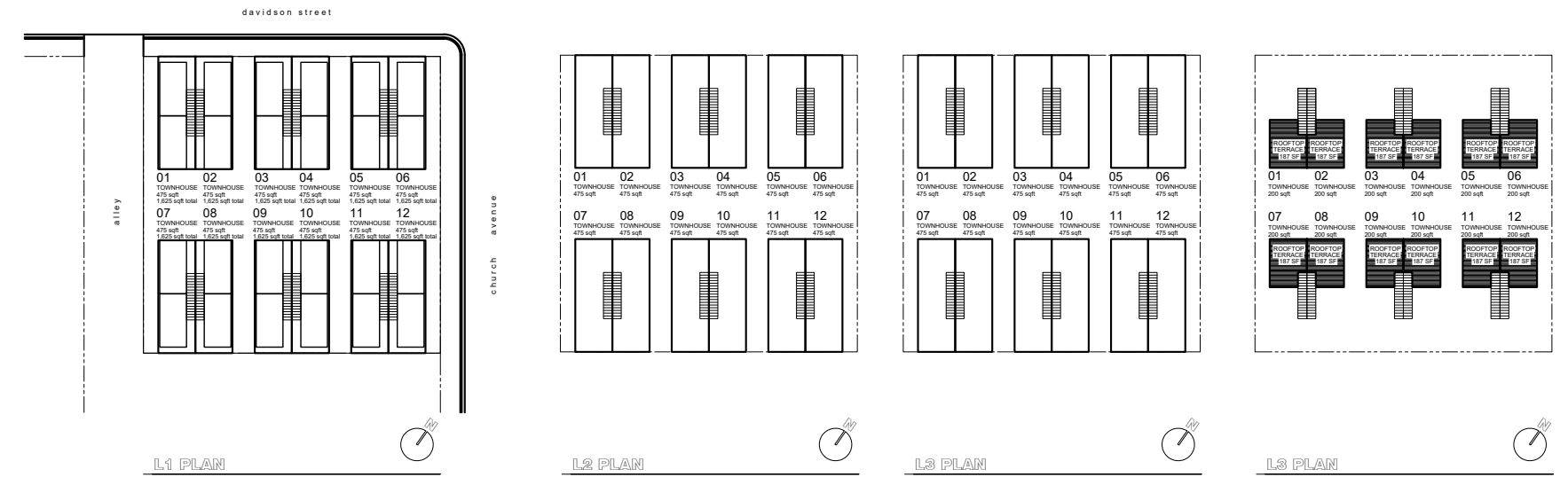
UNIT MATRIX (SF NOT INCLUDING PRIVATE TERRACES):
 TOWNHOUSE: (10) 1,625 SF

PRO'S

- PRIVATE COVERED PARKING
- PRIVATE ROOFTOP TERRACES
- MAX # OF TOWNHOMES FOR SITE

CON'S

- MORE EXPENSIVE UP FRONT CONSTRUCTION COST
- SMALL AMOUNT OF SPACE FOR PRIVATE YARDS
- SMALLER TOWNHOUSE SIZES



SCALE: 1/32"=1'-0"

