

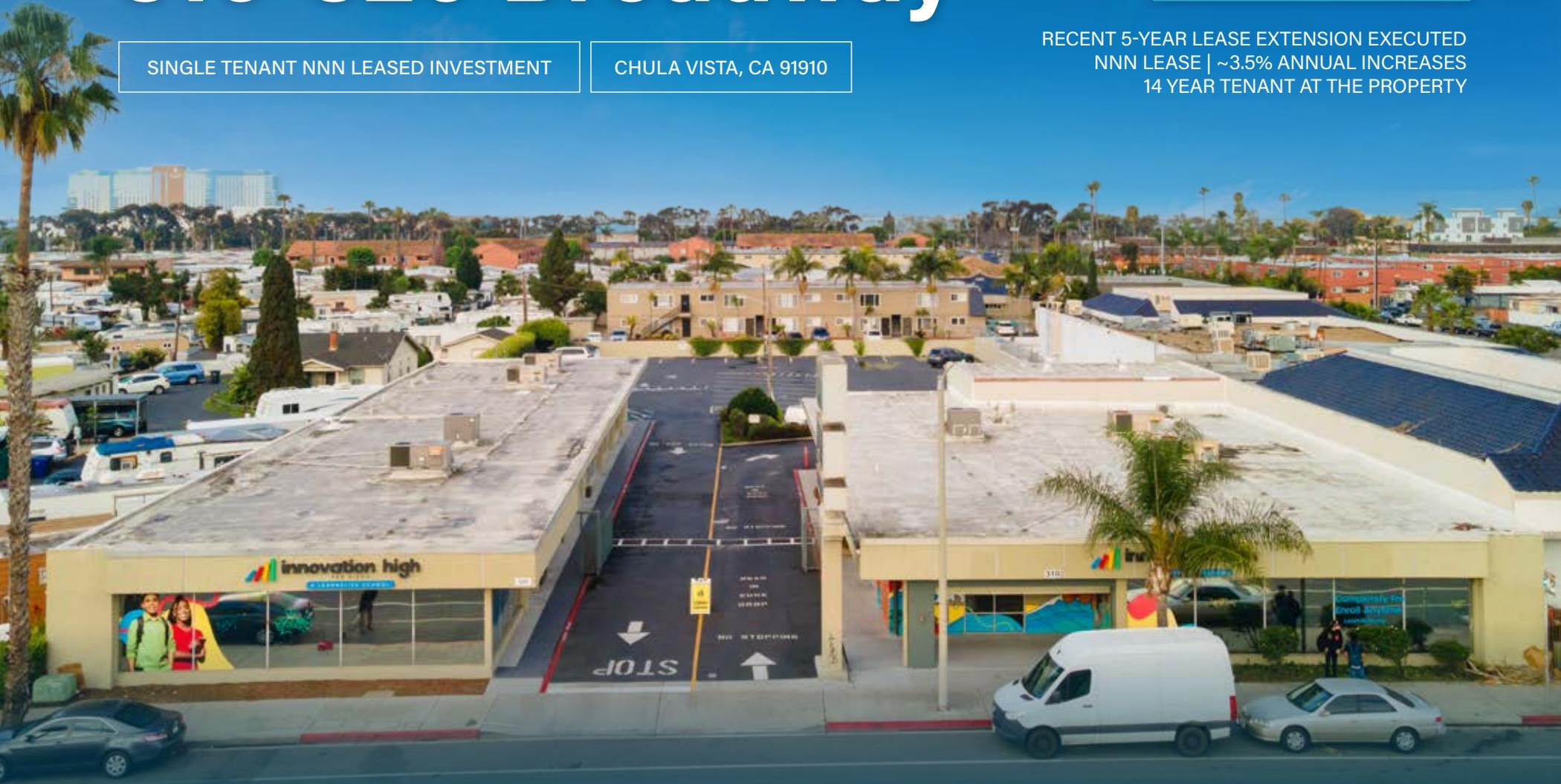
310-320 Broadway

TENANT: INNOVATION HIGH
A LEARN4LIFE SCHOOL

SINGLE TENANT NNN LEASED INVESTMENT

CHULA VISTA, CA 91910

RECENT 5-YEAR LEASE EXTENSION EXECUTED
NNN LEASE | ~3.5% ANNUAL INCREASES
14 YEAR TENANT AT THE PROPERTY



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INNOVATION HIGH: A LEARN4LIFE SCHOOL
www.learn4life.org

