

\$1,700,000 - Spruce, Chula Vista

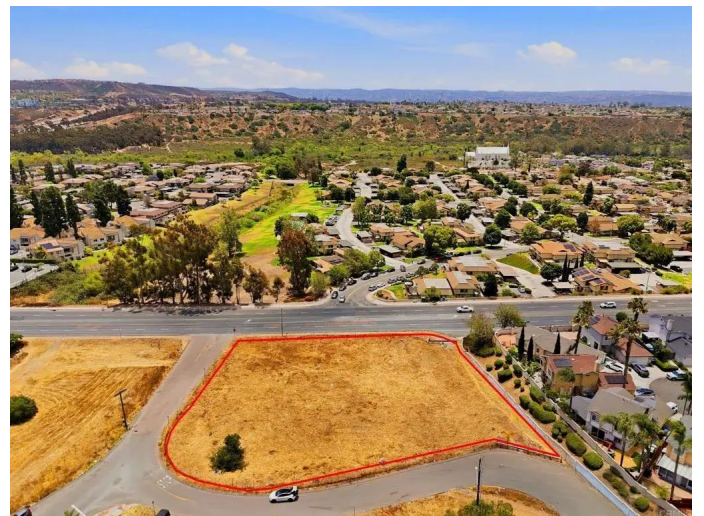
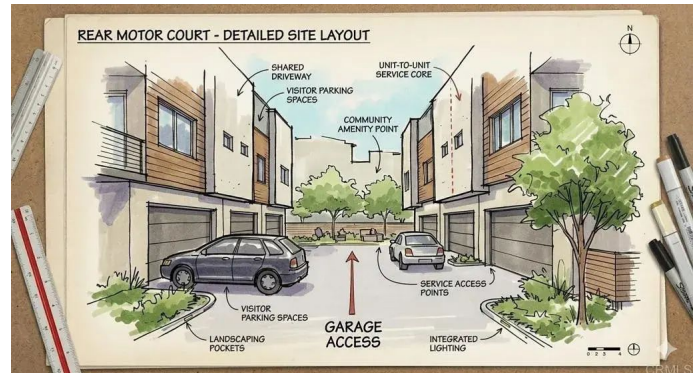
MLS® #PTP2604483

\$1,700,000

Bedroom, Bathroom,
Land on 0.85 Acres

N/A, Chula Vista, CA

Contractors and developers! This is an incredibly valuable multi-family development opportunity in a high-demand market. 11-unit condominium project approved and entitled by the City of Chula Vista eliminates the most unpredictable and stressful phase of real estate development. Navigating discretionary approvals, California Environmental Quality Act compliance, design reviews, and community pushback typically takes 9 to 15+ months often stretching past two years. Skipping this phase saves massive holding costs, interest payments, and bureaucratic delays, allowing to capitalize on the immediate market. All 3-Bed, 2-Car Garage Units aligns with specified unit mix perfectly targets much of the buyer pool. The housing market remains highly supply-driven, with 3-bedroom townhomes and condos moving quickly. Attached 2-car garages are a fantastic selling point in townhome/condo communities compared to units with open carports or single spaces. See attached drawings on the document section.



Essential Information

MLS® #	PTP2604483
Price	\$1,700,000
Acres	0.85
Type	Land
Sub-Type	Lots/Land

Status Active

Community Information

Address Spruce
Area CHULA VISTA (91911)
Subdivision N/A
City Chula Vista
County San Diego
State CA
Zip Code 91911

Amenities

Utilities Other/Remarks
Has Pool Yes

Interior

Fireplace Yes

Additional Information

Date Listed June 11th, 2026
Days on Market 58
Listing Office Home Investment Center

Listing Details

Listing Office Home Investment Center

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Listing information last updated on October 8th, 2026 at 10:25pm PDT