



# CITY CENTER PAD BUILDING

NNN LEASED INVESTMENT / FOR SALE

OFFERING MEMORANDUM | 800 BROADWAY AVE | SEASIDE, CA 93955



# PROPERTY OVERVIEW

## LOCATION

800 Broadway Ave  
Seaside, CA 93955

## SITE

The shopping center and PAD building is located at the SW corner of Broadway Ave and Fremont Blvd in the city of Seaside, CA.

## LAND AREA

The listing consists of 1 parcel (APN 011-297-001-000) totaling approximately ±0.46 acres of land area.

## BUILDING AREA

The subject consists of 1 retail building totaling approximately ±5,234 SF of net rentable area; part of a ±55,751 SF shopping center.

## FRONTAGE & ACCESS

The site benefits from approximately ±458 feet of frontage along Broadway Ave and ±515 feet along Fremont Blvd

## PARKING

In the shopping center, there are 191 shared parking spaces.

## TRAFFIC COUNTS

Fremont Blvd	24,113 ADT
Broadway Ave	10,962 ADT

## BUILT

City Center Shopping Center, including Chase bank building, was built in 2006.

## ZONING

Per the City of Seaside, the subject site is currently zoned as Commercial Mixed Use (CMX).

±5,235 SF

TOTAL BUILDING AREA

±20,038 SF

TOTAL LAND AREA

\$3,745,709

OFFERING PRICE

\$206,014

NOI (YEAR 1)

5.5%

CAL RATE (YEAR 1)

