

FOR SALE OR LEASE

14,737 SF RETAIL/SHOWROOM/ WAREHOUSE

733 BROADWAY, CHULA VISTA



KIMBERLY CLARK, ESQ.
Senior Vice President | Lic. #01439305 | 858.458.3343 | kclark@voitco.com

Voit
REAL ESTATE SERVICES

THE CLARK TEAM

\$5,153,000
SALE PRICE

\$1.75 - \$2.00/SF
NNN (NNN'S =
\$0.15/SF)
LEASE RATE

PROPERTY HIGHLIGHTS

One loading dock in the back of the warehouse space

10 parking spaces

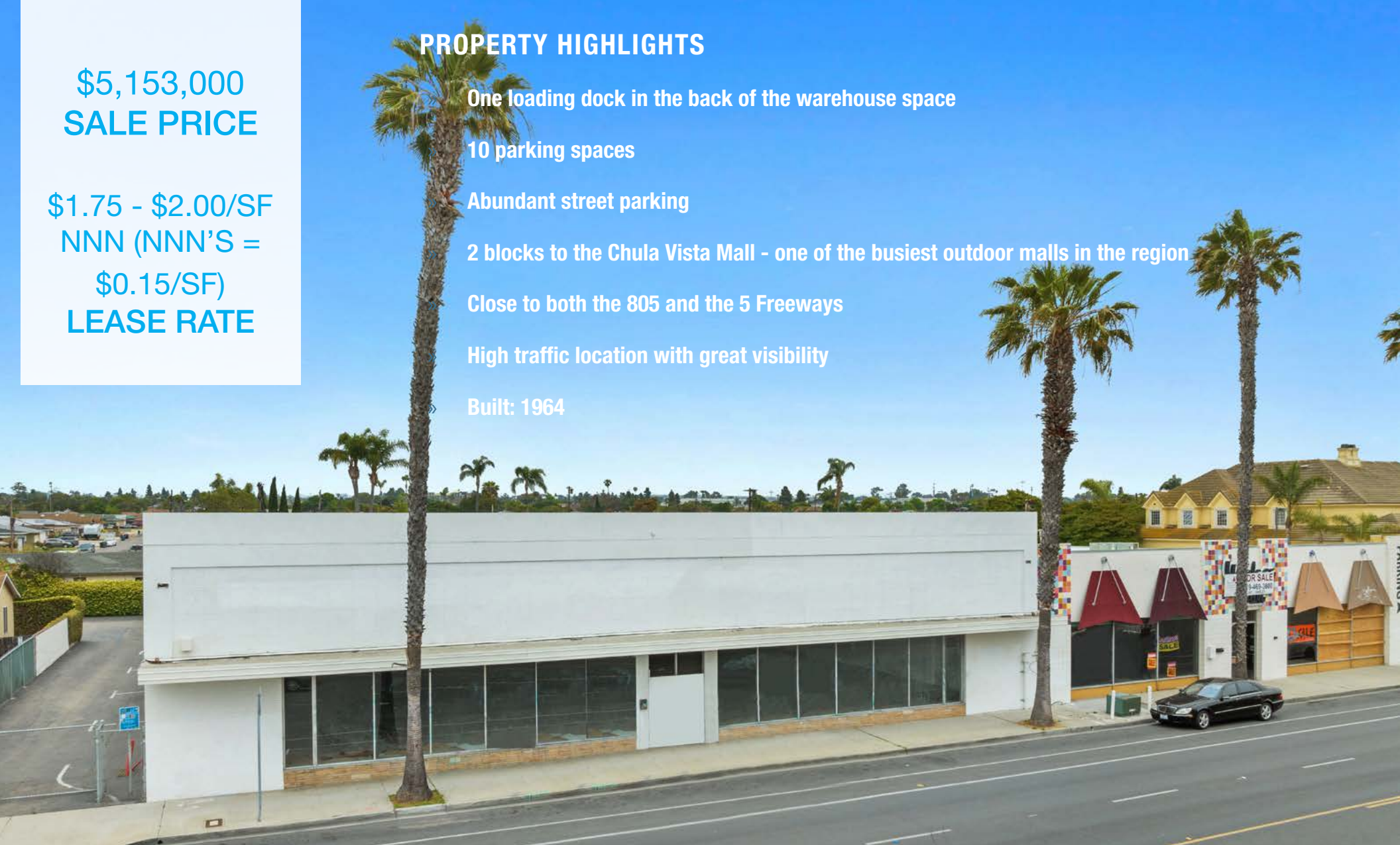
Abundant street parking

2 blocks to the Chula Vista Mall - one of the busiest outdoor malls in the region