THE OFFERING

NAI San Diego is pleased to present the exclusive offering of a 100% leased, single-tenant net-leased educational investment located in Chula Vista, California. The property consists of two buildings totaling 12,430 square feet situated on approximately 0.87 acres, featuring a secured and fenced lot with 52 parking spaces and monument signage. The asset is fully occupied by Innovation High (A Learn4Life School), which operates its Innovation High School program at the site.

The tenant has demonstrated a strong and expanding commitment to the location, initially occupying a portion of the property in 2012 before expanding to full occupancy in 2019. The campus currently serves approximately 450 enrolled students, reflecting a highly utilized, mission-critical educational facility that supports the tenant's ongoing operations in the market.

The property operates under a triple-net (NNN) lease, offering a passive investment with limited landlord responsibilities. The tenant recently executed a new five-year lease extension with ~3.5% annual rent increases, providing stable and growing income. This offering presents investors with the opportunity to acquire a stable, income-producing asset backed by an established tenant with long-term occupancy history in a desirable Southern California market.

DEAL SNAPSHOT

\$4,818,741
PURCHASE PRICE



\$387.75
PRICE PER SF



\$298,824
NOI



6.20%
CAP RATE



Address	310-320 Broadway, Chula Vista, CA 91910
Tenant	Innovation High (A Learn4Life School)
Building Size	12,430 SF
Land Area	0.87 AC
Lease Term	5.32 Years of Lease Term Remaining (2) 5-Year Renewal Options



310-320 Broadway
Chula Vista, CA 91910

INVESTMENT HIGHLIGHTS

Long-Term Tenant Commitment with Expansion History

Innovation High (A Learn4Life School) has occupied the property since 2012, expanding from a partial lease to full occupancy in 2019, demonstrating sustained growth and long-term commitment to the location.

Passive NNN Lease Structure

The property operates under a triple-net (NNN) lease, with the tenant responsible for CAM, taxes, and insurance, allowing for a low-management investment profile.

Long-Term Upside Through Renewal Options

The lease includes two (2) five-year renewal options at fair market value, offering future rental upside and extended hold potential.



INVESTMENT HIGHLIGHTS

High-Utilization, Mission-Critical Facility

The campus serves approximately 450 students, an impressive enrollment for the building size, reinforcing its role as a highly active and essential educational facility.

New 5-Year Lease Extension with Annual Rent Growth

The tenant recently executed a five-year lease extension, providing near-term income security with ~3.5% annual rent increases, ensuring consistent NOI growth.

Secure, Functional Site with Ample Parking

The property features a secured and fenced lot with 52 parking spaces, supporting daily operations while enhancing site control and usability.



PROPERTY DETAILS

PROPERTY INFORMATION

Address	310-320 Broadway, Chula Vista, CA 91910
Tenant	Innovation High: A Learn4Life School www.Learn4Life.org
Property Type	Two-Building Educational Campus
Building Size	±12,430 SF
Land Area	±0.87 Acres
Parking	52 Spaces (Secured/Fenced)
Signage	Monument Signage

