

FOR SALE

±1,865 SF OFFICE/ FLEX CONDO
2559 MAST WAY, CHULA VISTA, CA 91914



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

Voit
REAL ESTATE SERVICES





PROPERTY OVERVIEW

ADDRESS

2559 Mast Way, Chula Vista, CA 91914

CONDO AVAILABLE SIZE

1,865 SF

TOTAL BUILDING SIZE

14,760 SF

PARKING RATIO

3.00/1,000 SF

YEAR BUILT

2006

ZONING

PC

HOA DUES

\$387.00 / Mo.

SALE PRICE

\$935,000

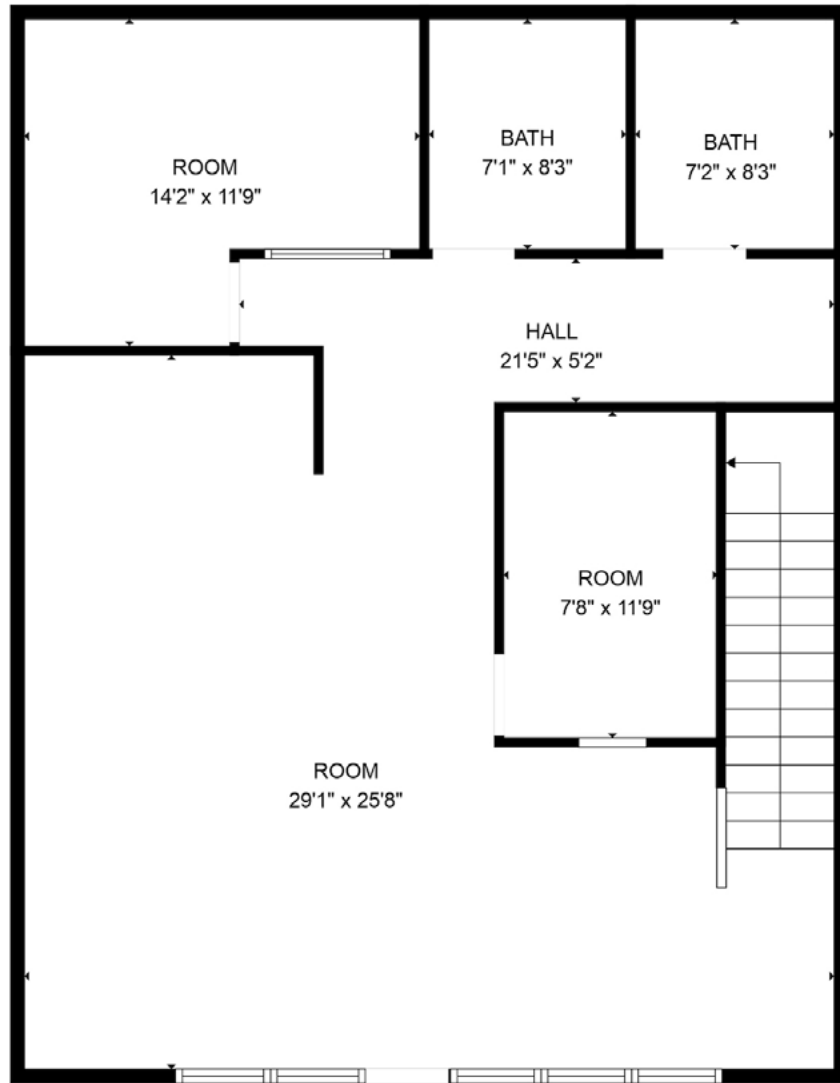


PROPERTY HIGHLIGHTS

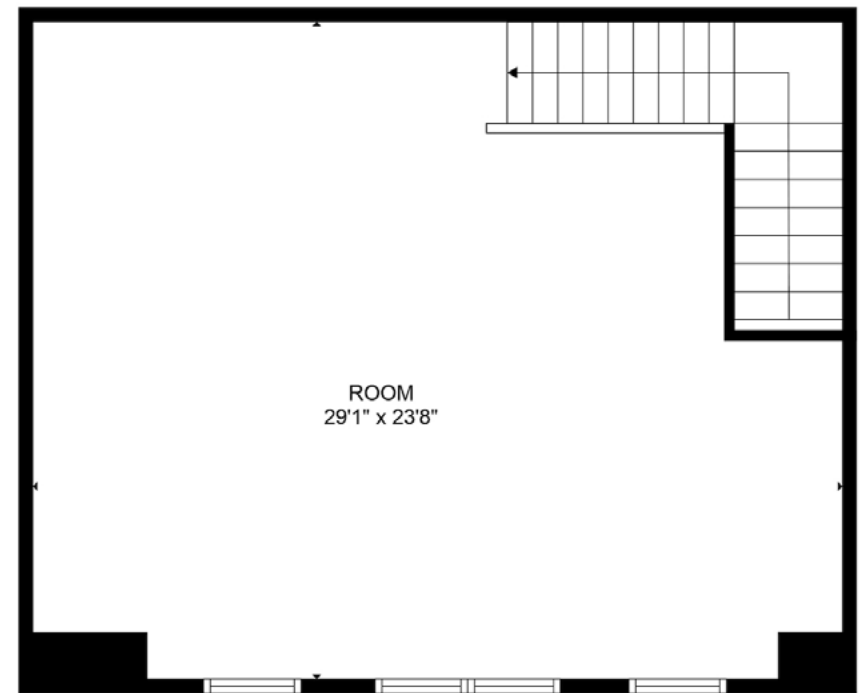
- » Great owner/user opportunity
- » Built-out office condominium of approximately 1,865 SF
- » Highly desirable two-story office condominium
- » Reserved parking spaces for the condominium
- » Open layout with a front window glassline and abundant natural lighting
- » A lobby separate from the office space for increased privacy
- » Two restrooms within the office space



FLOOR PLANS



FIRST FLOOR



SECOND FLOOR

SBA FINANCING

				SBA 7a	SBA 504	Conventional
STEP ONE						
Input Property purchase price here:			\$935,000	Total project amount:	\$935,000	\$935,000
Tenant improvements:			\$0	Down payment:	\$93,500	\$233,750
Total project amount:			\$935,000	Union Bank 1st TD amount:	\$467,500	\$701,250
STEP TWO				CDC/SBA 2nd TD amount:	\$374,000	
Choose a rate and amortization from chart below:						
