

\$1,575,000 - 249-51 Garrett Avenue, Chula Vista

MLS® #PTP2602534

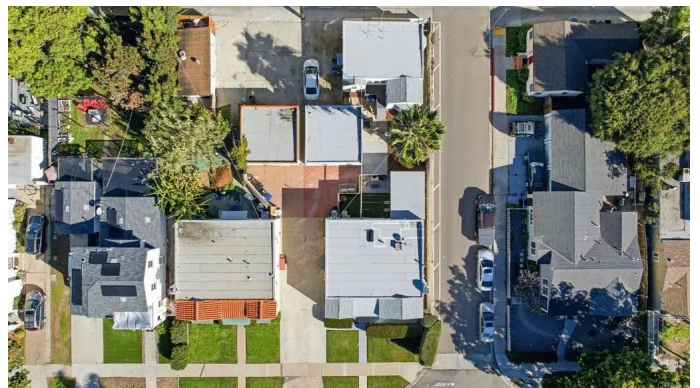
\$1,575,000

6 Bedroom, 3.00 Bathroom,
Residential Income on 0.13 Acres

Downtown Third Avenue District, Chula Vista,
CA

Rate too high? Seller is willing to provide a closing cost credit to help buy down your rate and reduce your monthly payment!

Exceptional three-unit investment opportunity situated on a corner lot in a prime, centrally located area of Chula Vista. This unique property offers strong current income with significant value-add and mixed-use potential. The front unit features a 3-bedroom, 1-bath layout with mixed-use capability, providing flexibility for residential, commercial, or redevelopment possibilities (buyer to verify). The middle unit is a brand-new 1-bedroom, 1-bath, recently constructed and move-in ready. The rear unit consists of a 2-bedroom, 1-bath, completing a versatile and well-balanced unit mix. Located less than a mile from Downtown Chula Vista, the property benefits from proximity to shopping, dining, public transportation, and major redevelopment projects. Conveniently close to the Gaylord Pacific Resort & Convention Center, this area continues to see strong growth, making it an ideal long-term investment. With zoning flexibility, a corner lot footprint, and a desirable unit mix, this property presents a rare opportunity for investors, developers, or owner-users seeking both immediate income and future upside. Multiple exit strategies available in one of Chula Vista's fastest-evolving locations.



Essential Information

MLS® #	PTP2602534
Price	\$1,575,000
Bedrooms	6
Bathrooms	3.00
Acres	0.13
Type	Residential Income
Sub-Type	Res Income 2-4 Units
Status	Pending

Community Information

Address	249-51 Garrett Avenue
Area	CHULA VISTA (91910)
Subdivision	Downtown Third Avenue District
City	Chula Vista
County	San Diego
State	CA
Zip Code	91910

Amenities

Pool	N/K
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Interior

Fireplace	Yes
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Exterior

Lot Description	Curbs,Sidewalks
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Additional Information

Date Listed	April 6th, 2026
Days on Market	46
Listing Office	Premier Agency R.E. Inc

Listing Details

Listing Office	Premier Agency R.E. Inc
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This information is deemed reliable but not guaranteed. You should rely on this information only to decide whether or not to further investigate a particular property. BEFORE MAKING ANY OTHER DECISION, YOU SHOULD PERSONALLY INVESTIGATE THE FACTS (e.g. square footage and lot size) with the assistance of an appropriate professional. You may use this information only to identify properties you may be interested in investigating further. All uses except for personal, non-commercial use in accordance with the foregoing purpose are prohibited. Redistribution or copying of this information, any photographs or video tours is strictly prohibited. This information is derived from the

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Listing information last updated on October 8th, 2026 at 9:08pm PDT