BUILDING INFORMATION

BUILDING 1

Address	310/312 Broadway
Building Size	5,990 SF
Year Built	Built 1970

BUILDING 2

Address	320 Broadway
Building Size	6,440 SF
Year Built	Built 2000



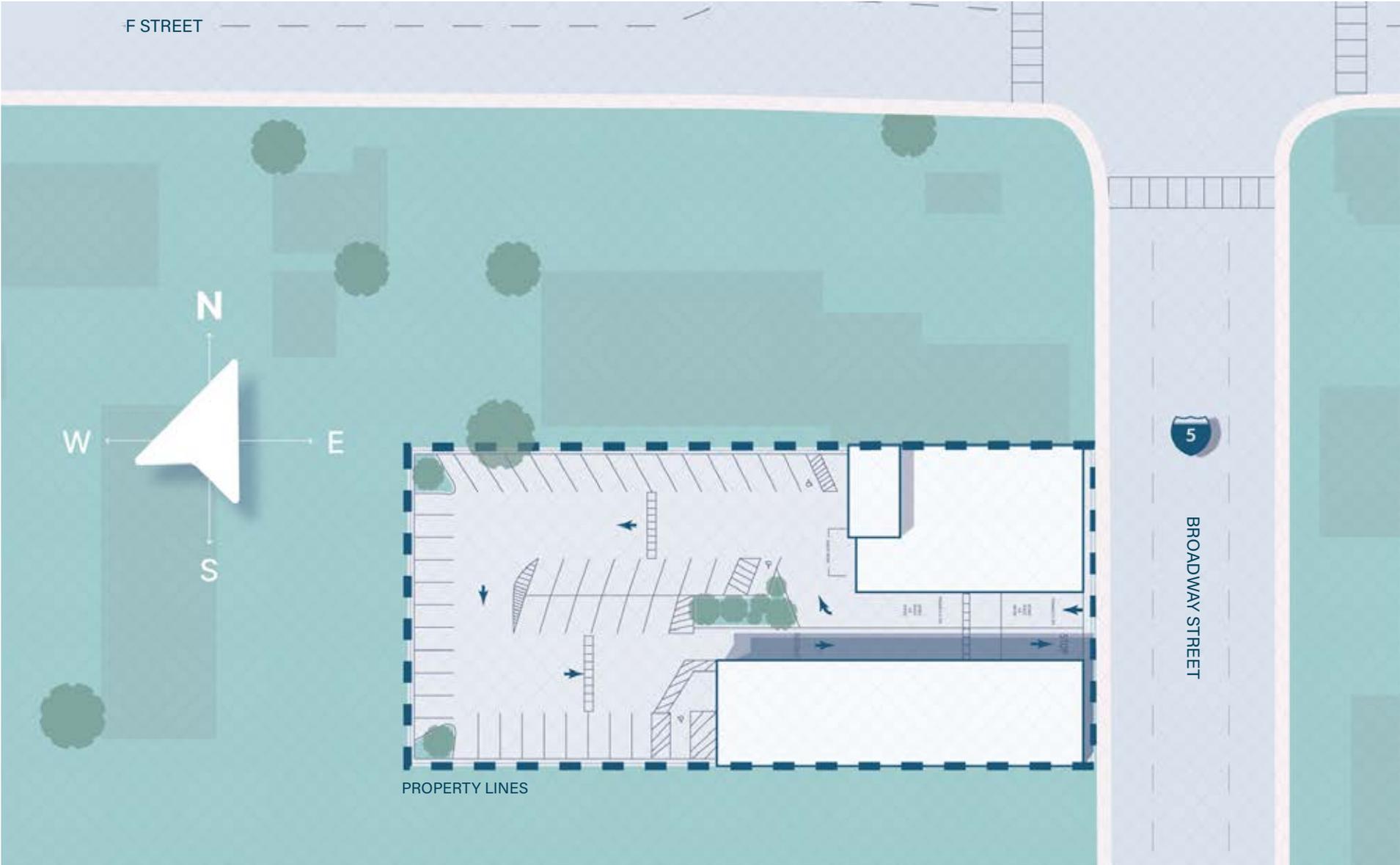
EXTERIOR PHOTOS



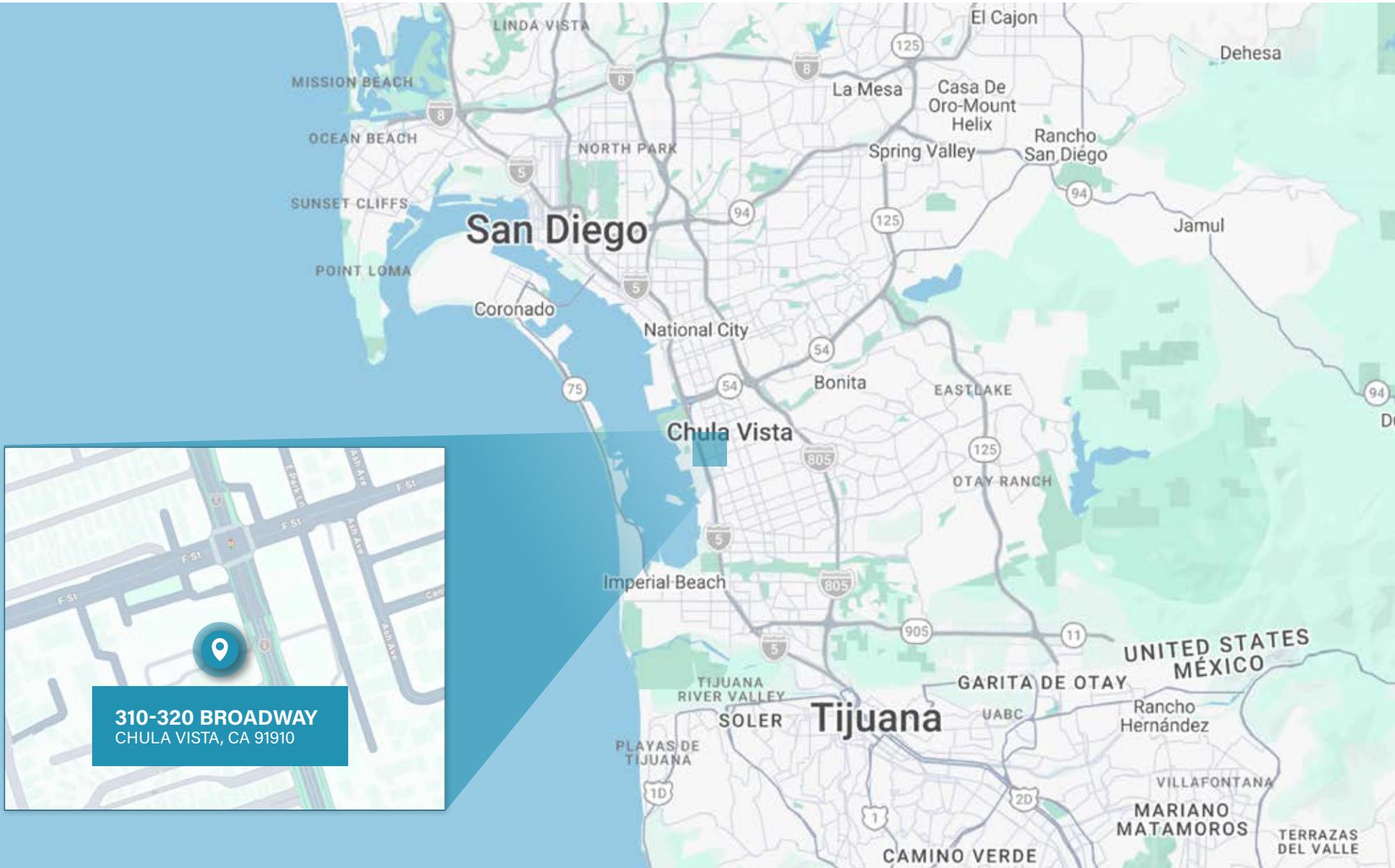
INTERIOR PHOTOS



SITE PLAN



REGIONAL MAP



WEST VIEW



SAN DIEGO METROPOLITAN SYSTEM (MTS - BLUE LINE)

ST. THOMAS APARTMENTS

CASA VICTORIA APARTMENTS



310-320 BROADWAY
CHULA VISTA, CA 91910



±16,729 (2022 AADT)



BROADWAY STREET

TRADE AERIAL



310-320 BROADWAY
CHULA VISTA, CA 91910

GATEWAY MARKETPLACE
HOBBY LOBBY
Smart & Final.