Input 504/conv. rate/amort:		6.70%	25	Amort - Union Bank 1st TD (yrs):	25	25
Input 7A int rate/amort:		6.70%	25	Amort - SBA 2nd TD (yrs):	25	na
				Union Bank interest rate:	6.70%	6.70%
				CDC rate (based on pmt yrs 1-5):	6.61%	na
				Union Bank monthly pmt:	\$5,787	\$4,823
				CDC/SBA monthly pmt (yrs 1-5):	\$2,551	na
				Total payments:	\$5,766	\$4,823
				Estimated Loan Costs		
				Union Bank and SBA:		
				Loan documentation fee:	\$0	\$0
				Union In fee (incl .5% to SBA):	\$2,338	\$1,000
				Third Party Fees:		
				SBA or SBA/CDC loan fee:	\$12,785	\$0
				Title Insurance/Escrow:	\$3,500	\$2,500
				Appraisal and review:	\$3,850	\$3,850
				Environmental and review:	\$2,800	\$2,800
				Est 1st TD refi costs, year 10:	\$0	\$0
				Total Fees:	\$25,273	\$10,150
STEP THREE						
See the results in the scenarios to the right.						



The City of Chula Vista is located at the center of one of the richest cultural, economic and environmentally diverse zones in the United States. It is the second-largest City in San Diego County. Chula Vista boasts more than 52 square miles of coastal landscape, canyons, rolling hills, mountains, quality parks, and miles of trails. Chula Vista is a leader in conservation and renewable energy, has outstanding public schools, and has been named one of the top safest cities in the country.

