

HUGE PRICE
REDUCTION

FOR SALE: ±4,225 RETAIL BUILDING
389 BROADWAY, CHULA VISTA, CA 91910



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Voit
REAL ESTATE SERVICES


THE CLARK TEAM

\$2,750,000
SALE PRICE

PROPERTY HIGHLIGHTS

- » Owner-User Opportunity
- » High traffic location with great visibility
- » One (1) block to the Chula Vista Mall - one of the busiest outdoor malls in the region
- » Close to both the 805 and the 5 Freeways
- » New roof in 2020 with transferable 20 year warranty
- » Property has security gates to completely cover front entrance, entire building is blocked with only entrance in front



PROPERTY DETAILS

4,225 SF
BUILDING SIZE

0.15 ACRES
LAND SIZE

ONE (1)
OF STORIES

1951
YEAR BUILT

5 SPACES, 1 HANDICAP
PARKING SPACES

88 VERY WALKABLE
WALK SCORE

GAYLORD PACIFIC HOTEL

BAYFRONT REDEVELOPMENT

1.4 MILE TO BAYFRONT

BROADWAY

G STREET

PARK WAY



ZONING

M52 LIMITED IMPACT INDUSTRIAL USE REGULATIONS

2520 INTENT.

The provisions of Section 2520 through Section 2529, inclusive, shall be known as the M52 Limited Impact Industrial Use Regulations. The M52 Use Regulations are intended to create and preserve areas where manufacturing and industrial uses which evidence no or very low nuisance characteristics may locate. Non-industrial uses which support or are adjuncts to industrial uses and are compatible with such uses are permitted within the zone particularly administrative, sales, and services uses. Typically, the M52 Use Regulations would be applied in urban or suburban areas where nuisance characteristics involving noise, odor, traffic generation or unsightliness were undesired and where all uses (with certain exceptions) would be conducted entirely within enclosed buildings. Various applications of the M52 Use Regulations with appropriate development designators can create a community of industries in a high quality industrial park or a strip of low impact industrial uses.

2522 PERMITTED USES.

The following use types are permitted by the M52 Use Regulations:

a. Civic Use Types.

- » Ambulance Services
- » Community Recreation
- » Emergency Shelters (see Section 6911)
- » Essential Services
- » Fire Protection Services (see Section 6905)
- » Law Enforcement Services
- » Parking Services
- » Postal Services

b. Commercial Use Types.

- » Administrative and Professional Services
- » Automotive and Equipment: Parking
- » Business Equipment Sales and Services
- » Business Support Services
- » Communications Services
- » Laundry Services
- » Participant Sports and Recreation: Indoor
- » Recycling Processing Facility, Wood and Green Materials
- » Research Services
- » Wholesaling, Storage and Distribution: Mini-Warehouses (see Section 6300 and Section 6909)

c. Industrial Use Types.

- » Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

- » Horticulture (all types)
- » Tree Crops
- » Row and Field Crops
- » Packing and Processing "Limited"
- » Packing and Processing "Winery"
- » Packing and Processing "General"
- » (Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
- » (Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)
- » (Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
- » (Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)
- » (Amended by Ord. No. 10035 (N.S.) adopted 1-27-10)

2523 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the M52 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

- » Adult Entertainment Establishments "19"
- » Agricultural and Horticultural Sales "8" (all types)
- » Automotive and Equipment: Cleaning "8"
- » Automotive and Equipment: Repairs, Heavy Equipment "8"
- » Automotive and Equipment: Repairs, Light Equipment "8"
- » Automotive and Equipment: Sales/Rentals, Farm Equipment "9"
- » Automotive and Equipment: Sales/Rentals, Heavy Equipment "9"
- » Automotive and Equipment: Sales/Rentals, Light Equipment "9" (see Section 6800)
- » Building Maintenance Services "8"
- » Construction Sales and Services "8" (see Section 6300)
- » Food and Beverage Retail Sales "10"
- » Gasoline Sales "12"
- » Recycling Collection Facility, Small or Large "2"
- » Recycling Processing Facility, Light or Heavy "3"
- » Wholesaling, Storage and Distribution: Light "8" (see Section 6300)

b. Industrial Use Types.