Close to both the 805 and the 5 Freeways

High traffic location with great visibility

Built: 1964



PROPERTY DETAILS

14,737 SF
BUILDING SIZE

0.51 ACRES
LAND SIZE

ONE (1)
OF STORIES

1993
YEAR BUILT

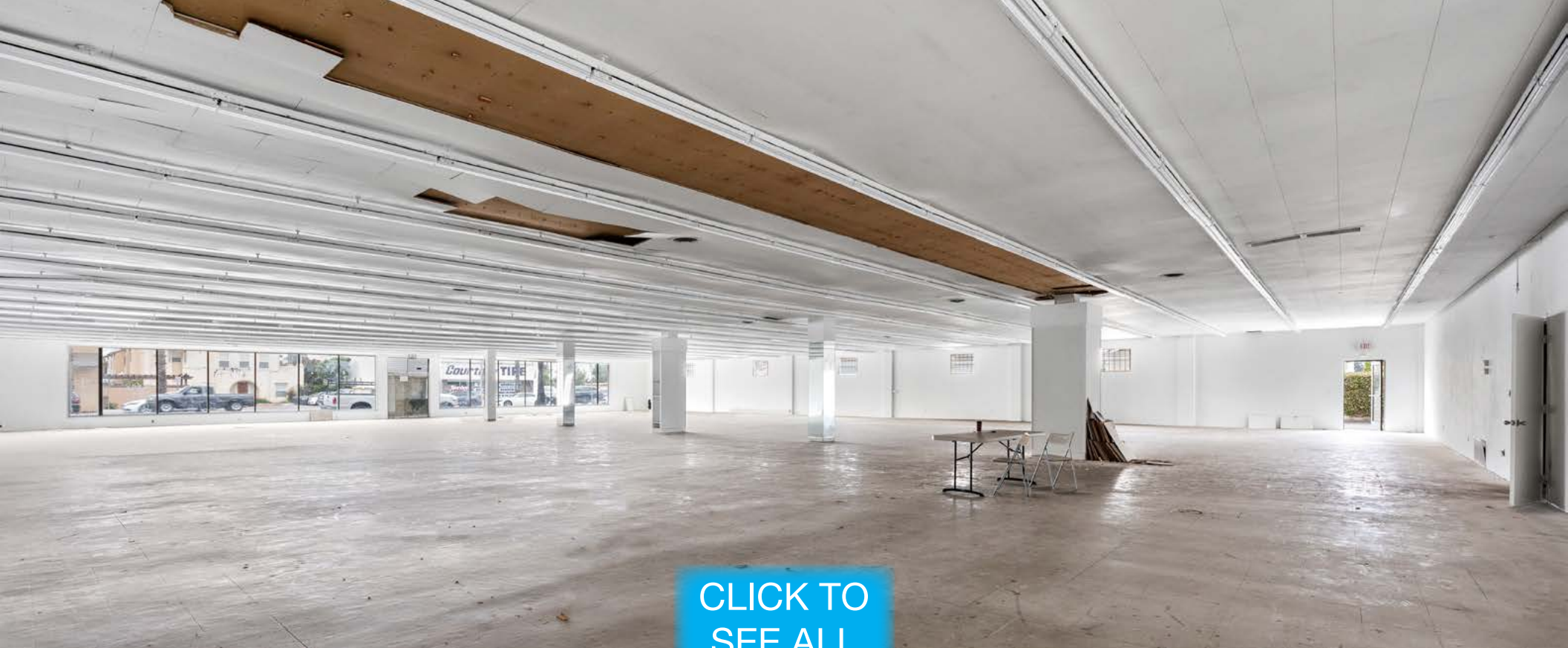
10 SURFACE
PARKING SPACES

BROADWAY
STREET FRONTAGE

OWNER/USER FINANCING

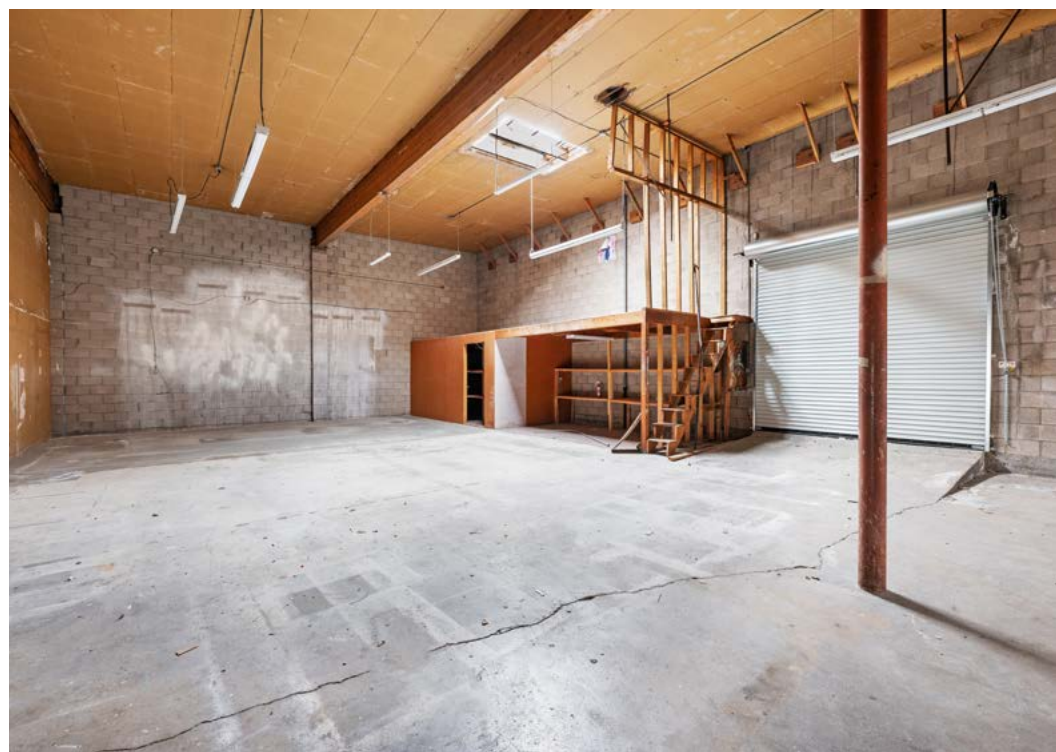
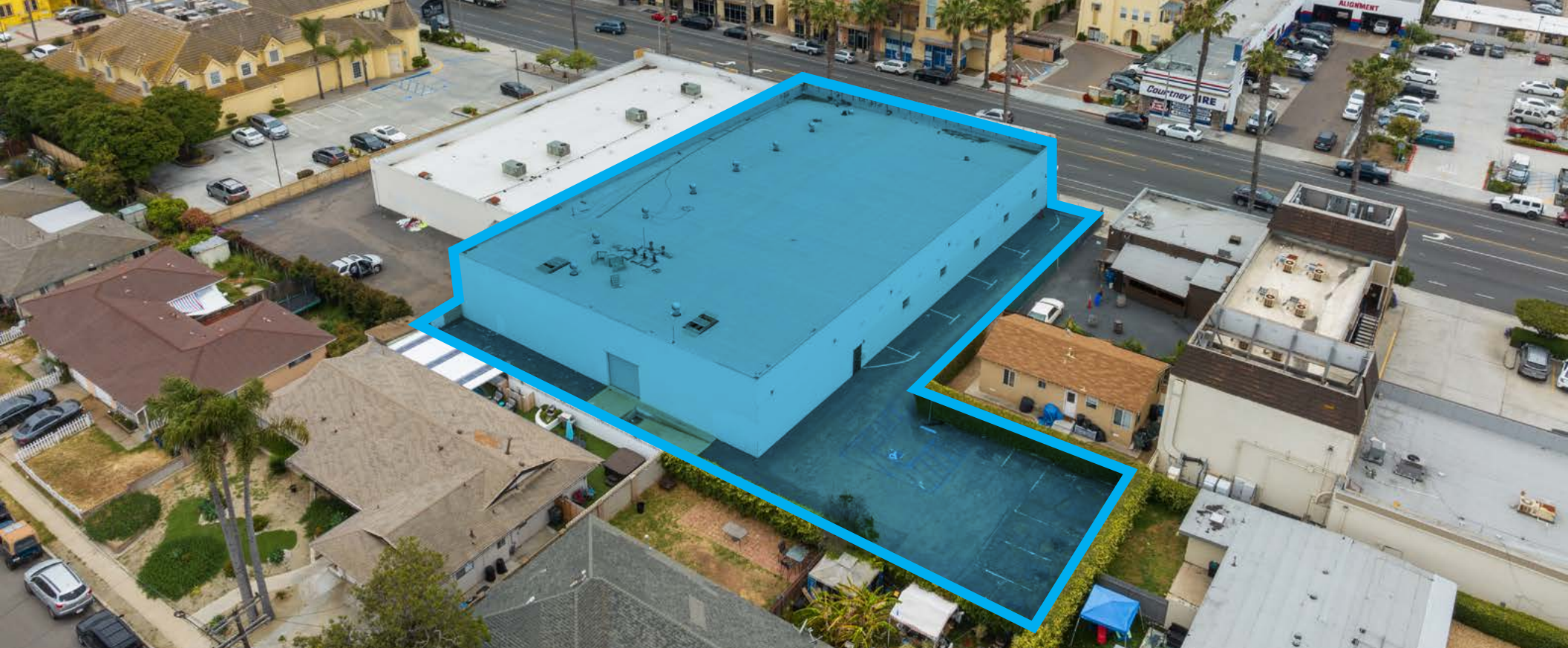
INPUT PROJECT INFORMATION			
STEP ONE			
Input Property purchase price here:			\$5,153,000
Tenant improvements:			\$0
	Total project amount:		\$5,153,000
STEP TWO			
Choose a rate and amortization from chart below:			
Input 504/conv. rate/amort:	6.20%		25
Input 7A int rate/amort:	6.15%		25
Conventional and 504		Today's	Amortization
<u>Loan terms:</u>		<u>Rates</u>	<u>(years)</u>
20 year fixed		6.15%	20
25 year fixed		6.20%	25
SBA 7A			
<u>Loan terms:</u>		<u>Rates</u>	<u>Amort.</u>
15 year fixed		6.15%	15
20 year fixed		6.15%	20
25 year fixed		6.15%	25
STEP THREE			
See the results in the scenarios to the right.			