100%

OCCUPANCY

# INVESTMENT HIGHLIGHTS



**OUT PARCEL** to Grocery Outlet Anchor



**LOCATED** within a ±55,751 SF shopping center



**STRONG** co-tenants



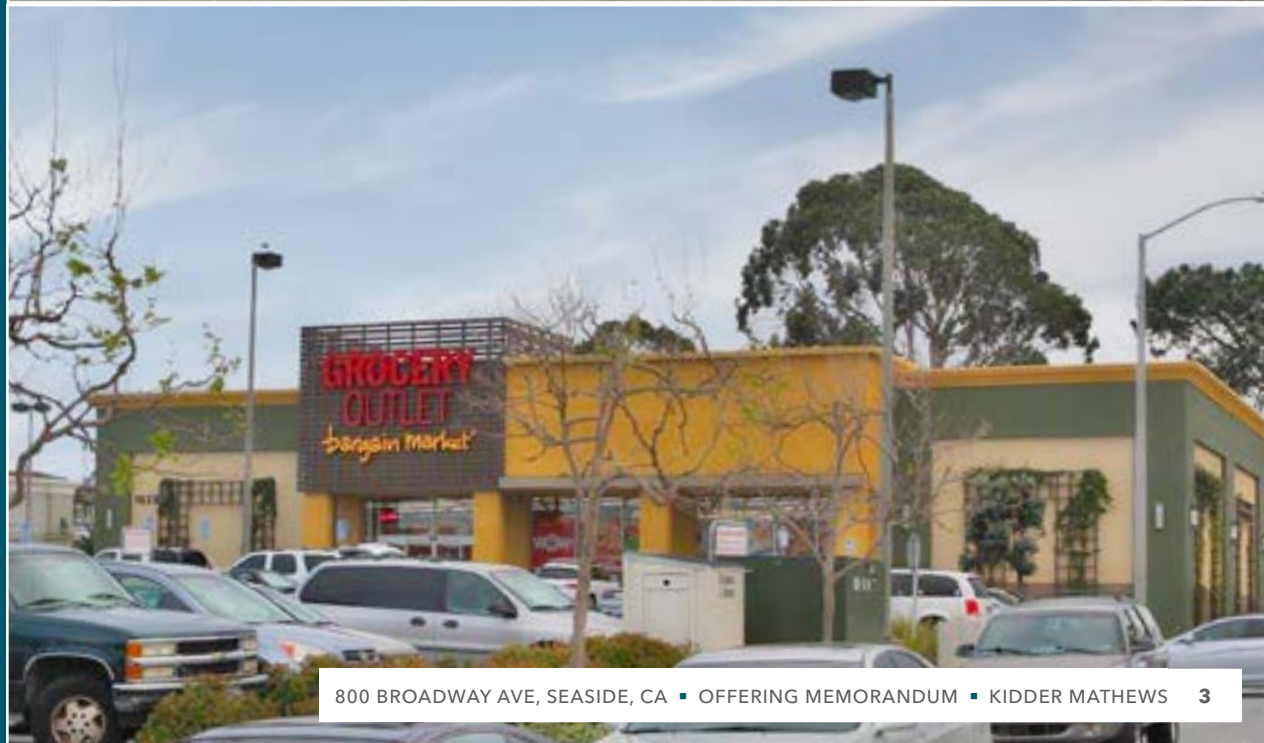
**GREAT** access and parking



**SIGNALIZED** intersection

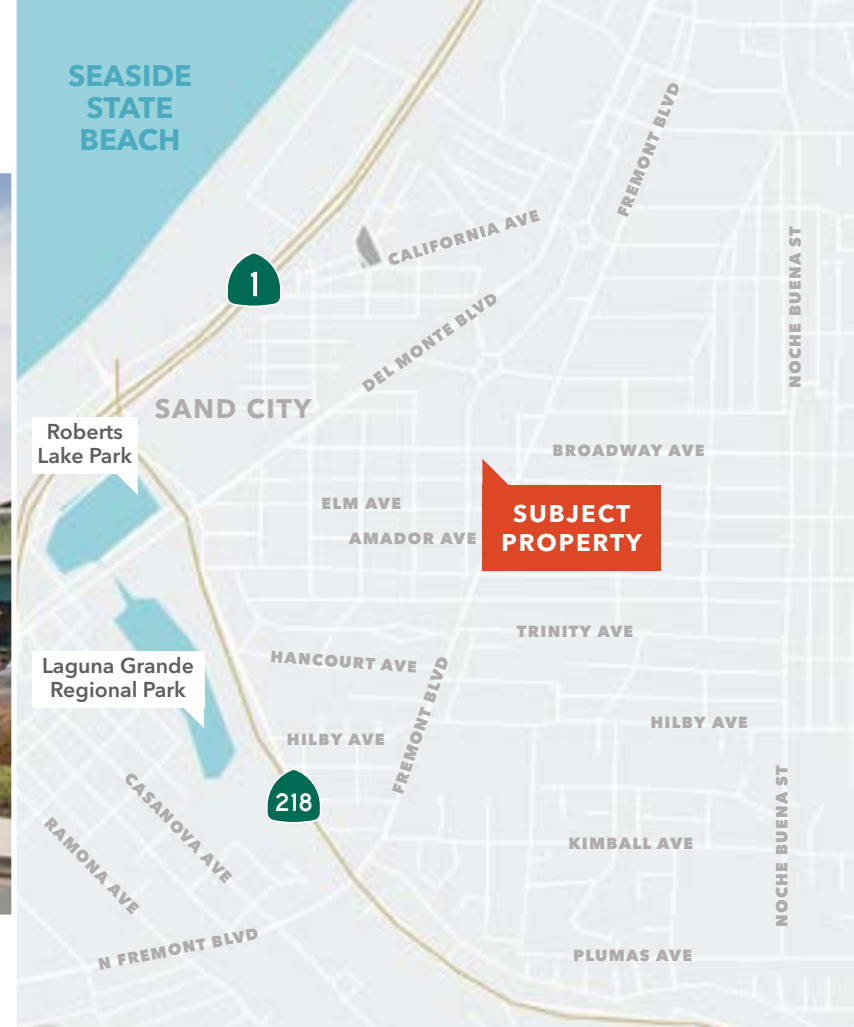


**BUILT** in 2006









# RENT ROLL

Tenant	Square Footage	Term/ Expires	Monthly Rent	Annual Rent	Rent Increases	Options
Chase Bank	±3,503	10/14/27	\$12,407.63	\$148,891.00	10% each 5 years of initial and option terms	Five years remain at 10% increase for 5 Years
Congo Go	±1,731	11/30/30	(\$2.75) \$4,760.25	\$57,123.00	2.5% annual	One 7 year option to renew
<b>Total</b>	<b>5,234</b>			<b>\$206,014.00</b>		



# SITE PLAN





1



DEL MONTE BLVD

THE AUTO MALL

ALHAMBRA ST



SUBJECT PROPERTY

BROADWAY AVE (10,962 ADT)



PALM AVE

CALAVERAS ST



ELM AVE



FREMONT BLVD (24,113 ADT)






SAND DOLLAR CENTER


EDGEWATER CENTER

SEASIDE HIGH SCHOOL

SEASIDE STATE BEACH

SAND CITY

TIOGA AVE

Little Caesars, 7-Eleven, Harumi Japanese Cuisine, Baan Thai Restaurant, Papa Chevo's Taco Shop

SAN PABLO AVE




**SUBJECT PROPERTY**



BROADWAY AVE



SEASIDE

GENERAL JIM MOORE BLVD

ROBERTS LAKE

CANYON DEL REY BLVD

LAGUNA DEL REY





# TENANT SUMMARY

**JP MORGAN CHASE BANK | [WWW.CHASE.COM](http://WWW.CHASE.COM)**

JPMorgan Chase & Co. is a leading global financial services firm with assets of \$2.6 trillion and operations worldwide. The firm is a leader in investment banking, financial services for consumers and small businesses, commercial banking, financial transaction processing, and asset management. A component of the Dow Jones Industrial Average, JPMorgan Chase & Co. serves millions of customers in the United States and many of the world's most prominent corporate, institutional and government clients under its J.P. Morgan and Chase brands.