Walmart

BEST BUY

AutoZone

Reilly AUTO PARTS

Aquatic Center

Living Coast

Jack In the box

STARBUCKS COFFEE

Scripps Mercy Hospital

CHIPOTLE MEXICAN GRILL

CHULA VISTA CENTER
JCPenney **Burlington**
macy's **Spencer's**

Wonderfront

DOLLAR TREE

McDonald's



LEASE OVERVIEW

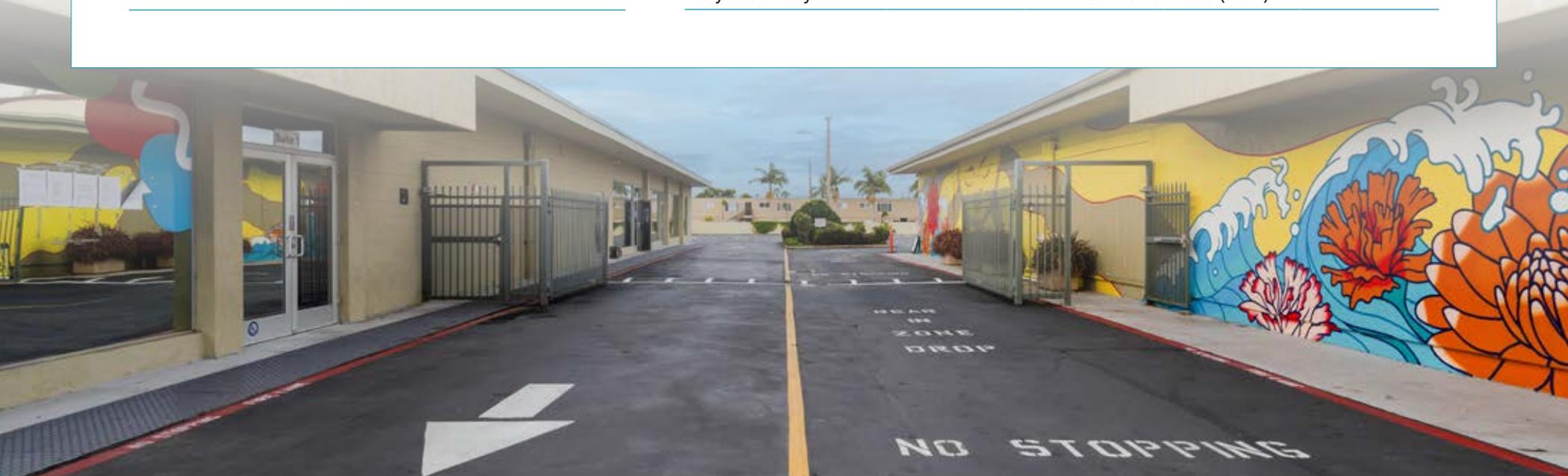
INNOVATION HIGH:
A LEARN4LIFE SCHOOL

www.learn4life.org

Lease Type	NNN
Lease Term Remaining	5.32 Years
Lease Expiration Date	7/14/2031
Lessee Entity	Western Educational Corporation
Annual Base Rent	\$290,124
Rent Escalation	3.50% Annually
Renewal Option	(2) 5-Year Options
Option Escalations	At Fair Market Value (FMV)

RENT SCHEDULE

TERM PERIOD	ANNUAL BASE RENT	MONTHLY RENT	RENT/SF	RENT INCREASE
July 2025 - July 2026	\$290,124	\$24,177	\$23.34	-
July 2026 - July 2027	\$298,824	\$24,902	\$24.04	3.0%
July 2027 - July 2028	\$309,288	\$25,774	\$24.88	3.5%
July 2028 - July 2029	\$320,112	\$26,676	\$25.75	3.5%
July 2029 - July 2030	\$331,308	\$27,609	\$26.65	3.5%
July 2030 - July 2031	\$342,912	\$28,576	\$27.59	3.5%
5- Year Option Period 1				
July 2031 - July 2036	At Fair Market Value (FMV)			
5-Year Option Period 2				
July 2036 - July 2041	At Fair Market Value (FMV)			



TENANT PROFILE

INNOVATION HIGH: A LEARN4LIFE SCHOOL

www.learn4life.org

Founded in 2001

Innovation High (A Learn4Life School) is a network of public charter schools focused on providing alternative education solutions for students through flexible, personalized learning programs. Learn4Life serves thousands of students across multiple campuses, offering academic instruction alongside career and technical education pathways designed to prepare students for post-secondary success.

The organization's Innovation High School program delivers a non-traditional academic model that emphasizes individualized instruction, small group learning, and career-focused curriculum. Students attend on flexible schedules while receiving one-on-one academic support, enabling consistent engagement and improved educational outcomes.

