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# CHULA VISTA

## DOWNTOWN WALKING TOUR

- 1 **MEMORIAL PARK**  
373 Park Way
- 2 **THIRD AVENUE STREETScape**  
Third Avenue, between H Street and E Street
- 3 **EL PRIMERO MOTEL**  
416 Third Avenue
- 4 **THR3E PUNK ALES BREWING CO.**  
259 Third Avenue
- 5 **EL CRUCE + 241**  
241 Third Avenue
- 6 **DULCET**  
216 Third Avenue
- 7 **VOGUE THEATER (FUTURE PROJECT)**  
226 Third Avenue
- 8 **CHULA VISTA BREWERY**  
294 Third Avenue

## MORE TO SEE

- 9 **AMARA BAY (FUTURE PROJECT)**  
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Eastlake Parkway & Stylus Street
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- 23 **FIRE STATION NO. 10**  
1715 Millenia Avenue



- 1 MEMORIAL PARK**  
**373 Park Way, 1939**  
 Memorial Park is the second oldest park in the city. The park features the Memorial Monument dedicated to our armed forces who fought in World War II, and the Civic Bowl amphitheater which was constructed in 1939.
- 2 THIRD AVENUE STREETScape**  
**Third Avenue between H Street and E Street, 2021**  
 This three-phase project to upgrade Chula Vista's main street was just completed. Enhancements include traffic calming measures for better pedestrian access, new median landscaping, trees, lighting, furnishings and community gateway features, expanded bicycle parking, relocated transit stops and new transit shelters.
- 3 EL PRIMERO MOTEL**  
**416 Third Avenue, 1930**  
 A prime example of Art Deco architecture. El Primero was the first modern hotel in Chula Vista, boasting amenities such as steam heat and cold running water.
- 4 THR3E PUNK ALES BREWING CO.**  
**259 Third Avenue**  
 Opened in 2017, this local-owned brewery makes craft beers right on site. A remodel that opened up the basement to above gives visitors a bird's eye view of the production line.
- 5 EL CRUCE + 241**  
**241 Third Avenue**  
 El Cruce+241 restaurant is housed in a historic 4,000 square-foot bi-level space which has been remodeled to showcase the building's historic materials and take advantage of its downtown location by opening up to the street.
- 6 DULCET**  
**216 Third Avenue**  
 Newly opened Dulcet is a modern bakery where the decor is as sweet as the desserts and brings a trendy modern twist to Third Avenue.
- 7 VOGUE THEATER (FUTURE PROJECT)**  
**226 Third Avenue | Designed by Tecture**  
 Originally built in 1945, this beloved institution will soon receive the makeover it has been waiting for. The new design calls for preserving the historic facade and adapting the interior to house a concert space for live music, as well as spaces for food and beverage.
- 8 CHULA VISTA BREWERY**  
**294 Third Avenue**  
 Chula Vista Brewery is located in the heart of Third Avenue. The brewery design presents an inviting and comfortable atmosphere which has the feel of a home, providing a space where friends and neighbors can wind down and enjoy local made craft beer.
- 9 AMARA BAY (FUTURE PROJECT)**  
**600 Block Marina Parkway (Eastern Side) | Designed by Future**  
 This future 35-acre development will consist of residential condominiums, retail, office, and hotel space. The community will be designed to be pedestrian friendly, with wide public plazas and promenades along with a bike path that will connect to the Bayshore Bikeway.
- 10 BAYSIDE PARK/HARBOR PARK**  
**999 Bayside Parkway | Designed by Peterson Studios & Future**  
 Bayside Park is where Chula Vista locals go to take a walk, spend time with the family, and enjoy quiet picnics along the waterfront. Future plans call for the area to expand into the larger Harbor Park, which will provide additional space for people to bike or walk on a wide promenade, rent water equipment, and picnic or play on one of two natural turf lawns.
- 11 SWEETWATER PARK (FUTURE PROJECT)**  
