

# 6,700 SF OWNER/USER BUILDING FOR SALE

639 BROADWAY, CHULA VISTA, CA 91910



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**Voit**  
REAL ESTATE SERVICES

**THE CLARK TEAM**

639 BROADWAY  
CHULA VISTA, CA 91910

FOR SALE OR LEASE  
6,700 SF OWNER/USER BUILDING

## PROPERTY FEATURES

- » 6,700 SF building with abundant street parking, located on busy Broadway in downtown Chula Vista
- » 5,750 SF of open space on the ground floor with high ceilings, easily adaptable for many different types of uses
- » Features a 950 SF mezzanine with a kitchen & restroom (perfect area for an employee's lounge) and floor-to-ceiling windows that bring in natural light and provides views of the ocean
- » The building is easily divided into two separate units, with the possibility to purchase and occupy one side and lease out the other
- » Located one block from the Chula Vista Center, one of the busiest outdoor malls in the region
- » Close to both the 805 and the 5 Freeways
- » High traffic location with great visibility

LEASE RATE: \$2.00-\$2.25/SF

SALE PRICE: \$1,999,000.00

## ZONING

- » C-2 (Broadway South)
- » [Click here for full zoning details](#)



*Conceptual rendering of the space demised*

Close to Interstates 5 & 805



# CHULA VISTA CENTER



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FLOOR PLAN



Mezzanine



First Floor

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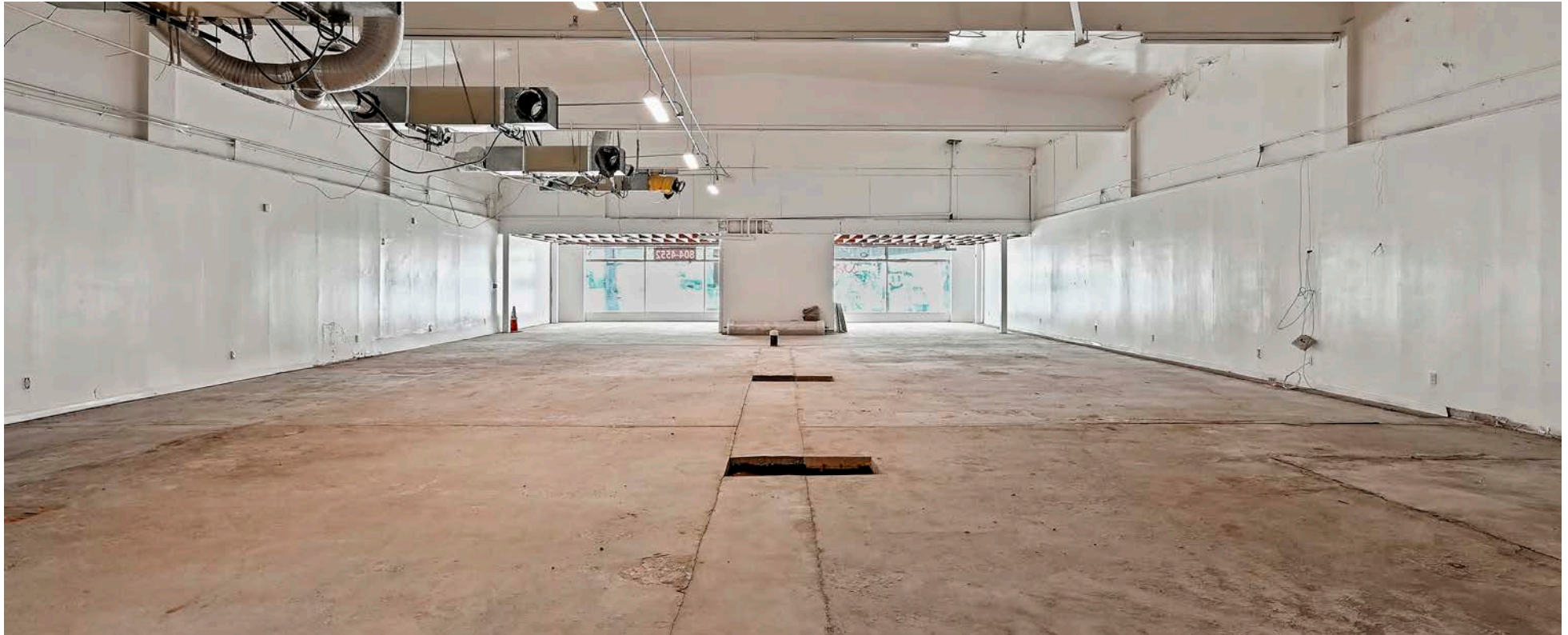
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## SBA FINANCING

