

2411 FENTON STREET
CHULA VISTA, CA 91914

FOR SALE

7,343 SF OFFICE / WAREHOUSE

5,686 SF OWNER USER TO OCCUPY
+ 1,657 SF LEASED INVESTMENT



KIMBERLY CLARK, ESQ.
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Voit
REAL ESTATE SERVICES

THE CLARK TEAM

PROPERTY DETAILS

7,343 SQUARE FEET
TOTAL BUILDING SIZE

0.77 ACRES
LAND SIZE

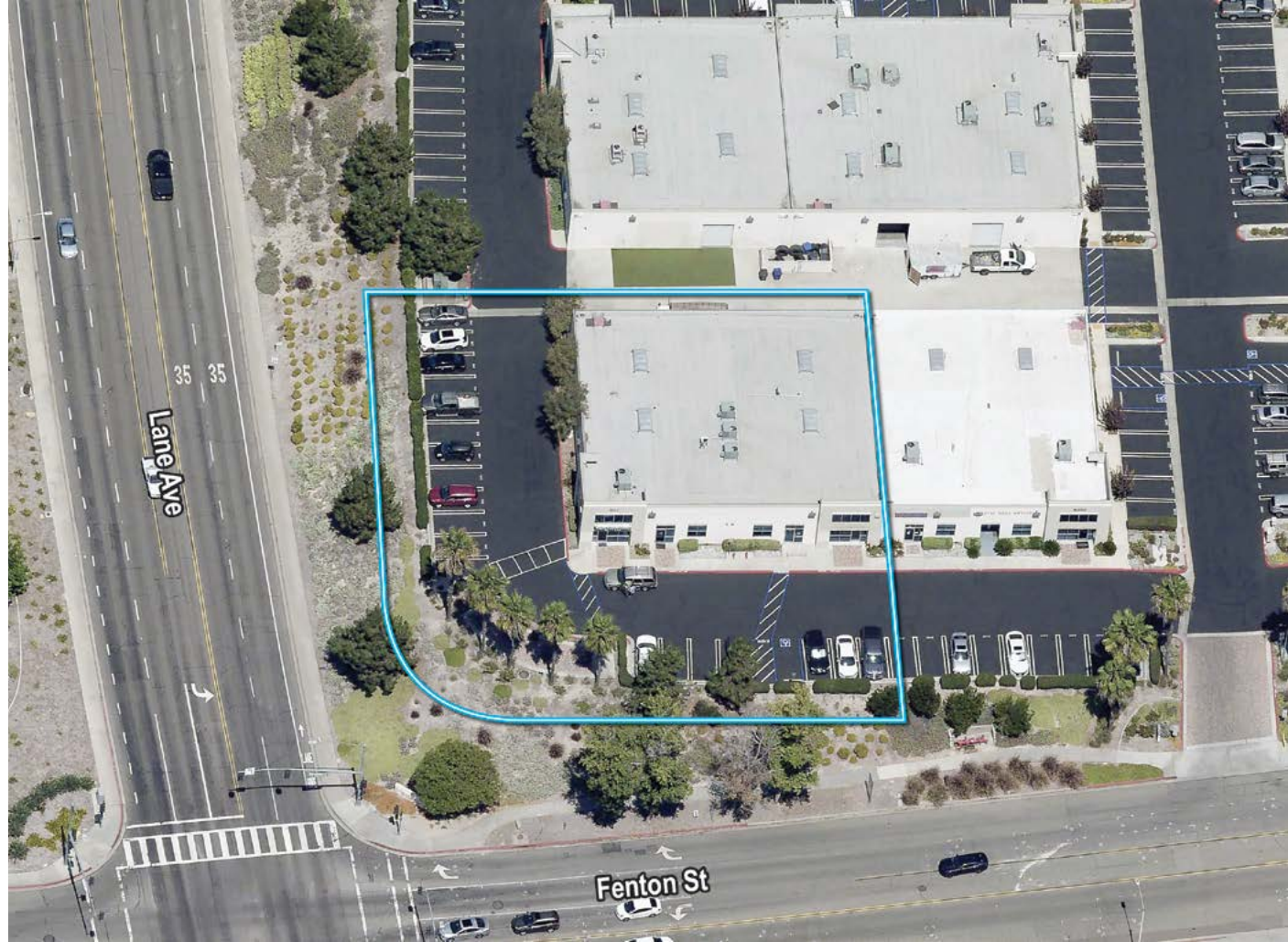
2005
YEAR BUILT

12 SURFACE SPACES
PARKING SPACES

TWO (2)
OF STORIES

YES
SPRINKLERS

SALE PRICE: \$2,999,000



PROPERTY HIGHLIGHTS

Premium Office Upgrades
Move-In Ready

Great Visibility & Signage
on a Busy Corner

Competitive Market
Lease Rate

Eastlake Master
Planned Community

Easy Access to
Highway 125

Restaurants
and Retail Nearby



THE COLLECTION AT EASTLAKE IS A 12 BUILDING PARK SITUATED ON A 5.7 ACRE CORNER PARCEL AT THE CORNER OF FENTON STREET & LANE AVENUE.