General Industrial "14"

- » (Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
- » (Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)

- » (Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)
- » (Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
- » (Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
- » (Amended by Ord. No. 9469 (N.S.) adopted 6-12-02)
- » (Amended by Ord. No. 10035 (N.S.) adopted 1-27-10)

2524 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the M52 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

- » Minor Impact Utilities
- » Small Schools

b. Commercial Use Types.

- » Convenience Sales and Personal Services
- » Eating and Drinking Establishments
- » (Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
- » (Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
- » (Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2525 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the M52 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

- » Administrative Services
- » Child Care Center
- » Civic, Fraternal or Religious Assembly
- » Clinic Services
- » Cultural Exhibits and Library Services
- » Major Impact Services and Utilities

b. Commercial Use Types.

- » Funeral and Interment Services: Cremating
- » Participant Sports and Recreation: Outdoor
- » Transient Habitation: Campground (see Section 6450)
- » Wholesaling, Storage and Distribution: Heavy (see Section 6300)

c. Extractive Use Types.

- » Site Preparation
- » (Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
- » (Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
- » (Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

SBA FINANCING

				SBA 7a	SBA 504	Conventional
STEP ONE						
Input Property purchase price here:			\$2,750,000	Total project amount:	\$2,750,000	\$2,750,000
Tenant improvements:			\$0	Down payment:	\$275,000	\$687,500
Total project amount:			\$3,750,000	Union Bank 1st TD amount:	\$1,375,000	\$2,062,500
STEP TWO				CDC/SBA 2nd TD amount:	\$1,100,000	
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			
				Union Bank interest rate:	6.70%	6.70%
				CDC rate (based on pmt yrs 1-5):	6.61%	na
				Union Bank monthly pmt:	\$17,022	\$9,457
				CDC/SBA monthly pmt (yrs 1-5):	\$7,503	na
				Total payments:	\$16,960	\$14,185
				Estimated Loan Costs		
				Union Bank and SBA:		
				Loan documentation fee:	\$0	\$0
				Union In fee (incl .5% to SBA):	\$6,875	\$1,000
				Third Party Fees:		
				SBA or SBA/CDC loan fee:	\$32,750	\$0
				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:	\$49,775	\$10,150
STEP THREE						
See the results in the scenarios to the right.						



PARK WAY

BROADWAY

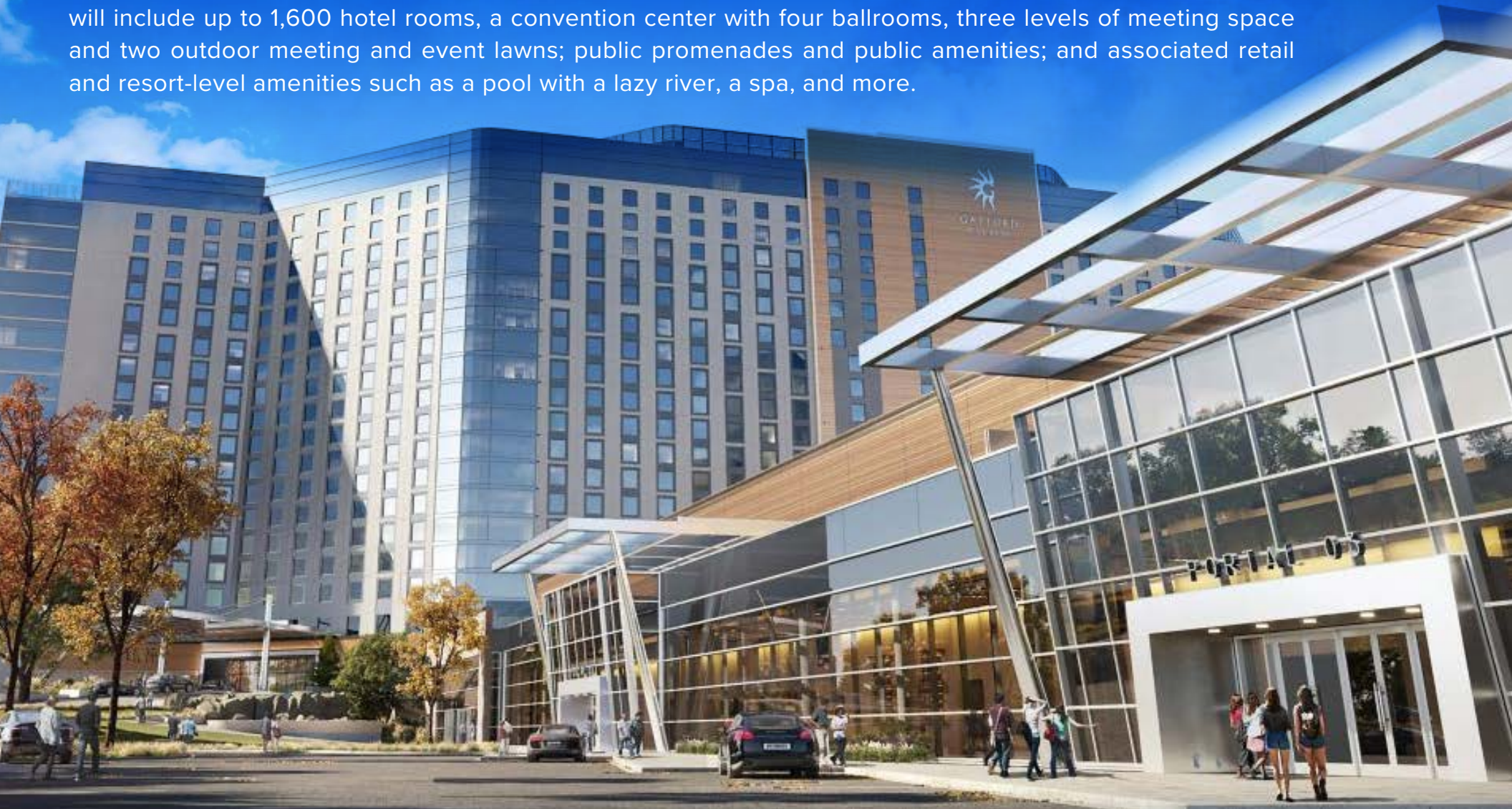
THE PAWN SHOP
LOANS • BUY • SELL • TRADE

