

FOR SALE

±1,446 SF OFFICE CONDO

2538 CATAMARAN WAY, CHULA VISTA



Voit

REAL ESTATE SERVICES

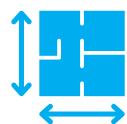


THE CLARK TEAM

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PROPERTY OVERVIEW



CONDO SIZE
±1,446 SF



OF OFFICES
Three



ZONING
PC Chula Vista



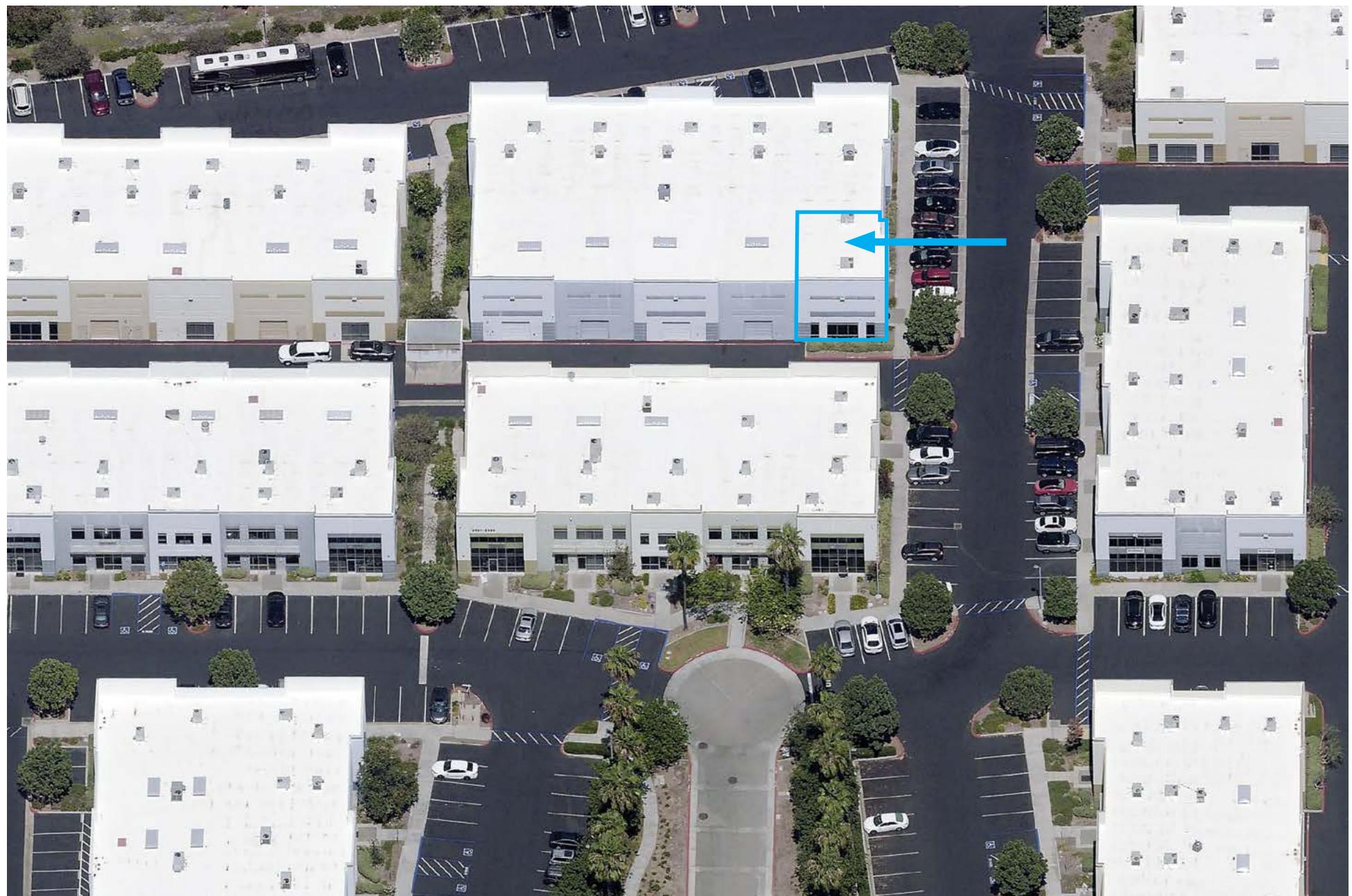
RESTROOMS
Two



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			
Tenant improvements:	\$0			
	Total project amount:	\$725,000		
STEP TWO				
Choose a rate and amortization from chart below:				
Input 504/conv. rate/amort:	6.70%	25		
Input 7A int rate/amort:	6.70%	25		
Conventional and 504	Today's	Amortization		
<u>Loan terms:</u>	<u>Rates</u>	<u>(years)</u>		
5 year fixed	6.70%	25		
10 year fixed	6.70%	25		
20 year fixed	6.70%	20		
25 year fixed	6.70%	25		