# CHASE

**NYSE: JPM**

**OWNERSHIP**

**\$385 B**

**MARKET CAPITALIZATION**

**A+**

**S&P RATED**

**\$97 B**

**REVENUE**

**252,540**

**EMPLOYEES**

**NEW YORK**

**HEADQUARTERS**



# MARKET OVERVIEW

The City of Seaside is an ocean-side community that overlooks the beautiful Monterey Bay on the Central Coast of California, approximately 115 miles south San Francisco.

Founded in 1887 and incorporated in 1954, this 10 square-mile city continues to grow while holding on to the rich values upon which it was established. Young families and retirees are drawn to the community, providing a healthy residential mix of people and solid sense of community. While the foundation of the Seaside business community is made up of small family-owned establishments, national retailers and restaurant groups also call Seaside home, as well as the Seaside Auto Center, one of the first auto malls in

the country which boasts a wide variety of sales and service options for vehicles of all makes and models.

California State University at Monterey Bay and the Monterey College of Law are located in the City of Seaside, providing students of all ages a scenic environment to pursue their educational goals. These institutions are part of a world-class educational community on the Monterey Peninsula that includes the Naval Postgraduate School, the Defense Language Institute, and the Monterey Institute of International Studies. The multitude of opportunities for higher learning create a strong economic base for the community, much-needed services for retired military, and attract a contingent of people from throughout the world.

SOURCE: [HTTP://WWW.CI.SEASIDE.CA.US](http://www.ci.seaside.ca.us)

2.96%

PROJECTED GROWTH RATE

\$751K

MEDIAN HOME VALUE

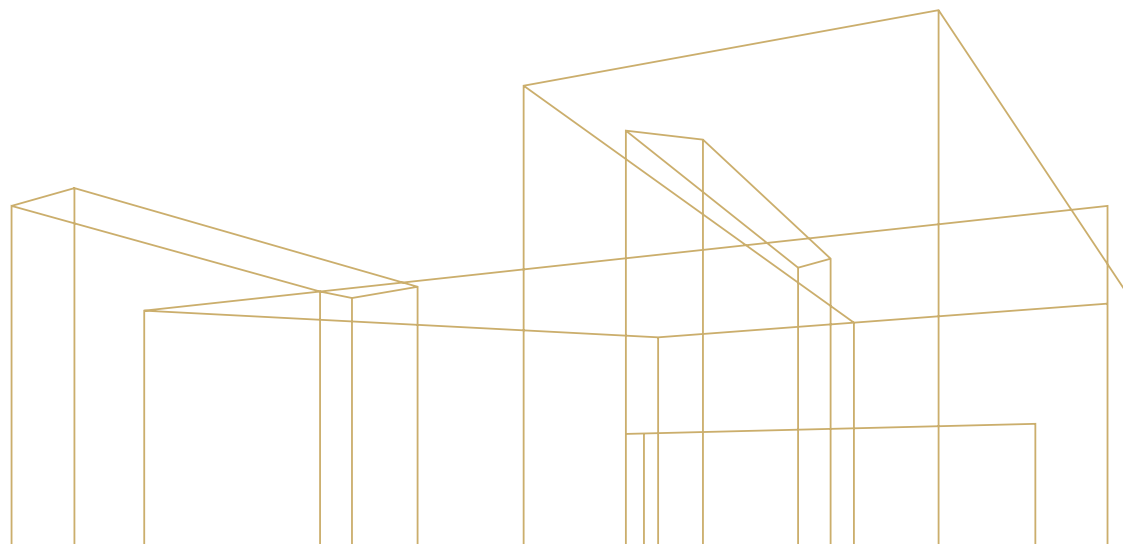
\$100K

AVERAGE HH INCOME





# DEMOGRAPHICS



## DEMOGRAPHICS (2019)

Population	1-Mile	3-Miles	5-Miles
Projected Population (2027)	22,417	46,622	88,099
Estimated Population (2022)	22,731	46,906	88,334
Census Population (2020)	22,632	47,187	88,694
Population Growth (2022 - 2027)	-0.3%	-0.1%	
Population Growth (2010 - 2020)	-0.1%		0.4%
<b>Households</b>			
Projected Households (2027)	7,492	17,689	33,702
Estimated Households (2022)	7,477	17,528	33,318
Census Households (2020)	7,404	17,617	33,433
Households Growth (2022 - 2027)		0.2%	0.2%
Households Growth (2010 - 2020)	0.2%		
<b>Average Household Income</b>	<b>\$86,002</b>	<b>\$104,083</b>	<b>\$120,176</b>
<b>Median Household Income</b>	<b>\$72,195</b>	<b>\$78,439</b>	<b>\$89,606</b>
<b>Median Home Value</b>	<b>\$552,732</b>	<b>\$638,665</b>	<b>\$841,200</b>

