

# FOR SALE

## ±1,446 SF OFFICE CONDO

### 2538 CATAMARAN WAY, CHULA VISTA



**Voit**  
REAL ESTATE SERVICES

**THE CLARK TEAM**

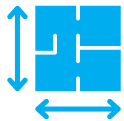
**KIMBERLY CLARK, ESQ.**  
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**SALE PRICE: \$725,000**

**PROPERTY OVERVIEW**



CONDO SIZE  
±1,446 SF



# OF OFFICES  
Three



ZONING  
PC Chula Vista



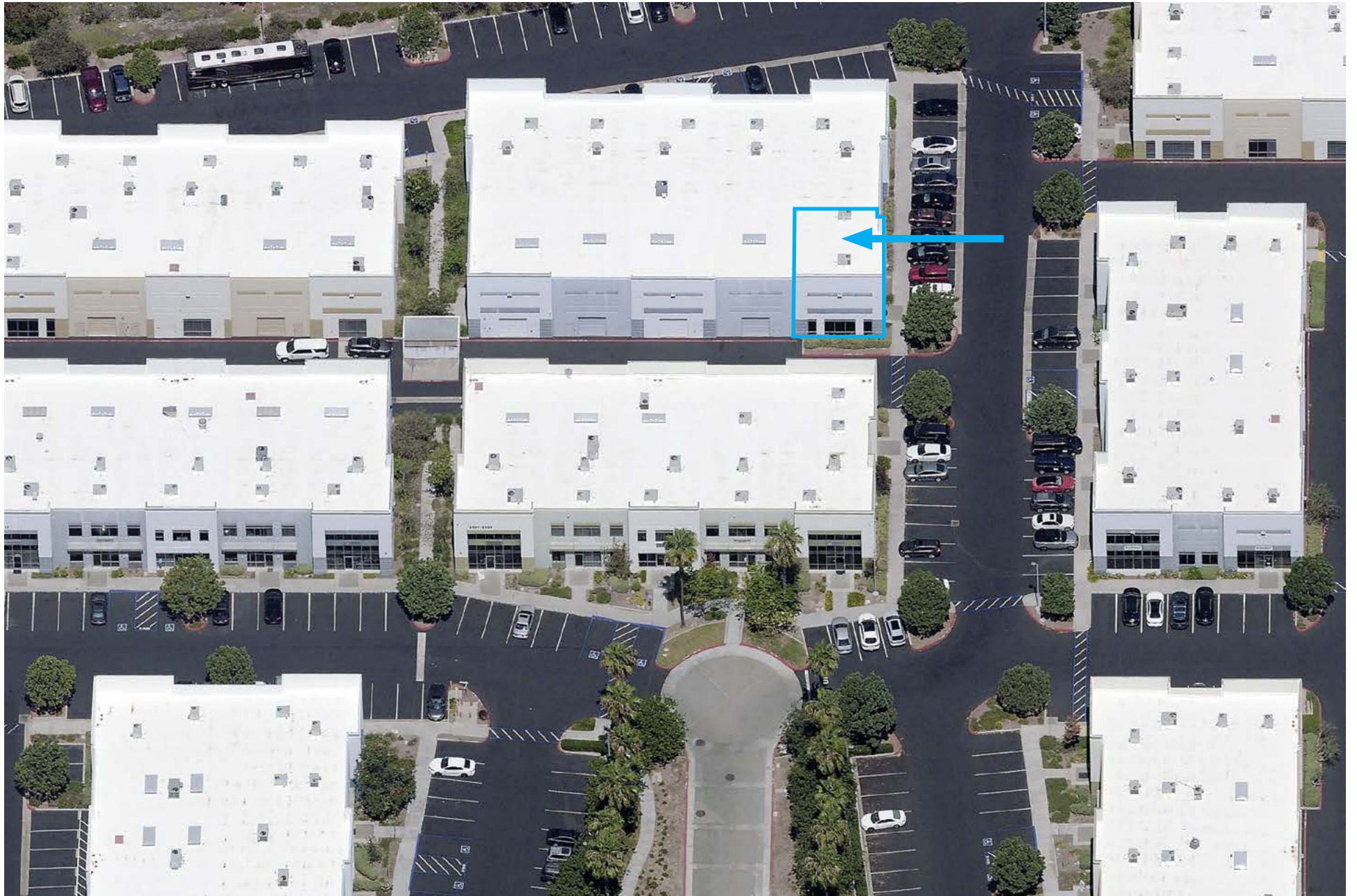
RESTROOMS  
Two




YEAR BUILT  
2006



PARKING  
3.2/1,000 SF







This is a great Owner-User opportunity for a corner, single story 1,446 SF office condominium. It is functionally laid out with 3 private offices, 2 restrooms, a kitchenette, and open office space.

## PROPERTY HIGHLIGHTS

- » Great owner/user opportunity
- » Built-out office condominium of approximately 1,446 SF
- » Highly desirable one-story corner office condominium
- » Reserved parking spaces for the condominium
- » Open layout with a front window glassline and abundant natural lighting
- » 3 oversized offices, open space, kitchenette, 2 bathrooms



# SBA FINANCING

				SBA 7a	SBA 504	Conventional
STEP ONE						
Input Property purchase price here:		\$725,000		Total project amount:	\$725,000	\$725,000
Tenant improvements:		\$0		Down payment:	\$72,500	\$181,250