OPTION 5 12 TOWN HOMES



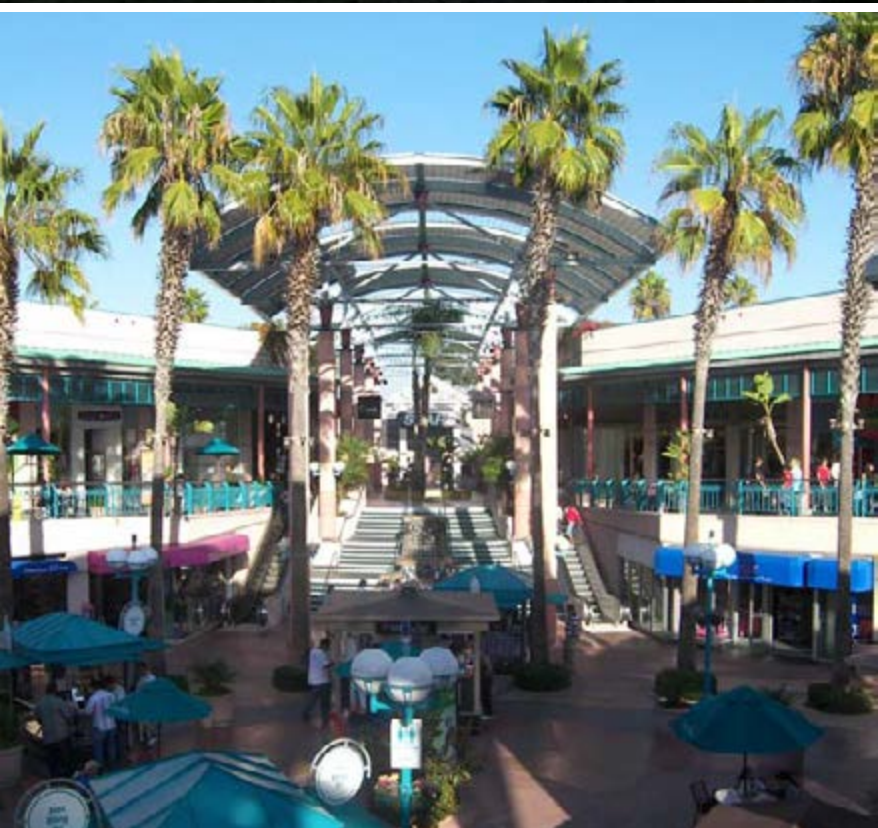
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RENTAL COMPARABLES