**Marina Parkway & F Street (Northern Side) | Designed by KTUA & Future**  
 Sweetwater Park, adjacent to the Sweetwater Marsh National Wildlife Refuge, is envisioned as a meadow-like environment for quiet enjoyment and reflection. Features include a simulated dune area with boulders and logs for kids to climb on, three wildlife viewing facilities, a network of pedestrian paths and a pavilion for small groups.
- 12 COSTA VISTA RV RESORT (UNDER CONSTRUCTION)**  
**825 E Street, 2021**  
 Opening April 2021, Costa Vista is an elevated RV resort that features 197 well-appointed RV sites, with patios and firepits, as well as 49 fully furnished vacation rentals.
- 13 RAMBLER MOTEL**  
**225 Bay Boulevard, 2020**  
 Taking advantage of a formerly dull complex of buildings, the Rambler Motel adds a little style to the Chula Vista bayfront with its retro style murals and graphics.
- 14 LOFTS ON LANDIS**  
**240 Landis Avenue | Designed by Wakeland/Studio E, 2014**  
 Lofts on Landis provides 33 affordable homes in the heart of Downtown Chula Vista, as well as offices for the nearby Chula Vista Family Health Center.
- 15 SAN DIEGO COUNTY INSECTARY**  
**511 G Street, 1926**  
 This building has been used for agricultural purposes since the time when lemon groves surrounded the area for miles. Today the historic exterior has been preserved, and the interior houses office space as well as a historic collection.
- 16 CHULA VISTA PUBLIC LIBRARY SOUTH BRANCH**  
**389 Orange Avenue | Designed by Ricardo Legorreta/LPA, 1995**  
 Memorial Park is the second oldest park in the city. The park features the Memorial Monument dedicated to our armed forces who fought in World War II, and the Civic Bowl amphitheater which was constructed in 1939.
- 17 FIRE STATION NO. 5 (UNDER CONSTRUCTION)**  
**341 Orange Avenue | Designed by Jeff Katz Architecture, 2021**  
 This new fire station compliments the architectural context of the neighboring Ricardo Legorreta-designed library, while maintaining its own presence next to the iconic architect's work. It incorporates cues from Legorreta's crisp, bright aesthetic by featuring bold geometric forms and vibrantly colored stucco walls.
- 18 MILLENIA OFFICE (FUTURE PROJECT)**  
**1700 Block Millenia Avenue (Eastern Side) | Designed by Future**  
 Millenia Office by Chestnut Properties is a cluster of campus environments which will serve as a breeding ground for innovation and collaboration among academia, life science, research, and technology.
- 19 THE AVALYN BY RYAN (UNDER CONSTRUCTION)**  
**Stylus Street & Metro Avenue | Designed by ARK Architects, 2022**  
 The Avalyn is an 8-building, 480-unit luxury apartment community under construction by Ryan Companies.
- 20 VOLTA AND DUETTA**  
**1015 Orion Avenue | Designed by Joseph Wong Design Associates, 2018**  
 Volta and Duetta together provide 210 affordable apartments for seniors and families, developed by Chelsea Investment Corporation. Amenities include a playground, courtyard with picnic area and barbecue, and a community clubhouse with free access to computers and printers.
- 21 BUS RAPID TRANSIT (BRT)**  
**Eastlake Parkway & Stylus Street**  
 Recognizing the importance of connecting Millenia residents with San Diego employment centers, the Millenia Bus Rapid Transit (BRT) Station provides a one-seat ride to downtown San Diego.
- 22 METRO PARK (FUTURE PROJECT)**  
**Metro Avenue & Optima Street | Designed by Schmidt Design Group**  
 Inspired by the theme of performance, Metro Park will create a forum for civic gathering, concerts, movies, and festivals within the heart of the Millenia Development.
- 23 FIRE STATION NO. 10**  
**1715 Millenia Avenue | Jeff Katz Architecture, 2020**  
 The exterior of Fire Station No. 10 emulates the clean, modern lines and bold colors of the development, while the iconic LED-lit entry tower pays tribute to the historic hose towers seen in fire stations of the past. The two-story structure is approximately 13,500 square feet and sits on a 1-acre site.