		Total project amount:	\$725,000	Union Bank 1st TD amount:	\$362,500	\$543,750
STEP TWO				CDC/SBA 2nd TD amount:	\$290,000	
Choose a rate and amortization from chart below:				Amort - Union Bank 1st TD (yrs):	25	25
Input 504/conv. rate/amort:		6.70%	25	Amort - SBA 2nd TD (yrs):	25	na
Input 7A int rate/amort:		6.70%	25			
Conventional and 504				Union Bank interest rate:	6.70%	6.70%
Loan terms:		Today's Rates	Amortization (years)	CDC rate (based on pmt yrs 1-5):	6.61%	na
5 year fixed		6.70%	25	Union Bank monthly pmt:	\$2,493	\$3,740
10 year fixed		6.70%	25	CDC/SBA monthly pmt (yrs 1-5):	\$1,978	na
20 year fixed		6.70%	20	Total payments:	\$4,471	\$7,740
25 year fixed		6.70%	25			
SBA 7A				Estimated Loan Costs		
Loan terms:		Rates	Amort.	Union Bank and SBA:		
15 year fixed		6.70%	15	Loan documentation fee:	\$0	\$0
20 year fixed		6.70%	20	Union In fee (incl .5% to SBA):	\$0	\$1,000
25 year fixed		6.70%	25	Third Party Fees:		
STEP THREE				SBA or SBA/CDC loan fee:	\$10,475	\$0
See the results in the scenarios to the right.				Title Insurance/Escrow:	\$3,500	\$2,500
				Appraisal and review:	\$3,850	\$3,850
				Environmental and review:	\$2,800	\$2,800
				Est 1st TD refi costs, year 10:	\$0	\$0
				Total Fees:	\$9,150	\$22,438
						\$10,150