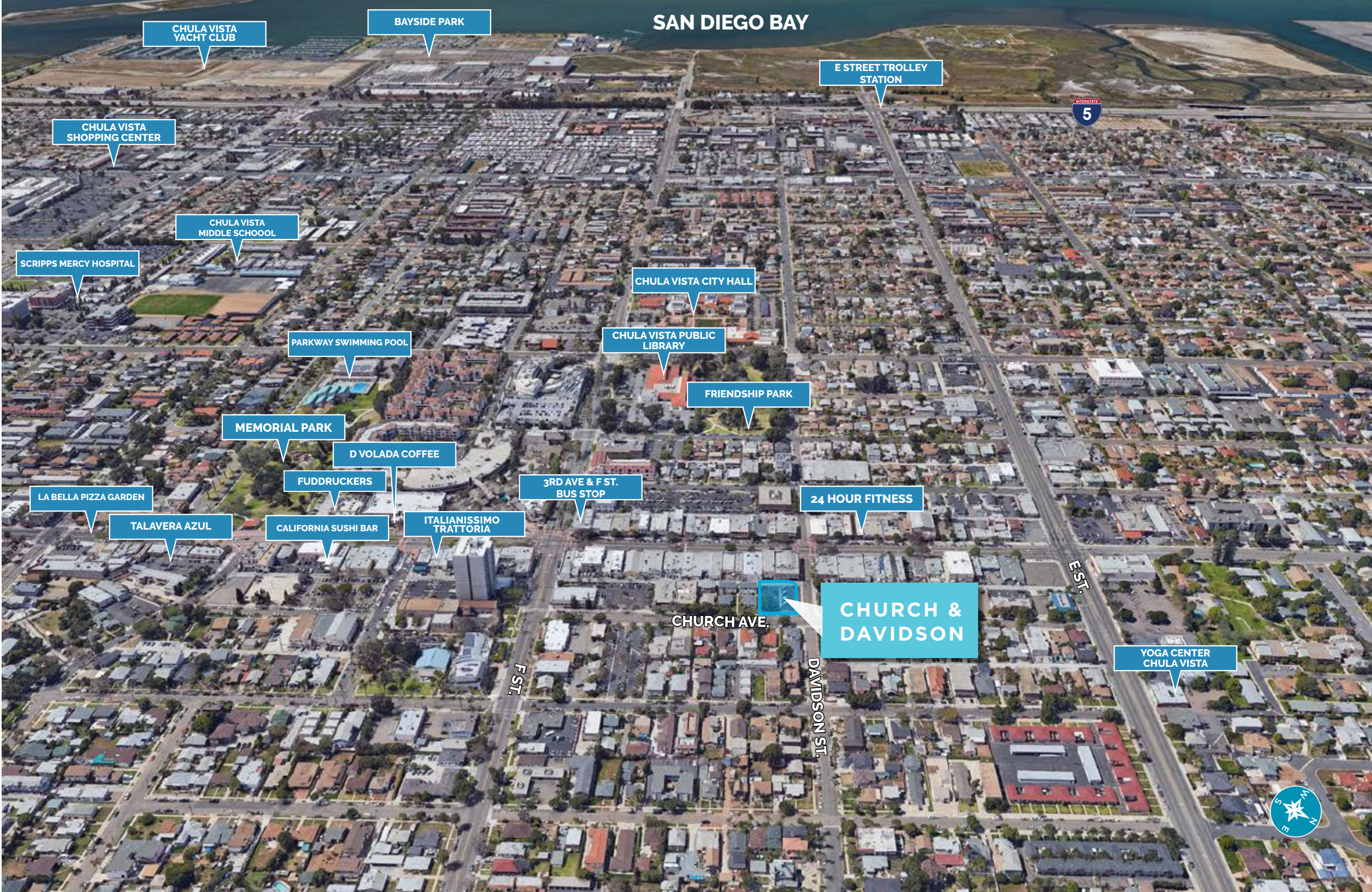
TOWNHOME SALE COMPARABLES Q1 2017





LOCAL AMENITIES

TRAVEL	ATTRACTIONS	SHOPPING	SCHOOLS
 <p>0.1 miles Bus Stop on 3rd St. and F St.</p>	 <p>2.7 miles Bayside Park</p>	 <p>3 Blocks 3rd Ave. Downtown Chula Vista</p>	 <p>2.0 miles Magnolia Elementary School</p>
 <p>2.8 miles E Street Station</p>	 <p>3 minutes Chula Vista Library</p>	 <p>0.3 miles City Market</p>	 <p>1.0 miles Chula Vista Middle School</p>
 <p>21 minutes San Diego International Airport (SAN)</p>	 <p>8 minutes Chula Vista Country Club</p>	 <p>7 minutes Chula Vista Center</p>	 <p>2 miles Chula Vista High School</p>



DEMOGRAPHICS

5 Mile Radius

POPULATION

462,409

MEDIAN AGE

33.0

AVERAGE HOUSEHOLD INCOME

\$70,373

Summary	Census 2010	2017	2022
Population	436,341	462,409	481,066
Households	125,038	131,407	136,394
Families	98,447	103,428	107,336
Average Household Size	3.36	3.39	3.41
Owner Occupied Housing Units	62,266	63,152	65,033
Renter Occupied Housing Units	62,772	68,255	71,361
Median Age	32.2	33.0	34.3
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	0.79%	0.84%	0.83%
Households	0.75%	0.77%	0.79%
Families	0.74%	0.77%	0.71%
Owner HHs	0.59%	0.67%	0.72%
Median Household Income	1.31%	2.66%	2.12%

