

\$1,450,000 - 350-52 Brightwood Ave, Chula Vista

MLS® #260020317

\$1,450,000

5 Bedroom, 4.00 Bathroom,
Residential Income

Chula Vista, Chula Vista, CA

This unique property offers two updated homes on one lot, creating an excellent opportunity for both investors and owner-occupants. The front home at 352 Brightwood is a beautifully remodeled 2-bedroom, 1-bath residence offering approximately 733 SF. Recent updates include brand-new interior paint, luxury vinyl plank flooring, cabinetry, mini-split HVAC systems, a new water heater, and a water softener. The home also features an attached one-car garage and is currently leased at \$2,900 per month on a one-year lease, providing immediate rental income. The rear home at 350 Brightwood is a successful, fully operational Airbnb that has been consistently rented since September 2024. The home offers 3 bedrooms and 3 bathrooms, plus a bonus/game room with a closet and full bathroom that can easily function as a fourth bedroom. At approximately 1,800 square feet, the home features updated finishes, individual mini-split systems in each bedroom, an attached tandem garage, and a private backyard with a covered pergola, creating a great space for guests to relax. The property generated over \$90,500 in Air BnB gross revenue last year and is currently on track to achieve similar performance this year. Whether you're looking for a strong investment opportunity with multiple income streams or the flexibility to live in one home while generating rental income from the other, this turnkey property offers a rare combination of



updated condition, proven income history, and long-term potential.

Built in 1953

Essential Information

MLS® #	260020317
Price	\$1,450,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Year Built	1953
Type	Residential Income
Sub-Type	Res Income 2-4 Units
Status	Pending

Community Information

Address	350-52 Brightwood Ave
Area	CHULA VISTA (91910)
Subdivision	Chula Vista
City	Chula Vista
County	San Diego
State	CA
Zip Code	91910

Amenities

Amenities	Laundry Facilities
Utilities	Sewer Connected
Pool	N/K

Interior

Heating	Fireplace,Wall/Gravity
Cooling	Wall/Window
Fireplace	Yes
Stories	2 Story

Exterior

Lot Description	Cul-De-Sac,Street Paved
Roof	Composition

Construction Stucco

Fees

Other Fees \$0

Additional Information

Date Listed August 19th, 2026
Days on Market 56
Listing Office The Browar Group

Listing Details

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