## DATA FOR ALL BUSINESSES IN AREA (2019)

Daytime Employment	1-Mile	3-Miles	5-Miles
Total Businesses	892	3,356	5,045
Total Employees	6,674	35,069	49,628
Employee/Business Population Ratio	7.5	10.5	9.8
<b>Consumer Spending</b>			
Total Consumer Spending (2024)	\$471.05 M	\$1.26 B	\$2.67 B



# EXCLUSIVELY REPRESENTED BY

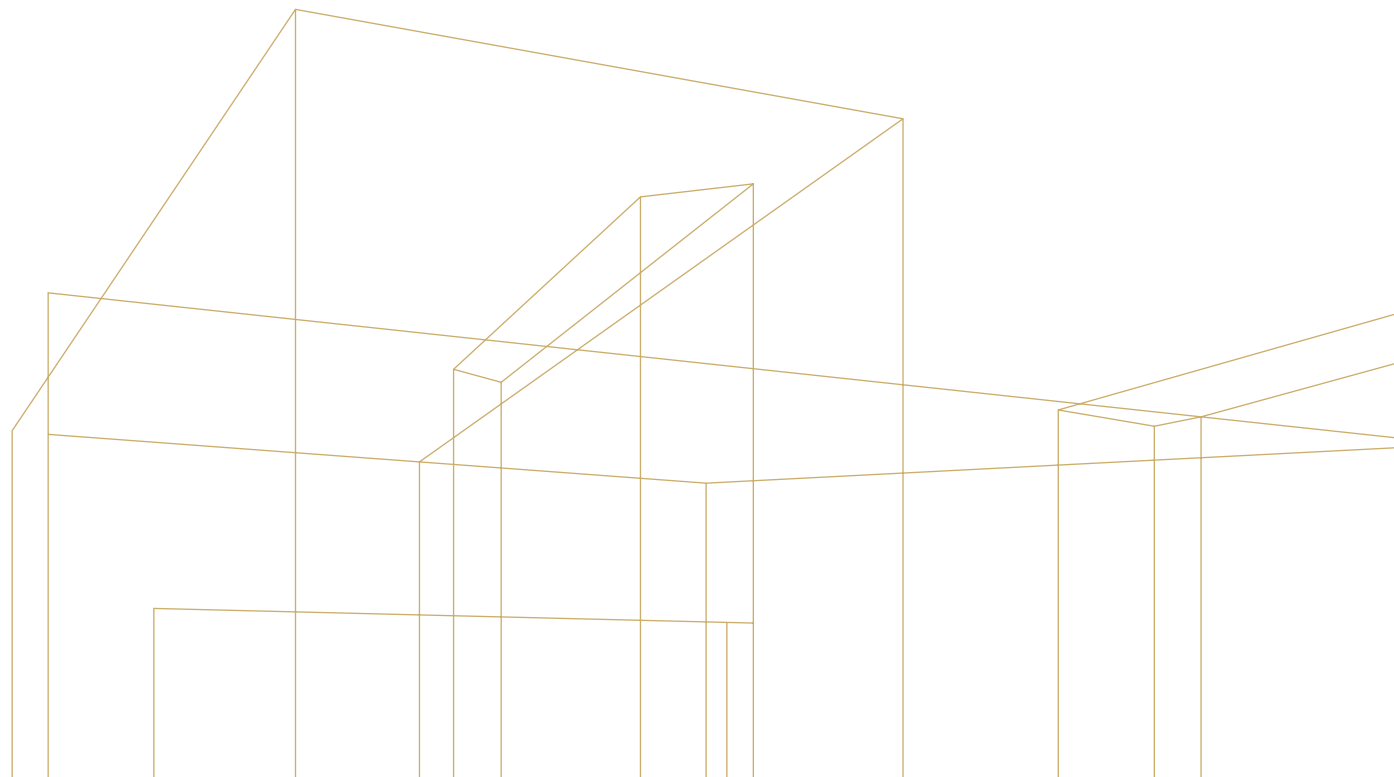
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