MACHINISTS UNION

CHULA VISTA BAYFRONT GAYLORD PACIFIC HOTEL

The Gaylord Pacific Resort Hotel and Convention Center will be a new destination resort located on prime bayfront property in Chula Vista, CA

To be built by RIDA Chula Vista, LLC in collaboration with the Port and City of Chula Vista, the Gaylord Pacific Resort and Convention Center will be the centerpiece and the catalyst project of the Chula Vista Bayfront. It will include up to 1,600 hotel rooms, a convention center with four ballrooms, three levels of meeting space and two outdoor meeting and event lawns; public promenades and public amenities; and associated retail and resort-level amenities such as a pool with a lazy river, a spa, and more.





ATRIUM VIEW



INDOOR/OUTDOOR DINING WITH SCENIC VIEWS



4.25 ACRE WATER PARK WITH LAZY RIVER



THE GAYLORD PACIFIC RESORT HOTEL
WILL BE HOST TO 1,600 ROOMS



HIDDEN SPEAKEASY



MEETING AND CONFERENCE AREAS



**COLLINS AEROSPACE
REDEVELOPMENT**

GAYLORD HOTEL

CHULA VISTA MARINA

RESIDENTIAL

FUTURE INDUSTRIAL

San Diego Bay

**Wildlife
Reserve**

Mixed Use/
Commercial

Seasonal
Wetland

Sweetwater Park

Park

Existing
Boat Yard

Harbor Park

Park

Hotel/
Cultural Retail

Mixed Use/
Commercial/
Parking Structure

Retail (around harbor)