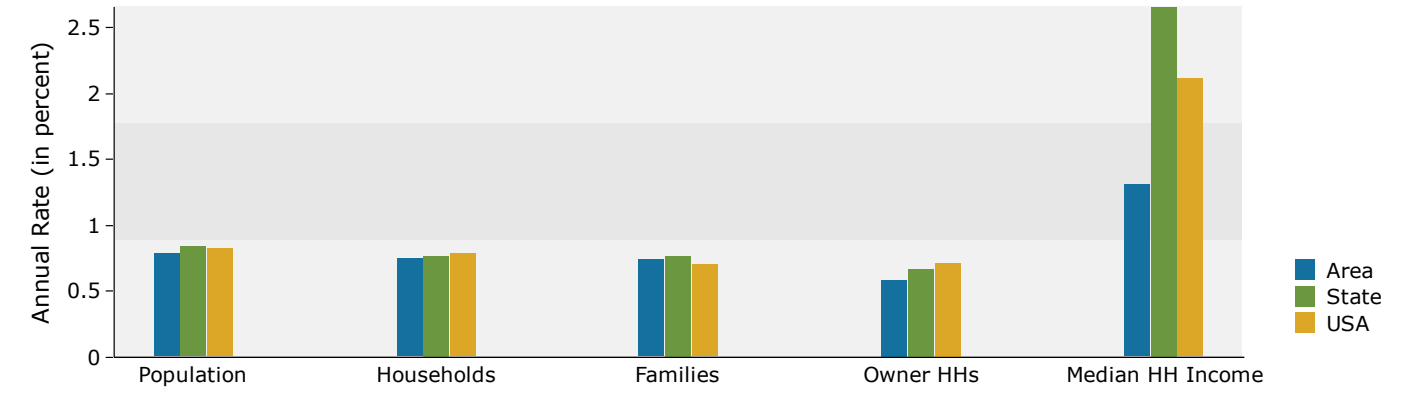
Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	15,637	11.9%	16,441	12.1%
\$15,000 - \$24,999	14,607	11.1%	14,602	10.7%
\$25,000 - \$34,999	13,747	10.5%	13,240	9.7%
\$35,000 - \$49,999	18,653	14.2%	17,224	12.6%
\$50,000 - \$74,999	23,747	18.1%	22,074	16.2%
\$75,000 - \$99,999	16,629	12.7%	18,383	13.5%
\$100,000 - \$149,999	16,626	12.7%	19,397	14.2%
\$150,000 - \$199,999	7,195	5.5%	9,057	6.6%
\$200,000+	4,565	3.5%	5,976	4.4%
Median Household Income	\$52,226		\$55,739	
Average Household Income	\$70,373		\$79,397	
Per Capita Income	\$21,145		\$23,623	

Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	30,615	7.0%	31,384	6.8%	32,974	6.9%
5 - 9	30,640	7.0%	30,895	6.7%	30,857	6.4%
10 - 14	33,401	7.7%	31,794	6.9%	31,867	6.6%
15 - 19	37,674	8.6%	33,620	7.3%	32,014	6.7%
20 - 24	40,724	9.3%	43,140	9.3%	39,766	8.3%
25 - 34	60,634	13.9%	73,652	15.9%	78,440	16.3%
35 - 44	56,723	13.0%	56,356	12.2%	64,115	13.3%
45 - 54	56,967	13.1%	54,482	11.8%	52,907	11.0%
55 - 64	41,921	9.6%	49,660	10.7%	51,362	10.7%
65 - 74	24,281	5.6%	32,581	7.0%	38,527	8.0%
75 - 84	16,431	3.8%	17,401	3.8%	20,342	4.2%
85+	6,330	1.5%	7,446	1.6%	7,896	1.6%