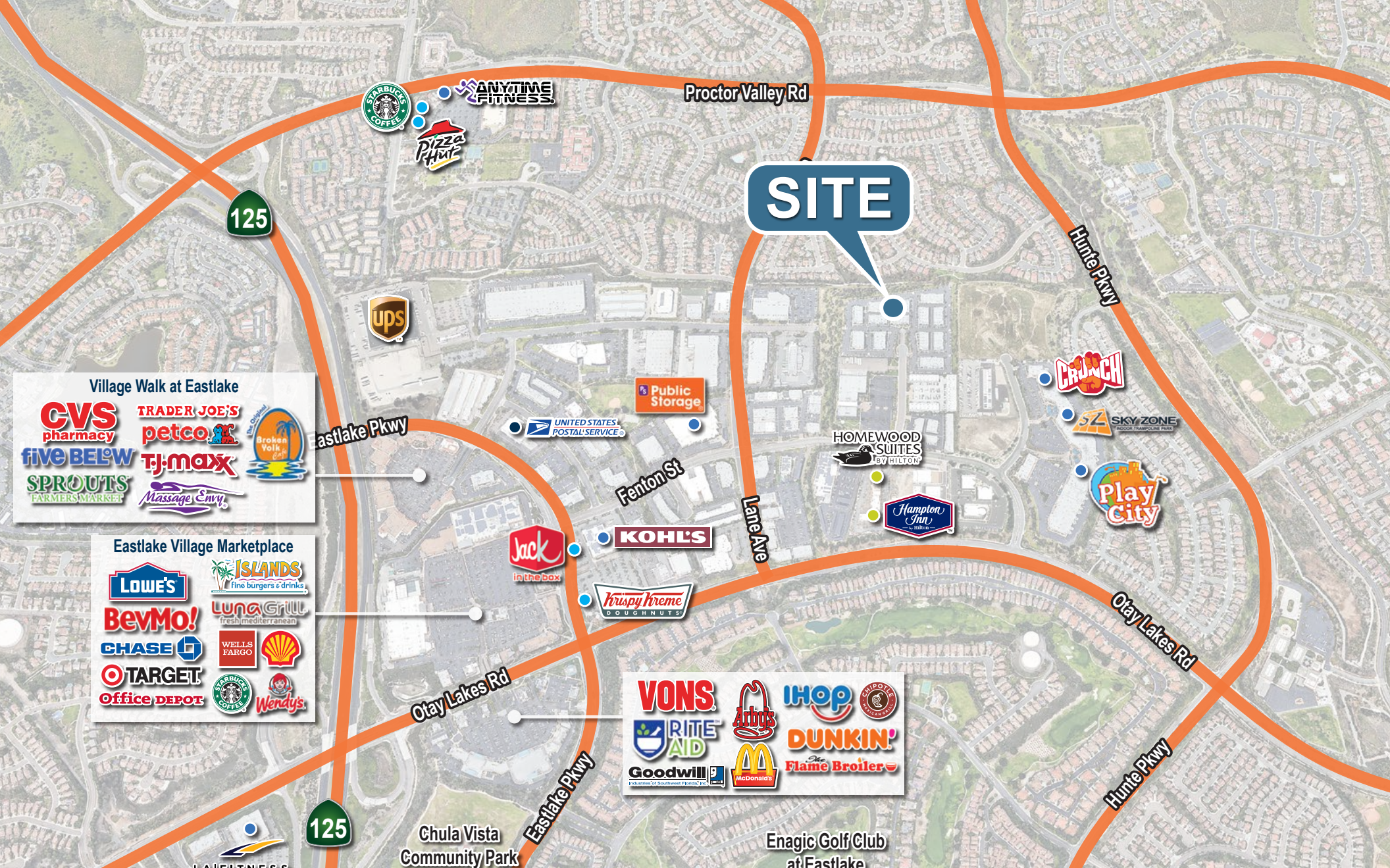
### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population	14,712	92,262	190,205
2029 Population Projection	14,483	91,534	188,991
2024 Households	4,377	27,490	56,262
2029 Household Projection	4,297	27,238	55,789
Median Household Income	\$145,302	\$128,905	\$121,816
Median Home Value	\$740,083	\$724,434	\$714,289
Median Year Built	1999	2002	1996

### TRAFFIC COUNTS

STREET	CROSS STREET	CARS/DAY
Lane Avenue	Mackenzie Creek Road	8,334
Lane Avenue	Saddleback Street	10,045
Fenton Street	Lane Avenue	7,413
Lane Avenue	Otay Lakes Road	11,587
Hunte Parkway	River Rock Road	11,672
Mackenzie Creek Road	San Rafael Place	4,453
Eastake Drive	Fenton Street	24,126





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