	SBA 7a	SBA 504	Conventional
Total project amount:	\$5,153,000	\$5,153,000	\$5,153,000
Down payment:	\$515,300	\$515,300	\$1,288,250
Union Bank 1st TD amount:	\$4,637,700	\$2,576,500	\$3,864,750
CDC/SBA 2nd TD amount:	na	\$2,061,200	
Amort - Union Bank 1st TD (yrs):	25	25	25
Amort - SBA 2nd TD (yrs):	na	25	na
Union Bank interest rate:	6.15%	6.20%	6.20%
CDC rate (based on pmt yrs 1-5):	na	6.52%	na
Union Bank monthly pmt:	\$30,307	\$16,917	\$25,375
CDC/SBA monthly pmt (yrs 1-5):	na	\$13,943	na
Total payments:	\$30,307	\$30,860	\$25,375
Estimated Loan Costs			
Union Bank and SBA:			
Loan documentation fee:	\$0	\$0	\$0
Union In fee (incl .5% to SBA):	\$0	\$12,883	\$1,000
Third Party Fees:			
SBA or SBA/CDC loan fee:	\$127,935	\$59,183	\$0
Title Insurance/Escrow:	\$2,500	\$3,500	\$2,500
Appraisal and review:	\$3,000	\$3,000	\$3,000
Environmental and review:	\$2,800	\$2,800	\$2,800
Est 1st TD refi costs, year 10:	\$0	\$0	\$0
Total Fees:	\$136,235	\$81,366	\$9,300



[CLICK TO SEE ALL PHOTOS](#)





CHULA VISTA OVERVIEW



The City of Chula Vista is located at the center of one of the richest cultural, economic and environmentally diverse zones in the US. It is the second-largest City in San Diego County with a population of 276,000. Chula Vista boasts more than 52 square miles of coastal landscape, canyons, rolling hills, mountains, quality parks, and miles of trails.