Pacific & Astoria
Bay Residential

Hotel/Office

Public/
Quasi-Public

Industrial Business Park

Park

RV Park

Buffer

I-5

E STREET

STREET

STREET

STREET



G STREET

BROADWAY

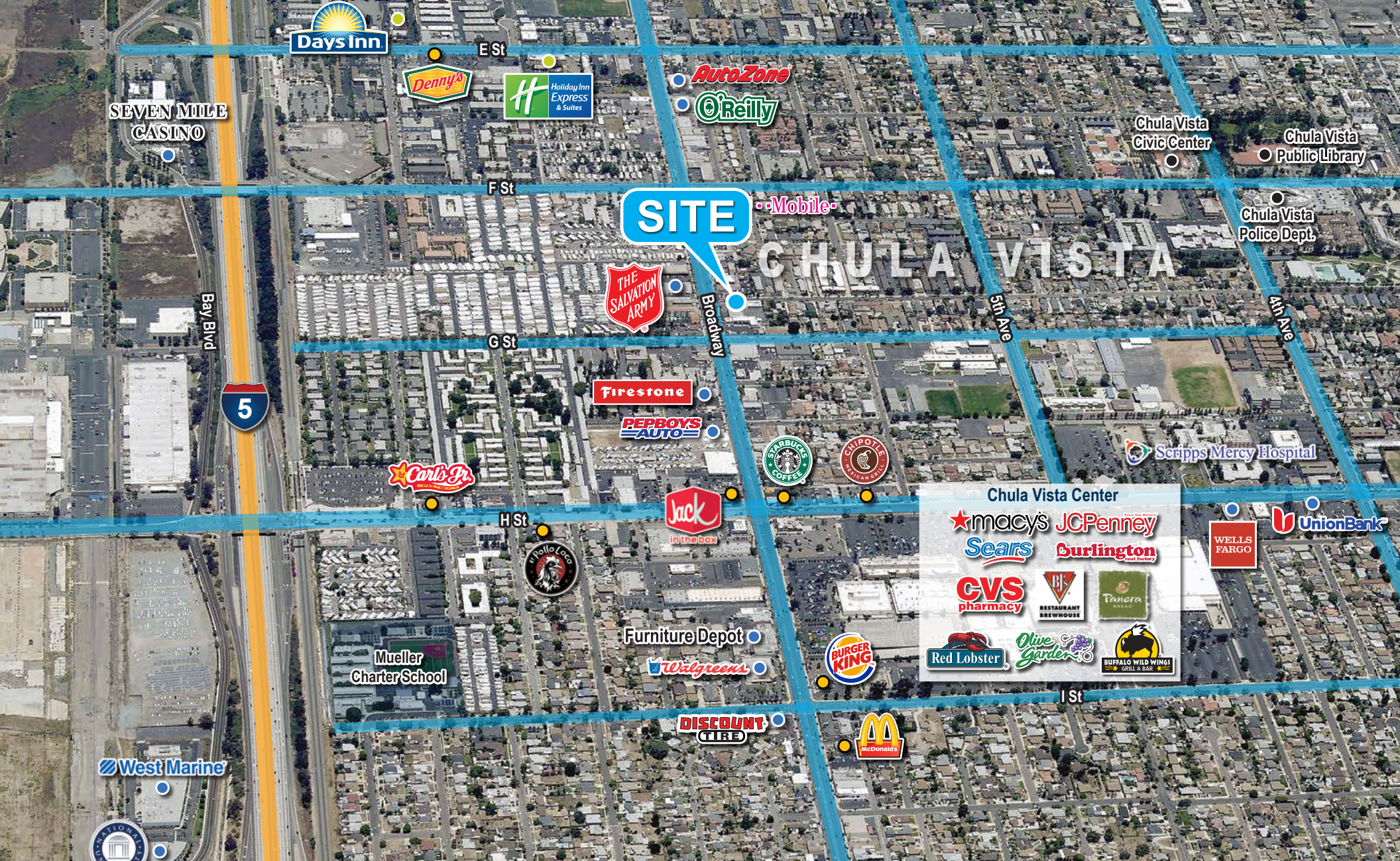
PARK WAY

HOLIS



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 POPULATION	33,152	69,341	144,034
2029 POPULATION PROJECTION	32,890	68,682	142,702
2024 HOUSEHOLDS	11,555	23,321	46,376
2029 HOUSEHOLD PROJECTION	11,445	23,058	45,873
MEDIAN HOUSEHOLD INCOME	\$53,275	\$62,746	\$64,181
MEDIAN HOME VALUE	\$467,275	\$588,044	\$602,475
MEDIAN YEAR BUILT	1964	1964	1967

TRAFFIC COUNTS		CARS PER DAY
BROADWAY	VANCE STREET	25,399
BROADWAY	PARKWAY	22,923
H STREET	SMITH AVENUE	21,607
5TH AVENUE	W CENTER STREET	5,403
G STREET	BROADWAY	4,305
F STREET	WOODLAWN AVENUE	10,587
G STREET	SMITH AVENUE	5,750



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