

# FOR SALE: ±1,108 SF OFFICE/MEDICAL CONDO

345 F STREET • CHULA VISTA, CA 91910



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REAL ESTATE SERVICES

**THE CLARK TEAM**

**BHHS**  
**BERKSHIRE HATHAWAY**  
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## PROPERTY FEATURES

- » Suite 220: ±1,108 SF office/medical condo for sale
- » HOA Dues: \$670/Month
- » Well-laid out and move-in ready
- » Located in busy downtown Chula Vista
- » Ample free parking in the adjoining lot (55 spaces) as well as additional free public parking at the Chula Vista Library across the street
- » Can accommodate medical and professional uses
- » Convenient access to bus and trolley stops
- » Close to I-5, I-805, Hwy-54, Scripps Hospital, South County Court House, Chula Vista Mall & many restaurants

## SUITE FEATURES

- » Spacious waiting room
- » 2 offices with sinks
- » 2 offices
- » Spacious back office could be converted into private office or operating room



\$670/MO

HOA DUES



0.84 AC

LOT SIZE



2.39/1,000 SF

PARKING RATIO



1981

YEAR BUILT



MULTI-TENANT

TENANCY



93 (WALKER'S PARADISE)

WALK SCORE



23,000 SF

TOTAL BUILDING SIZE

SALE PRICE: \$700,000





# SBA FINANCING - SUITE 220

INPUT PROJECT INFORMATION		
<b>STEP ONE</b>		
Input Property purchase price here:		\$700,000
Tenant improvements:		\$0
	Total project amount:	\$700,000
<b>STEP TWO</b>		
Choose a rate and amortization from chart below:		
Input 504/conv. rate/amort:	6.70%	25
Input 7A int rate/amort:	6.70%	25
<b>Conventional and 504</b>		
Loan terms:	Today's Rates	Amortization (years)
5 year fixed	6.70%	25
10 year fixed	6.70%	25
20 year fixed	6.70%	20
25 year fixed	6.70%	25
<b>SBA 7A</b>		
Loan terms:	Rates	Amort.
15 year fixed	6.70%	15
20 year fixed	6.70%	20
25 year fixed	6.70%	25
<b>STEP THREE</b>		
See the results in the scenarios to the right.		

	SBA 7a	SBA 504	Conventional
Total project amount:	\$700,000	\$700,000	\$700,000
Down payment:	\$70,000	\$70,000	\$175,000
Union Bank 1st TD amount:	\$630,000	\$350,000	\$525,000
CDC/SBA 2nd TD amount:	na	\$280,000	
Amort - Union Bank 1st TD (yrs):	25	25	25
Amort - SBA 2nd TD (yrs):	na	25	na
Union Bank interest rate:	6.70%	6.70%	6.70%
CDC rate (based on pmt yrs 1-5):	na	6.61%	na
Union Bank monthly pmt:	\$4,333	\$2,407	\$3,611
CDC/SBA monthly pmt (yrs 1-5):	na	\$1,910	na
Total payments:	\$4,333	\$4,317	\$3,611
<b>Estimated Loan Costs</b>			
<b>Union Bank and SBA:</b>			
Loan documentation fee:	\$0	\$0	\$0
Union In fee (incl .5% to SBA):	\$0	\$1,750	\$1,000
<b>Third Party Fees:</b>			
SBA or SBA/CDC loan fee:	\$0	\$10,200	\$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	\$22,100	\$10,150

# DEMOGRAPHICS



Population	1 Mile	3 Mile	5 Mile
2023 Population	35,272	169,163	436,771
2028 Population Projection	34,797	165,644	427,778
2023 Households	13,502	53,465	126,246
2028 Household Projection	13,394	52,504	123,660
Median Household Income:	\$55,434	\$61,180	\$68,067
Median Home Value:	\$487,707	\$487,262	\$490,212



Traffic Counts (Cars/Day)		
F Street	Garrett Avenue	13,000
4th Avenue	Davidson Street	19,127
3rd Avenue	Davidson Street	15,138
E Street	Del Mar Avenue	18,423
F Street	Landis Avenue	11,761
3rd Avenue	Madrona Street	16,888