Chula Vista means “beautiful view” and there is more to see and do here than you can imagine! Great year-round weather entices runners, hikers, cyclists, birders, and outdoors enthusiasts from the bay to the lakes. Visit the bayfront with the Sweetwater Marsh National Wildlife Refuge and the Living Coast Discovery Center. The Chula Vista Marina & Yacht Club awaits kayakers and boaters. Cycle the Bayshore Bikeway and see more wonders on San Diego Bay. Eastlake offers residents an area for walking or biking around the lake and Otay Lakes provides quiet picnics and boating.

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.

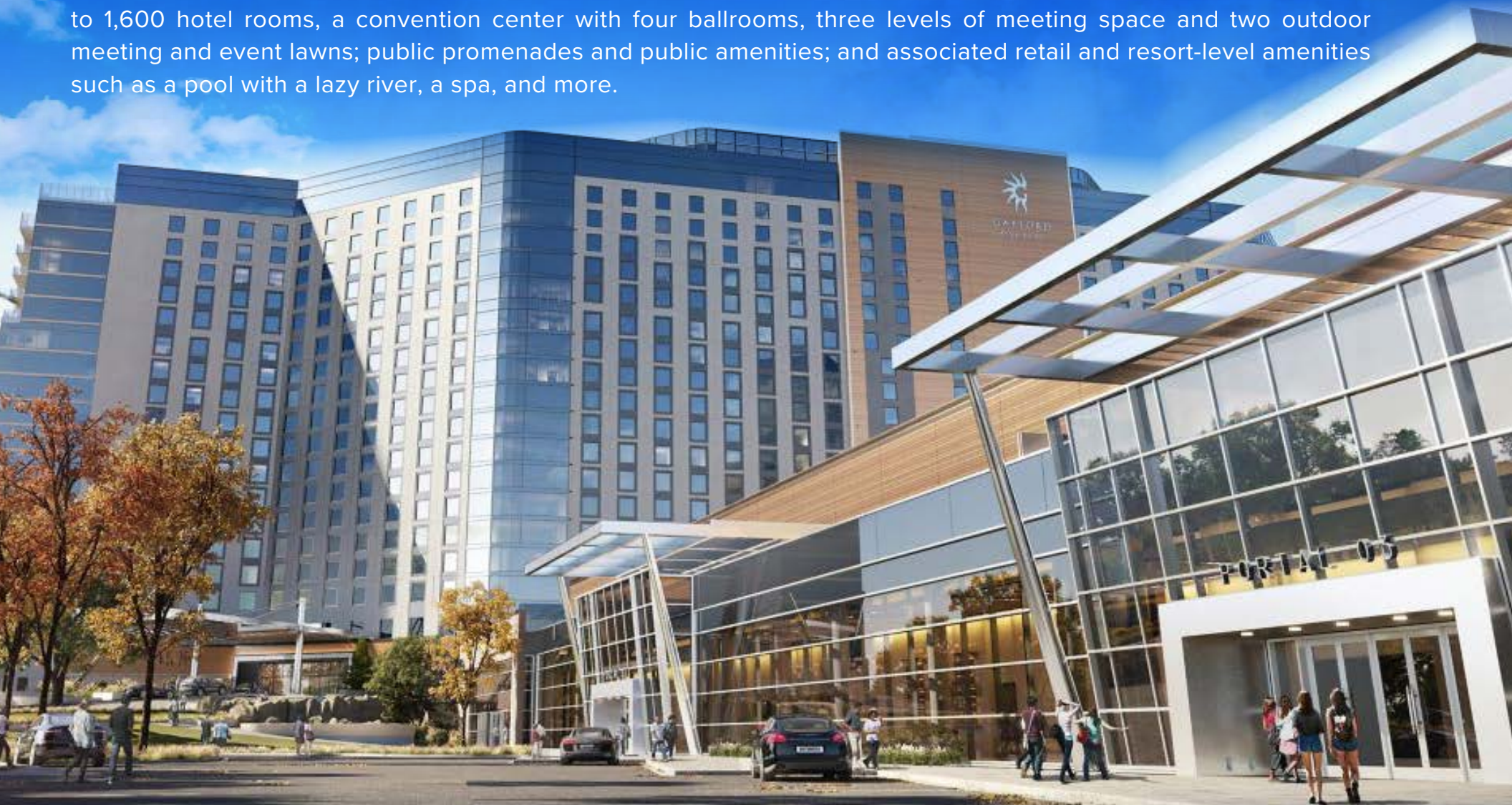
More than 64 well-maintained parks and 60 sports fields are available for outdoor sports and recreation. Four golf courses line the community. Tour the Chula Vista Elite Athlete Training Center and see America’s best amateur athletes.