Voit Real Estate Services is pleased to offer for sale or for lease 2411 Fenton Street, located at The Collection at Eastlake, in the Chula Vista submarket of San Diego. The approximate 7,343 SF flex/industrial condominium sits on the corner of a busy intersection with prime signage & visibility.

Eastlake is home to the Chula Vista Elite Athlete Training Center, a championship golf course, a regional shopping center, and numerous office, retail, medical, and industrial properties. The Collection at Eastlake is within blocks of the State Route 125 toll road and the Eastlake Village Marketplace. It is anchored by Kohls, Target, Office Depot, Lowe's Home Improvement and a wide assortment of restaurants and other services. Most importantly, Eastlake is home to the fastest-growing and most prestigious residential communities in San Diego County.

OWNER USER/LEASED INVESTMENT OPPORTUNITY



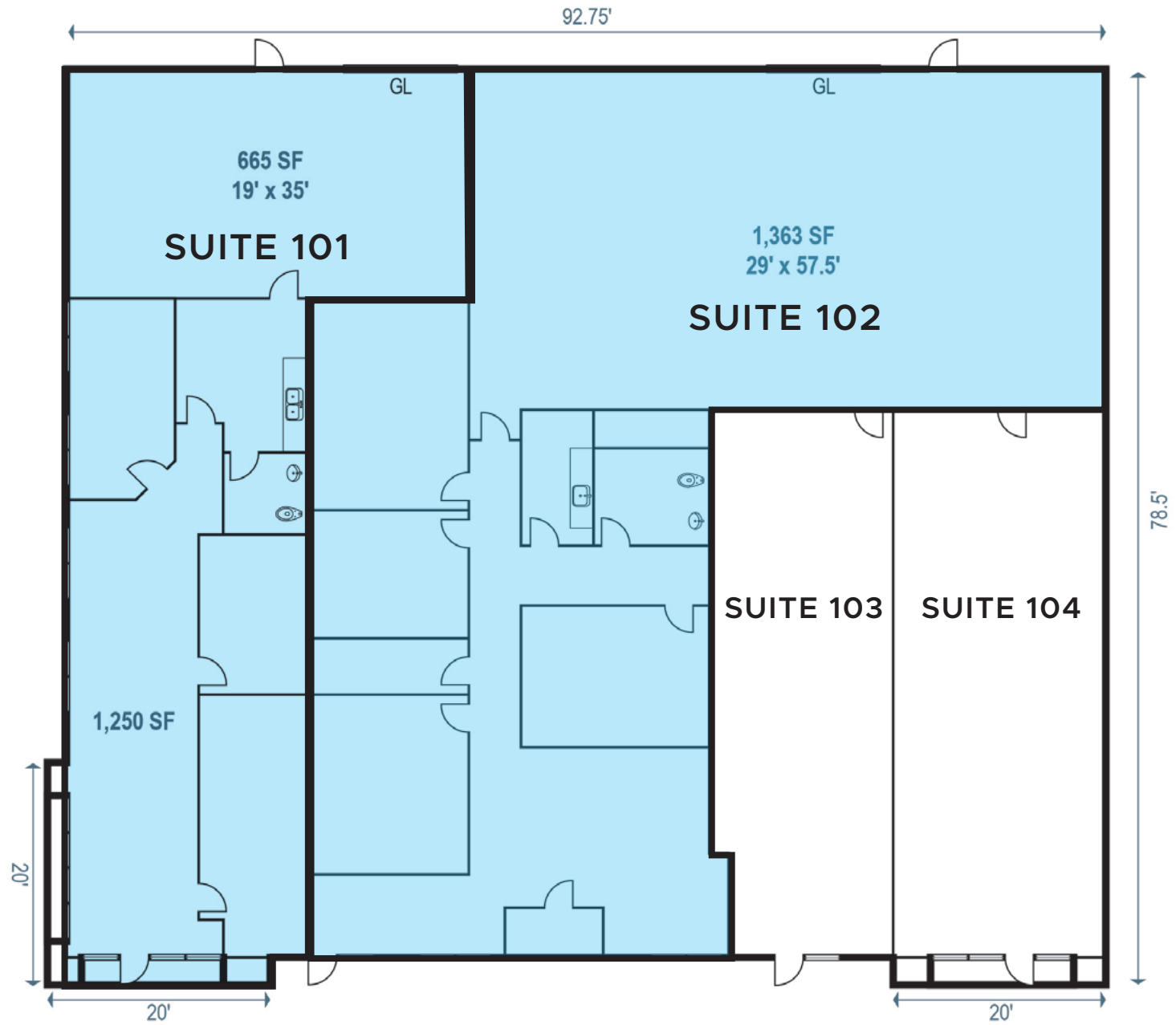
**5,686 SF OWNER USER TO OCCUPY +
1,657 SF LEASED INVESTMENT**