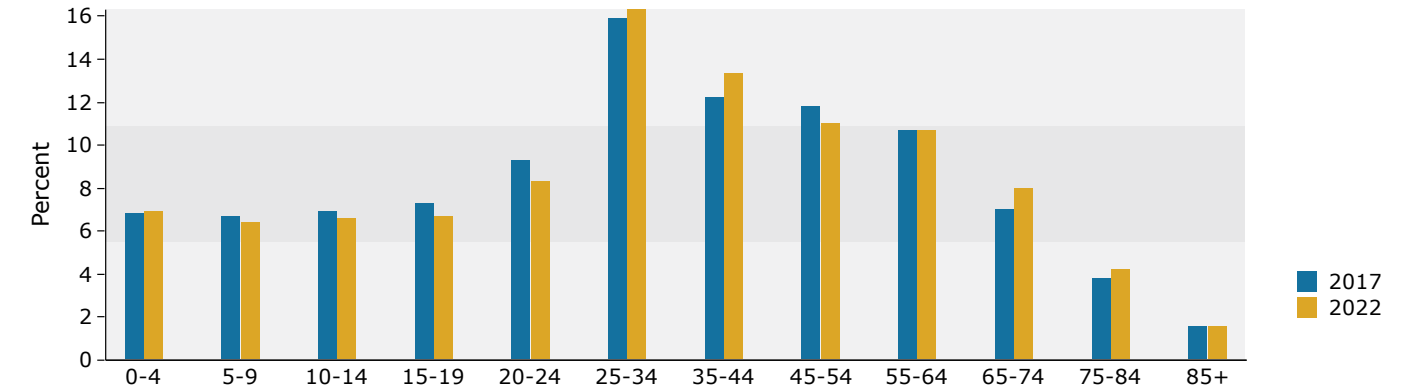
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	201,247	46.1%	208,106	45.0%	214,655	44.6%
Black Alone	35,527	8.1%	36,005	7.8%	35,773	7.4%
American Indian Alone	3,521	0.8%	3,563	0.8%	3,590	0.7%
Asian Alone	63,263	14.5%	68,737	14.9%	73,108	15.2%
Pacific Islander Alone	3,257	0.7%	3,251	0.7%	3,260	0.7%
Some Other Race Alone	106,518	24.4%	117,602	25.4%	124,261	25.8%
Two or More Races	23,008	5.3%	25,145	5.4%	26,418	5.5%
Hispanic Origin (Any Race)	256,431	58.8%	281,414	60.9%	300,234	62.4%

Data Note: Income is expressed in current dollars.

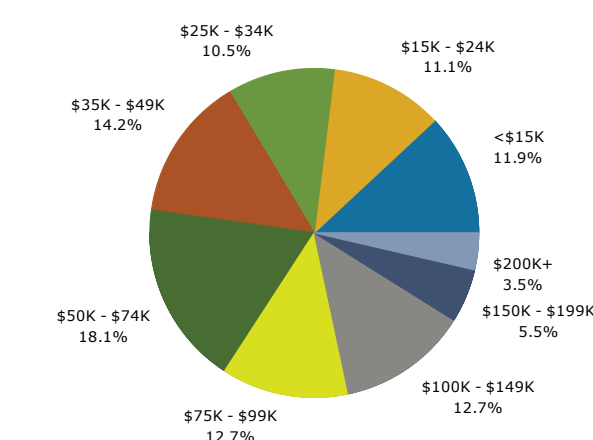
Trends 2017-2022



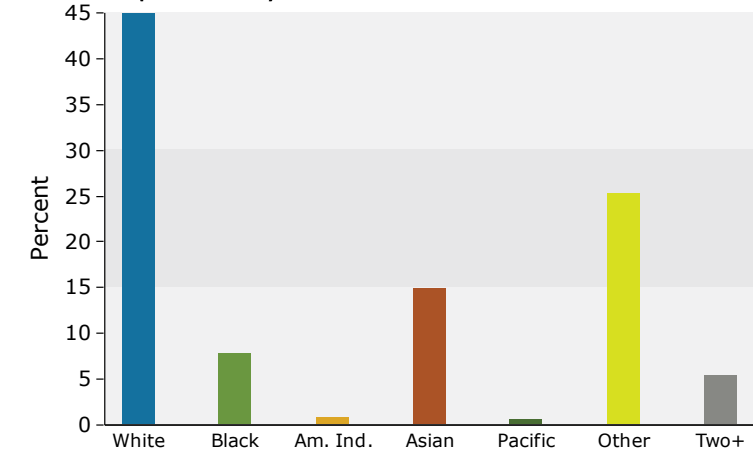
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 60.9%

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