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.

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



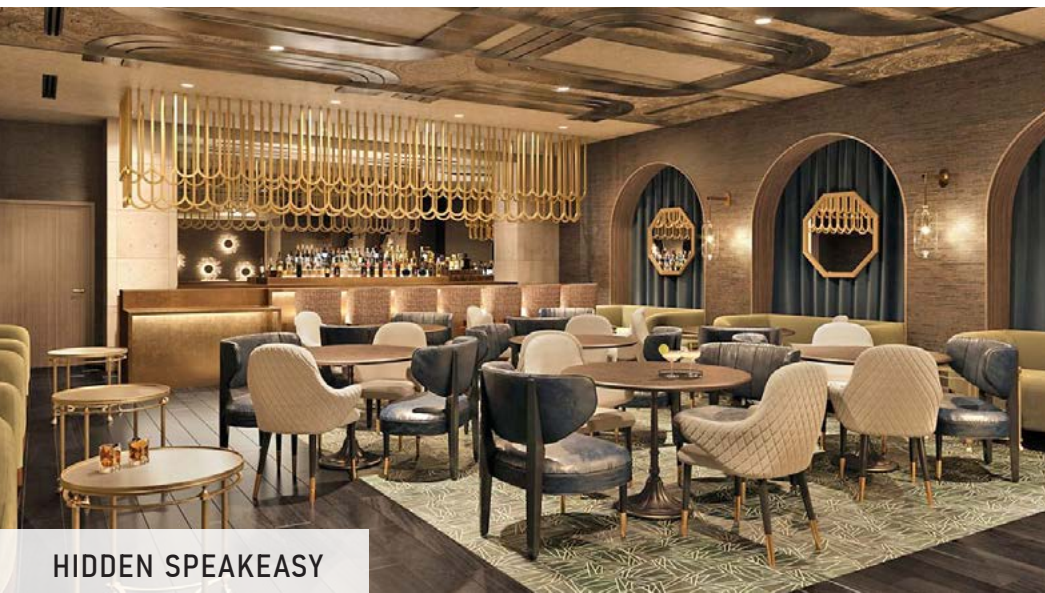
INDOOR/OUTDOOR DINING WITH SCENIC VIEWS



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



COLLINS AEROSPACE
REDEVELOPMENT

Mixed Use/
Commercial

Seasonal
Wetland

Sweetwater Park

GAYLORD HOTEL

Gaylord Pacific
Resort Hotel and
Convention Center

Park

Harbor Park

Existing
Boat Yard

Mixed Use/
Commercial/
Parking Structure

Hotel/
Cultural Retail

RESIDENTIAL

Pacific's Amara
Bay Residential

Retail (around harbor)