At the subject property, Learn4Life has demonstrated a long-term commitment to the location, initially occupying a portion of the campus in 2012 before expanding to full occupancy in 2019. The site currently serves approximately 450 students, reflecting strong utilization and reinforcing the property's role as a mission-critical educational facility within the tenant's network.

One of the Largest Independent Charter School Concepts in California

Over 100 Locations Ranging from 2,500-25,000 SF in California, Ohio, Florida, South Carolina and Michigan

Over 1,500,000 SF Leased and Owned Properties

100,000 Square Foot Headquarters in Lancaster CA. One of largest employers in the Antelope Valley



- **Public Charter School Network**
Organization Type
- **Western Educational Corporation**
Operator
- **Innovation High School**
Program at Site
- **Approximately 450 Students**
Student Enrollment (Subject Property)
- **Since 2012**
(Expanded to Full Campus in 2019)
Occupancy History
- **Personalized, Flexible Learning Programs**
Education Model
- **Career & Technical Education (CTE),
College & Career Readiness**
Focus Areas

IMMEDIATE AREA

DOWNTOWN LOCATION WITH REGIONAL CONNECTIVITY

The property is located in Downtown Chula Vista, within an established urban corridor that offers convenient access to retail, dining, healthcare, and transit. Positioned approximately 5 miles south of San Diego's city limits, the location benefits from proximity to Interstate 5, and I-5BL, as well as nearby E Street and H Street rail stations, supporting connectivity throughout the South Bay and greater San Diego region.

The immediate area is supported by a mix of neighborhood amenities and regional demand drivers. Third Avenue, located just minutes away, features a concentration of breweries, restaurants, and local shops, while Chula Vista Center provides additional retail and service offerings. The property is also near key destinations including the Gaylord Pacific Resort & Convention Center and Scripps Mercy Hospital Chula Vista, contributing to sustained activity and accessibility.



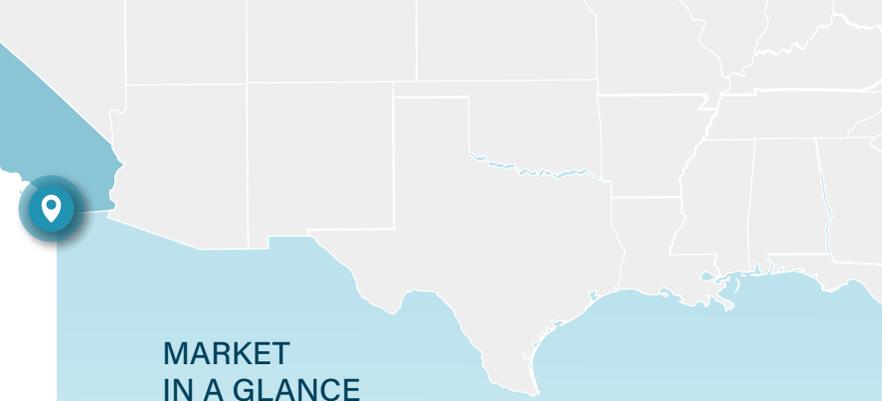
CHULA VISTA, CA

SECOND-LARGEST CITY IN SAN DIEGO COUNTY

Chula Vista is the second-largest city in San Diego County, with a population of approximately 276,000. Located between Downtown San Diego and the U.S.-Mexico border, the city benefits from a central South County location and serves as a major residential and commercial hub within the region. Its size, established neighborhoods, and access to major destinations make it a well-known and active part of the greater San Diego area.

The city includes more than 52 square miles of varied landscape, with coastal areas, canyons, rolling hills, parks, trails, and recreation amenities throughout the community. Chula Vista is known for its quality public schools, strong community setting, and outdoor appeal, with assets such as the bayfront, Otay Lakes, Eastlake, and the Bayshore Bikeway adding to everyday accessibility and quality of life. More than 64 parks and 60 sports fields further support recreation across the city.

Downtown Chula Vista adds to that appeal with a walkable setting centered around Third Avenue, where local restaurants, shops, and events create an active neighborhood feel. Major projects such as the Chula Vista Bayfront and the planned University Park and Innovation District continue to add new destinations, jobs, and activity across the city.