# 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



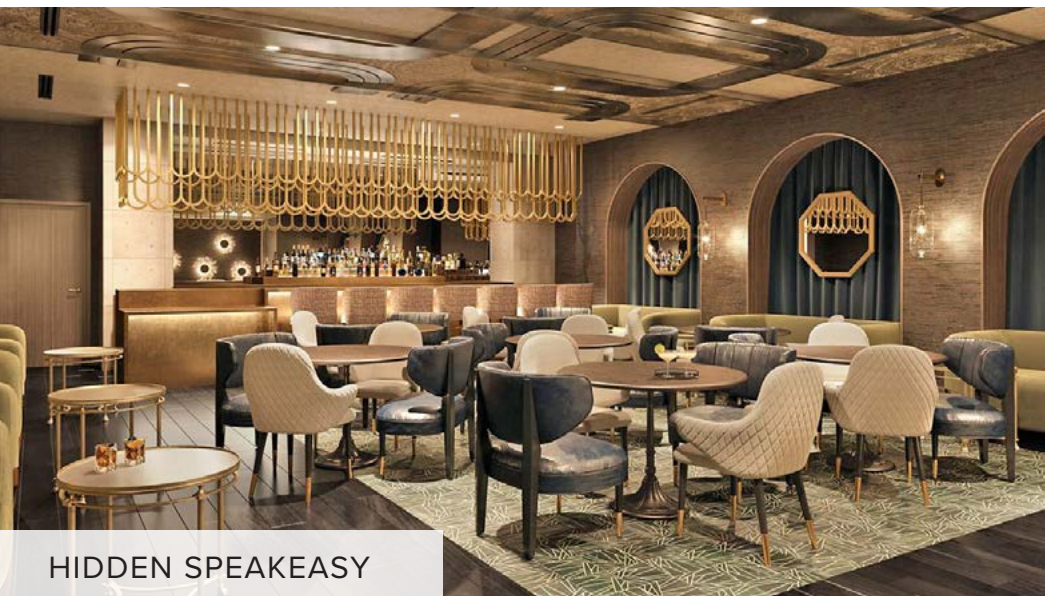
INDOOR/OUTDOOR DINING WITH SCENIC VIEWS



4.25 ACRE WATER PARK WITH LAZY RIVER



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

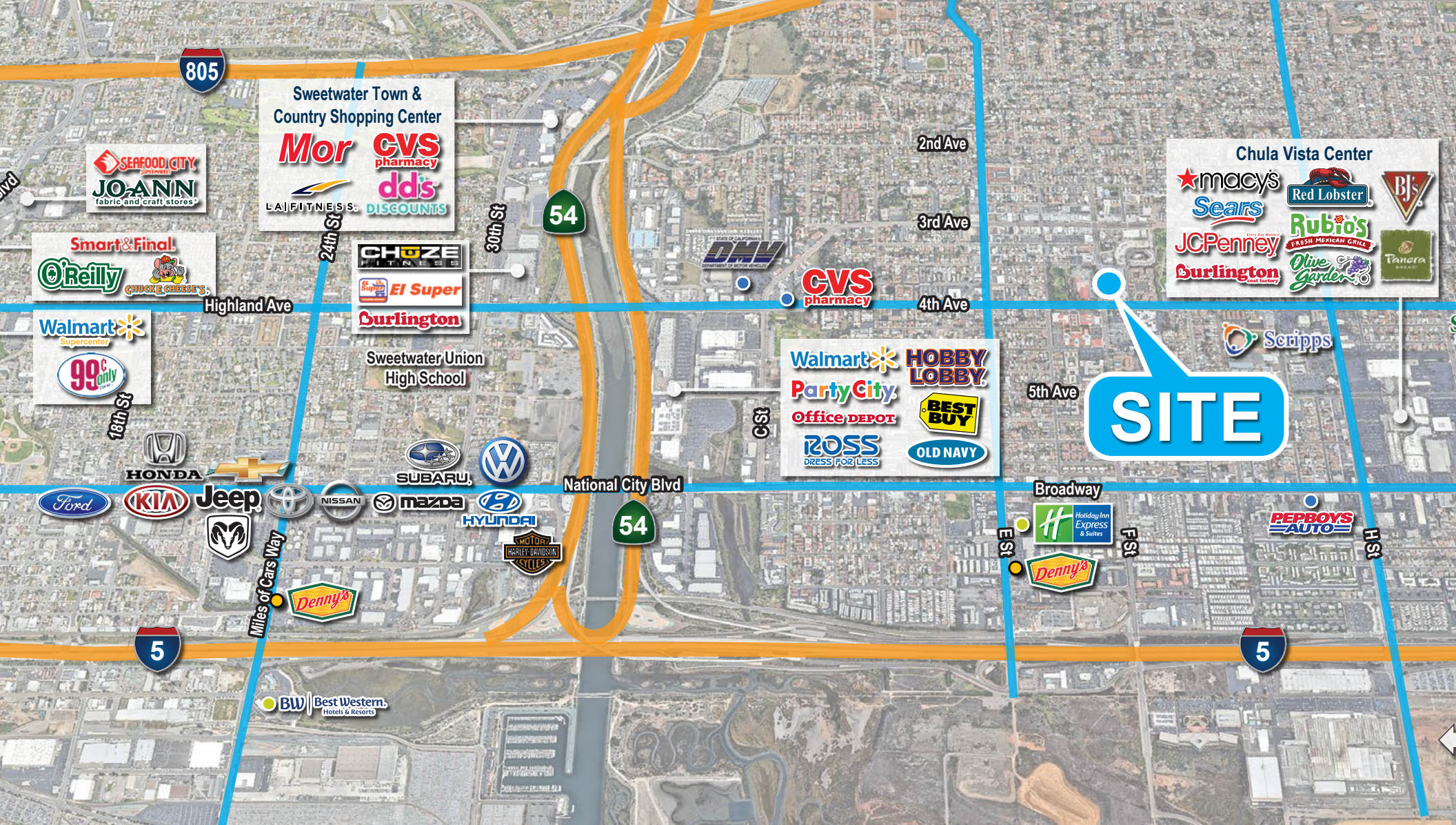


HIDDEN SPEAKEASY



MEETING AND CONFERENCE AREAS





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