CHULA VISTA MARINA
Harbor and Marinas

Public/
Quasi-Public

FUTURE INDUSTRIAL
Industrial Business Park

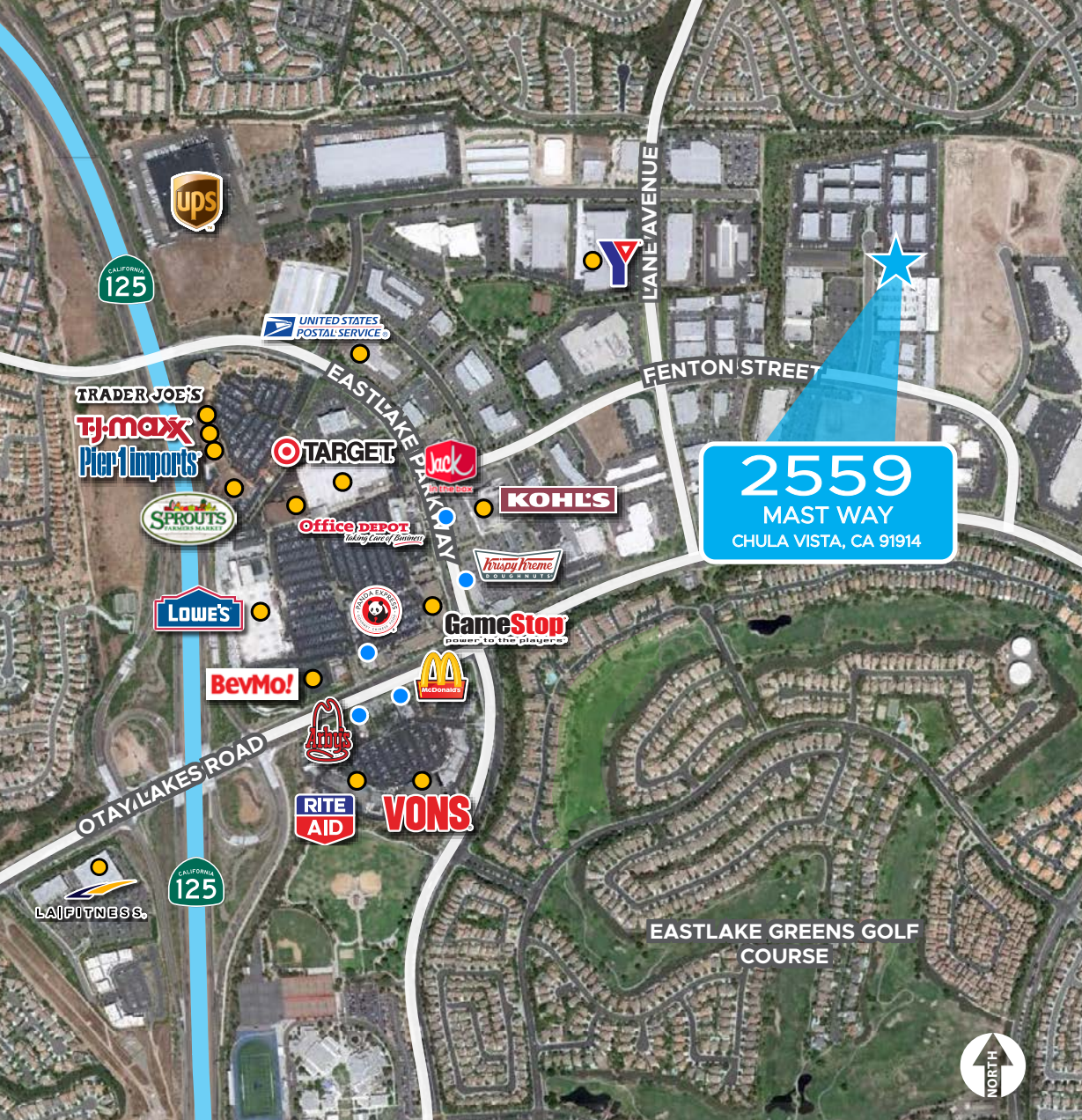
RV Park

Park

Buffer:

San Diego Bay

Wildlife
Reserve



DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Population	14,655	50,056	94,780
2029 Population	14,425	49,415	94,095
Pop Growth 2024-2029:	-0.3%	-0.3%	-0.1%
Median Age:	40.5	38.1	36.8

Households			
2024 Households	4,329	14,752	28,231
2029 Household	4,250	14,537	27,994
Median Household Inc:	\$147,494	\$135,877	\$129,010
Avg Household Size:	3.3	3.3	3.3

Housing			
Median Home Value	\$742,715	\$732,207	\$723,967
Median Year Built	2000	2000	2002

TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume
Lane Ave	Otay Lakes Road	12,932
Hunte Parkway	River Rock Road	10,690
Lane Avenue	Saddleback Street	7,770
Proctor Valley Road	Hunte Parkway	8,829

KIMBERLY CLARK, ESQ.

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

4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 • 858.453.0505 • 858.408.3976 Fax • License #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. ©2025 Voit Real Estate Services, Inc. All Rights Reserved.

Voit

REAL ESTATE SERVICES