639 BROADWAY, CHULA VISTA, CA 91910			SBA 7A	SBA 504	CONVENTIONAL
Property Purchase Price:		\$1,999,000	Total Project Amount:	\$1,999,000	\$1,999,000
Tenant Improvements:		\$0	Down Payment:	\$199,900	\$499,750
Total Project Amount:		\$1,999,000	Union Bank 1st TD Amount:	\$999,500	\$1,499,250
			CDC/SBA 2nd TD Amount:	\$799,600	
Choose A Rate And Amortization From Chart Below:					
Input 504/Conv. Rate/Amort:	6.60%	25	Amort - Union Bank 1st TD (yrs):	25	25
Input 7A Int Rate/Amort:	6.60%	25	Amort - SBA 2nd TD (yrs):	na	na
<b>CONVENTIONAL AND 504</b>			<b>TODAY'S AMORTIZATION</b>		
<u>Loan Terms:</u>	<u>Rates</u>	<u>(Years)</u>			
5 year fixed	6.65%	25	Union Bank Interest Rate:	6.60%	6.60%
10 year fixed	6.65%	25	CDC Rate (Based On Pmt Yrs 1-5):	na	na
20 year fixed	6.60%	20	Union Bank Monthly Pmt:	\$6,811	\$10,217
25 year fixed	6.60%	25	CDC/SBA Monthly Pmt (Yrs 1-5):	\$5,454	na
			Total Payments:	\$12,265	\$10,217
<b>SBA 7A</b>			<b>ESTIMATED LOAN COSTS</b>		
<u>Loan Terms:</u>	<u>Rates</u>	<u>Amort.</u>	Union Bank and SBA:		
15 Year Fixed	6.60%	15	Loan Documentation Fee:	\$0	\$0
20 Year Fixed	6.60%	20	Union In fee (incl .5% to SBA):	\$0	\$4,998
25 Year Fixed	6.60%	25	Third Party Fees:		
			SBA or SBA/CDC Loan Fee:	\$48,100	\$24,489
			Title Insurance/Escrow:	\$2,500	\$3,500
			Appraisal and Review:	\$3,850	\$3,850
			Environmental and Review:	\$2,800	\$2,800
			Est 1st TD Refi Costs, Year 10:	\$0	\$0
			<b>TOTAL FEES:</b>	<b>\$57,250</b>	<b>\$39,637</b>
See the results in the scenarios to the right.					<b>\$10,150</b>

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### TRAFFIC COUNTS

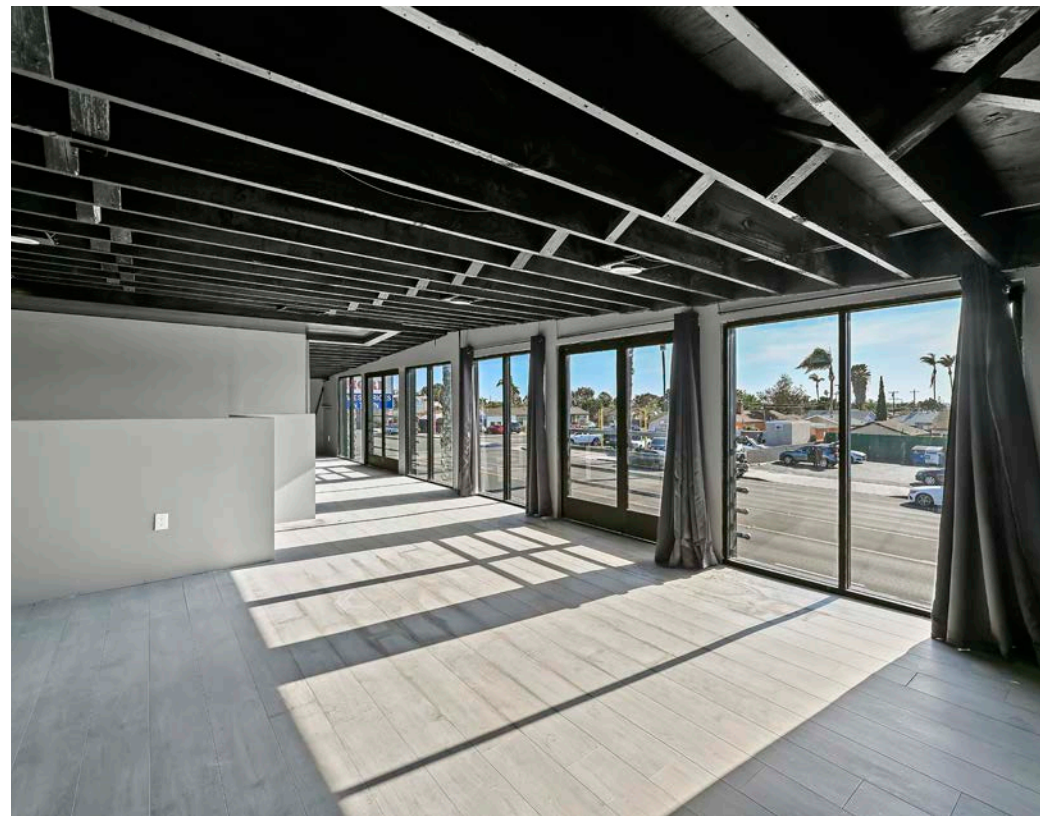
COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME
Broadway	Halsey Street South	27,959
Broadway	I Street South	29,036
Broadway	J Street North	39,684
H Street	Smith Avenue East	21,607
J Street	Beech Avenue East	12,964
J Street	Jefferson Avenue West	18,151

### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	29,814	144,813	402,971
2023 Households	10,564	47,066	117,935
Median Household Income	\$53,811	\$61,414	\$67,789
Median Age	35.9	36.1	35.5
Median Home Value	\$448,385	\$483,266	\$494,397
Median Year Built	1966	1968	1973









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