An Owner-User occupant can occupy 5,686 SF initially with the option to expand further into the premises when the leases expire. The Premises is made up of 4 suites that can be easily combined for an Owner-User or kept in this arrangement to produce income at the property. To qualify for an SBA loan, the Buyer must occupy 51% of the property, which is possible under this current arrangement.

This is a great opportunity to have the tenants contribute to your mortgage payment while still being able to qualify for an SBA Loan -- with the opportunity to expand and grow into the remainder of the Premises.

SUITE	SIZE	NOTES
Suite 101	2,131 SF	Available to occupy.
Suite 102	3,555 SF	Available to occupy.
Suite 103	741 SF	2 year lease expires August 1, 2025: August 1, 2023- \$1,530/month; August 1, 2024 - \$1,575/month
Suite 104	916 SF	3 year lease expires July 31, 2025: August 1, 2022: \$1,924.00/ month August 1, 2023: \$1,981.00/ month August 1, 2024: \$2,041.00/ month

FLOOR PLANS



BLUE: AVAILABLE



WHITE: OWNER/USER TO OCCUPY

OWNER-USER FINANCING

INPUT PROJECT INFORMATION				SBA 7a	SBA 504	Conventional															
STEP ONE																					
Input Property purchase price here:			\$3,120,000	Total project amount:	\$3,120,000	\$3,120,000															
Tenant improvements:			\$0	Down payment:	\$312,000	\$780,000															
	Total project amount:		\$3,120,000	Union Bank 1st TD amount:	\$1,560,000	\$2,340,000															
				CDC/SBA 2nd TD amount:	\$1,248,000																
STEP TWO																					
Choose a rate and amortization from chart below:																					
Input 504/conv. rate/amort:	6.20%	25		Amort - Union Bank 1st TD (yrs):	25	25															
Input 7A int rate/amort:	6.15%	25		Amort - SBA 2nd TD (yrs):	na	na															
<table border="1"> <thead> <tr> <th>Conventional and 504</th> <th colspan="2">Today's Amortization</th> </tr> <tr> <th><u>Loan terms:</u></th> <th><u>Rates</u></th> <th><u>(years)</u></th> </tr> </thead> <tbody> <tr> <td>20 year fixed</td> <td>6.15%</td> <td>20</td> </tr> <tr> <td>25 year fixed</td> <td>6.20%</td> <td>25</td> </tr> </tbody> </table>				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						
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25 year fixed	6.15%	25																			
STEP THREE																					
See the results in the scenarios to the right.																					
				Union Bank interest rate:	6.15%	6.20%															
				CDC rate (based on pmt yrs 1-5):	na	6.52%															
				Union Bank monthly pmt:	\$18,350	\$10,243															
				CDC/SBA monthly pmt (yrs 1-5):	na	\$8,442															
				Total payments:	\$18,350	\$18,685															
				Estimated Loan Costs																	
				Union Bank and SBA:																	
				Loan documentation fee:	\$0	\$0															
				Union In fee (incl .5% to SBA):	\$0	\$7,800															
				Third Party Fees:																	
				SBA or SBA/CDC loan fee:	\$76,475	\$36,820															
				Title Insurance/Escrow:	\$2,500	\$3,500															
				Appraisal and review:	\$3,000	\$3,000															
				Environmental and review:	\$2,800	\$2,800															
				Est 1st TD refi costs, year 10:	\$0	\$0															
				Total Fees:	\$84,775	\$53,920															
						\$9,300															

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	17,889	104,186	195,232
 2027 POPULATION PROJECTION	17,962	106,764	198,285
MEDIAN AGE	36.4	35.3	35.9
MEDIAN HOUSEHOLD INCOME	\$116,901	\$115,785	\$107,952
 2022 HOUSEHOLDS	5,483	31,209	58,628
 2027 HOUSEHOLD PROJECTION	5,525	32,051	59,634
MEDIAN HOME VALUE	\$681,875	\$681,312	\$645,568
MEDIAN YEAR BUILT	1997	2002	1997



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