Shopping, dining, and entertainment abound with two major malls and a historic downtown district. With more than 100 of the country's top specialty stores, Otay Ranch Town Center is an exciting outdoor shopping, dining and entertainment destination. This bustling, urban open-air center features a variety of amenities including a library, outdoor cafes, a pet-friendly setting and adjacent dog park, food pavilion, fireplace, and "popper" play fountain for children.

Chula Vista Center in the downtown area boasts major retailers, dining, movie theaters, and more than 100 fine specialty shops. Third Avenue Village, billed as the cultural center of the city, features historic buildings, unique shops, a vibrant area of restaurants, breweries and coffee shops, and seasonal events.

More than 64 well-maintained parks and 60 sports fields are available for outdoor sports, recreation activities, and picnics. Four challenging golf courses line the community. Tour the Chula Vista Elite Athlete Training Center and see America's best amateur athletes.

Construction on the 535-acre Chula Vista Bayfront project is underway. It will feature a world-class waterfront resort, a convention center, parks, and residential housing. A new luxury RV Resort opened in 2021 on the bayfront with RV sites and vacation rentals. Plans are moving forward on the 375-acre University Park and Innovation District in the eastern section which will bring more education, jobs and businesses to the City.

Established neighborhoods, contemporary communities, start-up firms, corporations, nationally recognized entertainment venues, the nation's only warm weather athlete training center, an award winning nature center, and a historic downtown all contribute to Chula Vista's attraction for both families and businesses.

	1 MILE	3 MILE	5 MILE
 2022 POPULATION	28,802	149,564	405,021
 2027 POPULATION PROJECTION	28,795	149,581	404,392
MEDIAN AGE	35	35.9	35.2
MEDIAN HOUSEHOLD INCOME	\$53,427	\$59,580	\$64,733
 2022 HOUSEHOLDS	9,657	48,768	119,734
 2027 HOUSEHOLD PROJECTION	9,694	48,917	119,689
MEDIAN HOME VALUE	\$440,052	\$463,720	\$474,224
MEDIAN YEAR BUILT	1966	1969	1973

TRAFFIC COUNTS

STREET	CROSS STREET	CARS PER DAY
BROADWAY	J STREET	29,684
BROADWAY	HALSEY STREET	27,959
J STREET	JEFFERSON AVE NUE	18,151
I STREET	CEDAR AVENUE	9,446



BROADWAY

The **TRANSFORMATION** Begins

BAYFRONT REDEVELOPMENT



In September 2019, the Port of San Diego and the City of Chula Vista held a groundbreaking celebration for the first two major projects of the Chula Vista Bayfront Master Plan - the Costa Vista RV Resort and the Sweetwater Bicycle Path and Promenade.

Approximately 535 acres, the plan seeks to transform a largely vacant and underutilized industrial landscape into a thriving recreational, residential and resort destination on the Chula Vista waterfront. When complete, the public will enjoy more than 200 acres of parks and open space, a shoreline promenade, walking trails, RV camping, shopping, dining and more. While providing long-awaited, enhanced shoreline recreation and an active, commercial harbor in the South Bay, the Chula Vista Bayfront project will also establish ecological buffers to protect wildlife habitat, species and other coastal resources.



2,850 TOTAL HOTEL ROOMS



1,100 – 3,000
SPACE PARKING
FACILITY



120 ACRES OF OPEN SPACE, HABITAT REPLACEMENT, WETLANDS & ECOLOGICAL BUFFERS TO PROTECT WILDLIFE HABITAT, SPECIES & OTHER COASTAL RESOURCES

220,000 SF OF MIXED-USE COMMERCIAL RECREATION/ MARINE-RELATED OFFICE USES



SHORELINE PROMENADE, WALKING TRAILS AND BICYCLE PATH NETWORK



600,000 SF OF RESTAURANT, RETAIL & MARINA-SUPPORT USES

70 ACRES OF NEW PARKS (100 ACRES TOTAL, INCLUDING EXISTING)



KIMBERLY CLARK, ESQ.

Senior Vice President | Lic. #01439305 | 858.458.3343 | kclark@voitco.com

4180 LA JOLLA VILLAGE DRIVE, SUITE 100, LA JOLLA, CA 92037 | TEL: (858) 453-0505 | FAX: (858) 408-3976 | LIC. #01991785 | www.voitco.com

Licensed as a Real Estate Salesperson by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2023 Voit Real Estate Services, Inc. All Rights Reserved.

Voit

REAL ESTATE SERVICES

