

# \$1,000,000 - 160 Del Mar Ave, Chula Vista

MLS® #250037030SD

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## \$1,000,000

4 Bedroom, 2.00 Bathroom, 1,703 sqft  
Residential on 2 Acres

Chula Vista, Chula Vista,

Presenting a truly rare and exceptional opportunity in northwest Chula Vista for developers, investors, or those dreaming of a private estate with immense future potential. This offering features a single-family residence situated on a sprawling 2.06-acre lot with water views, which was the subject of a previously approved, but uncompleted, 10-lot subdivision known as "Villas Del Mar". The existing 4 Bed, 3 Bath home provides immediate comfort and privacy, surrounded by vast open space. Live in or rent out the current residence while you finalize your vision for the remaining land. The expansive acreage offers a sense of seclusion that is nearly impossible to find in San Diego County. Unlock significant potential upside value with the extensive entitlements already in place. The City of Chula Vista previously approved Tentative Map Tract 04-06 to subdivide the 2.06 acres into 10 single-family residential lots. The property's General Plan designation is Residential Low Medium (3-6 dwelling units per acre), and it is located in the Residential Single Family (R-1-P6) zone, potentially supporting a multi-home development. This is a unique chance to acquire a substantial landholding with a clear potential development path laid out. Capitalize on the work already done, or create your own vision, and bring this opportunity of an exclusive Chula Vista enclave to life.



Built in 1951

## Essential Information

MLS® #	250037030SD
Price	\$1,000,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,703
Acres	2.06
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Brian Cane
Listing Office	Keller Williams La Jolla

## Community Information

Address	160 Del Mar Ave
Area	91910 - Chula Vista
Subdivision	Chula Vista
City	Chula Vista
County	San Diego
Zip Code	91910

## Amenities

Amenities	Other
Parking Spaces	3
Parking	Driveway
# of Garages	1
Garages	Driveway
Pool	None

## Exterior

Exterior	Wood Siding
Roof	See Remarks
Construction	Wood Siding

## Interior

Interior	Tile
Interior Features	Bedroom on Main Level, Main Level Primary, Galley Kitchen, Utility Room

Heating	Fireplace(s), Natural Gas
Cooling	See Remarks
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	August 22nd, 2025
Days on Market	7
Zoning	R-2:MINOR
Short Sale	N
RE / Bank Owned	N

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