SBA 7A				
<u>Loan terms:</u>	<u>Rates</u>	<u>Amort.</u>		
15 year fixed	6.70%	15		
20 year fixed	6.70%	20		
25 year fixed	6.70%	25		
STEP THREE				
See the results in the scenarios to the right.				
		Estimated Loan Costs		
Union Bank and SBA:				
Loan documentation fee:		\$0	\$0	\$0
Union In fee (incl .5% to SBA):		\$0	\$1,813	\$1,000
Third Party Fees:				
SBA or SBA/CDC loan fee:		\$0	\$10,475	\$0
Title Insurance/Escrow:		\$2,500	\$3,500	\$2,500
Appraisal and review:		\$3,850	\$3,850	\$3,850
Environmental and review:		\$2,800	\$2,800	\$2,800
Est 1st TD refi costs, year 10:		\$0	\$0	\$0
Total Fees:		\$9,150	\$22,438	\$10,150

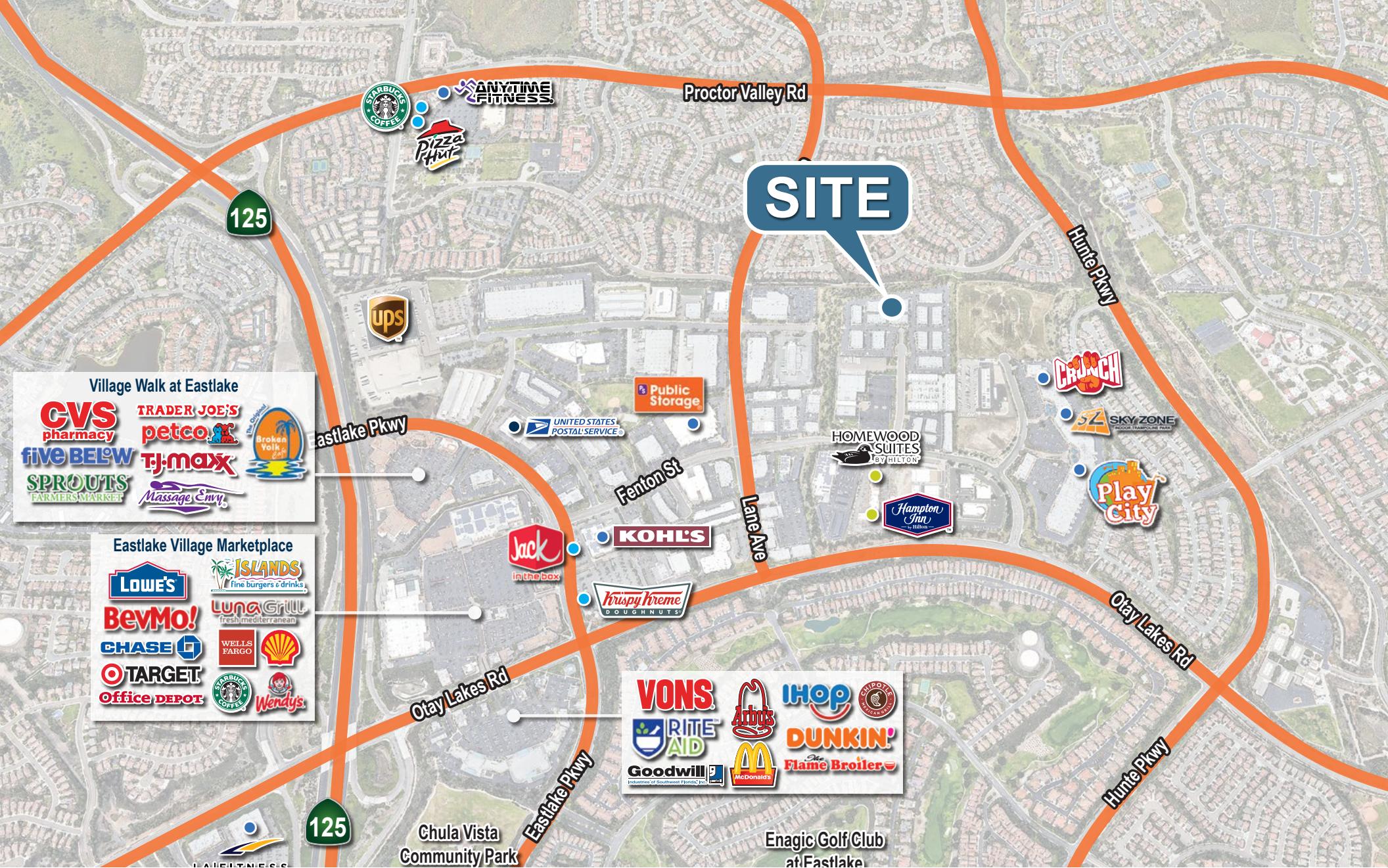


DEMOGRAPHICS

	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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