MARKET IN A GLANCE



~276K Residents
Population



**52+ Square Miles of Coastal, Urban,
and Open-Space Landscape**
City Scale



64+ Parks | 60 Sports Fields
Parks & Recreation

Source: City of Chula Vista Official Website



MARKET HIGHLIGHTS

Regional Scale & Population Base

Second-largest city in San Diego County with approximately 276,000 residents

Expansive Natural Landscape

Encompasses more than 52 square miles of coastal landscape, hills, trails, lakes, and open space

Outdoor Lifestyle and Recreation

Home to 64+ parks, 60 sports fields, golf courses, and extensive outdoor recreation amenities

Walkable Downtown Environment

Walkable downtown district with retail, dining, events, and transit connectivity

Strong Retail and Entertainment Presence

Established retail destinations and entertainment venues support local and regional draw

Ongoing Growth & Development

Major development activity underway at the Bayfront and University Park and Innovation District



CHULA VISTA



CHULA VISTA CENTER



CHULA VISTA NATURE CENTER



ECONOMIC DRIVERS

Education

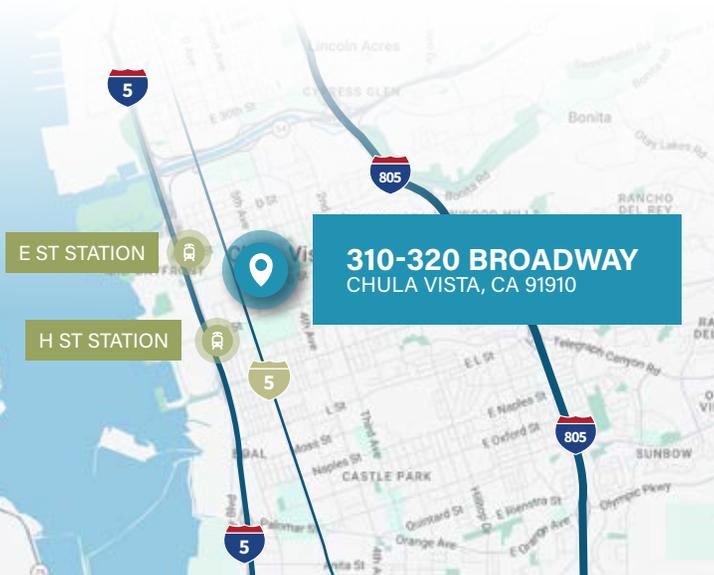
Education is a key sector in Chula Vista, supported by strong schools and continued investment in learning and workforce development. This presence adds long-term stability to the city's economic profile.

Strategic Location

Chula Vista is positioned within southern San Diego County with access to Interstate 5, Interstate 805, and State Route 125, providing convenient connectivity to Downtown San Diego, the international border, and the broader Southern California region.

 Strategic Location
South Bay

 Access via
I-5, I-805 & SR-125



Retail

Chula Vista benefits from an active retail environment supported by established shopping destinations, dining options, and service-based businesses that serve both local residents and the surrounding trade area.

Manufacturing and Clean Technology

The city continues to build momentum in manufacturing and clean technology, supported by its strategic location, industrial capacity, and business-friendly growth environment.

 Growing Presence in
Clean Technology and Manufacturing

Quality of Life

Parks, trails, recreational amenities, bay access, and community infrastructure support Chula Vista's appeal to residents, employers, and workforce talent.

 Key Sectors Include
Retail, Healthcare, and Education

DEMOGRAPHICS

410,879

Population (2024)
5-Mile Radius

14,571

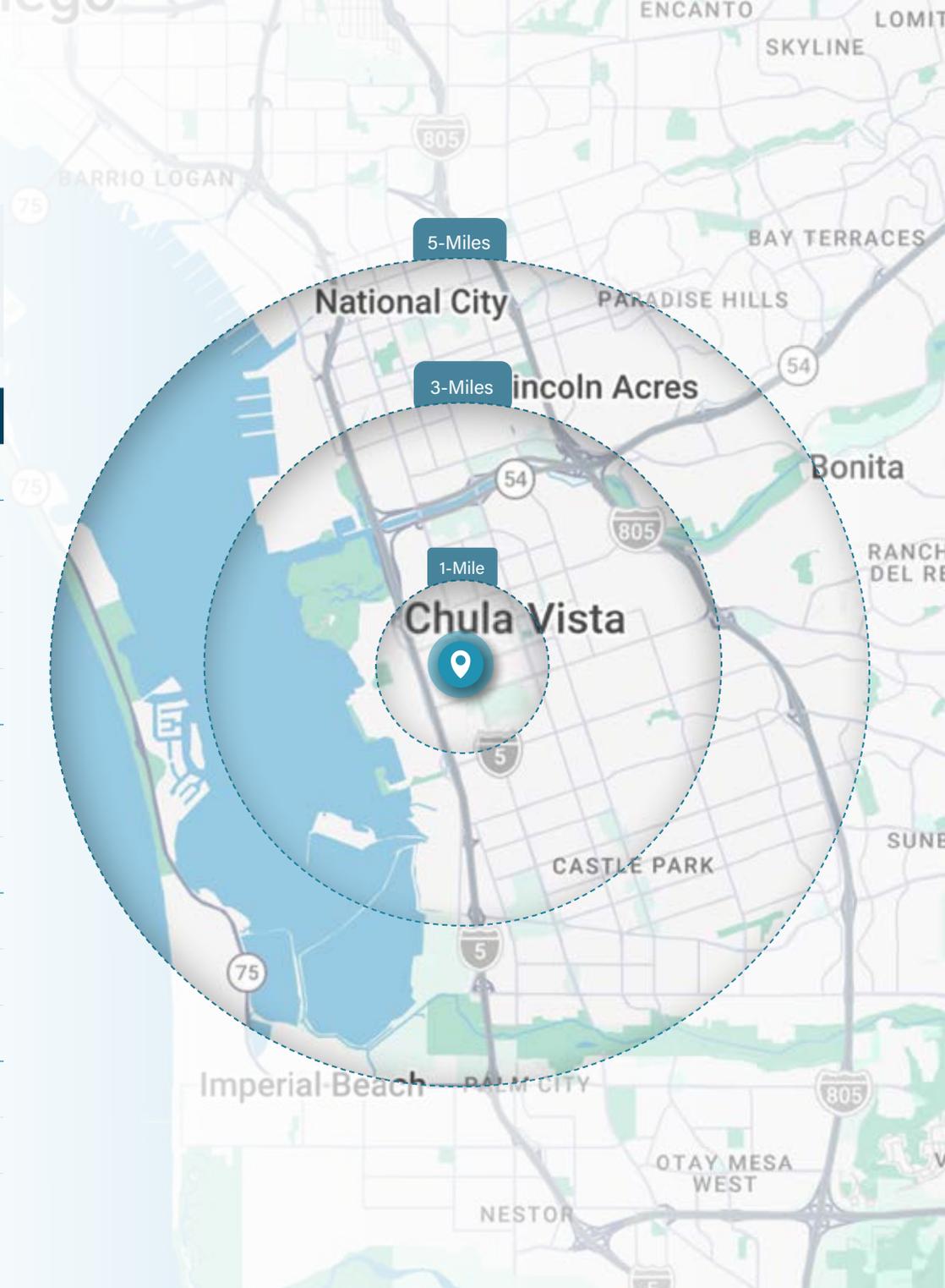
Total Businesses
5-Mile Radius

\$103,586

Avg. HH Income
5-Mile Radius

	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population	30,440	144,655	410,879
2029 Population Projection	30,605	144,859	410,553
Median Age	37.2	37.9	37.1
HOUSEHOLDS			
2024 Households	10,746	46,611	122,212
2029 Household Projection	10,792	46,632	121,966
INCOME			
Average Household Income	\$78,767	\$96,023	\$103,586
Median Household Income	\$66,354	\$74,819	\$82,229
DAYTIME DEMOGRAPHICS			
Total Businesses	2,097	7,499	14,571
Total Employees	17,678	60,284	113,801

Source: CoStar





learn4life

CHANGE YOUR STORY

CHULA VISTA, CA 91910

OFFERING MEMORANDUM

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