



PRICE IMPROVEMENT

- Under Market
- Seller Financing
- Easy Terms

FOR SALE
FOR LEASE

389 BROADWAY, CHULA VISTA, CA 91910

PROPERTY FOR SALE/FOR LEASE

389 BROADWAY
CHULA VISTA, CA 91910

Flocke & Avoyer is pleased to exclusively present an owner-user opportunity for a sale or lease on the highly trafficked Broadway in Chula Vista.

- 4,225 SF single-story
- 0.15-acre lot
- APN: 567-14-002
- Built in 1951
- On-site parking with five standard spaces and one ADA-accessible space.
- New roof installed 2020 with transferable warranty

\$ Purchase Price: \$2,450,000
Seller may entertain purchase money financing

Annual Ground Lease: \$150,000

INVESTMENT TEAM

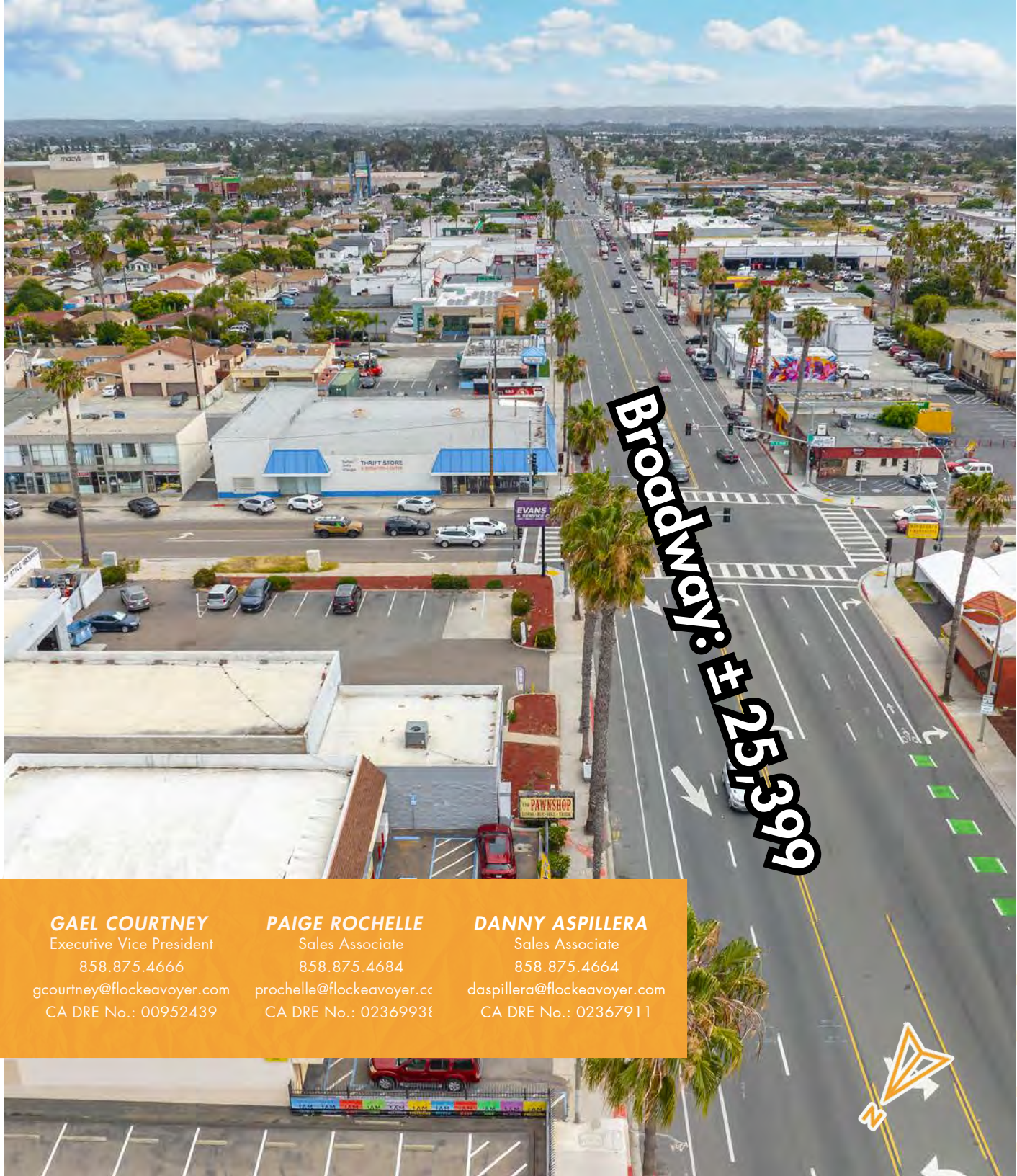


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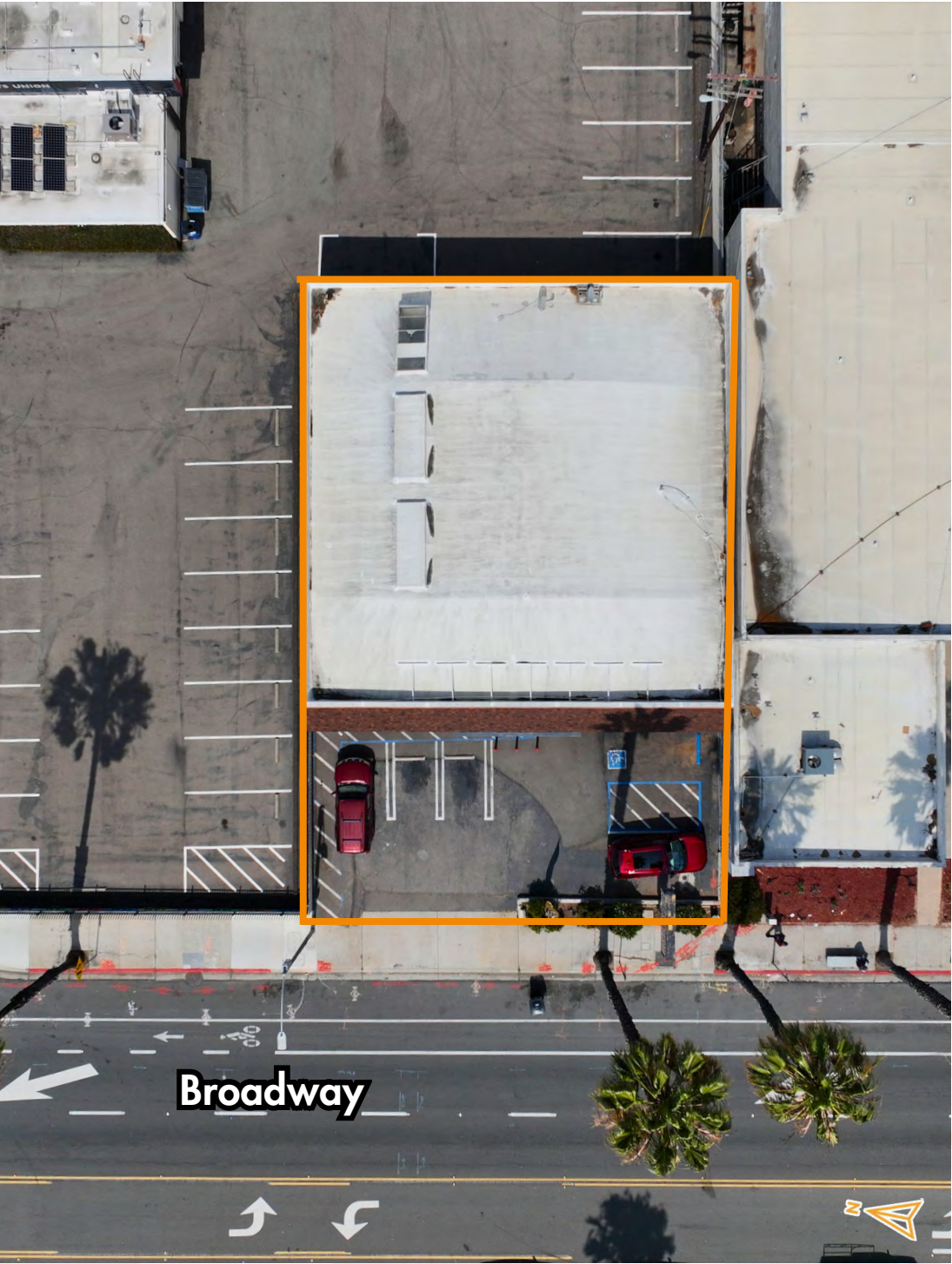
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BUILDING PHOTOS



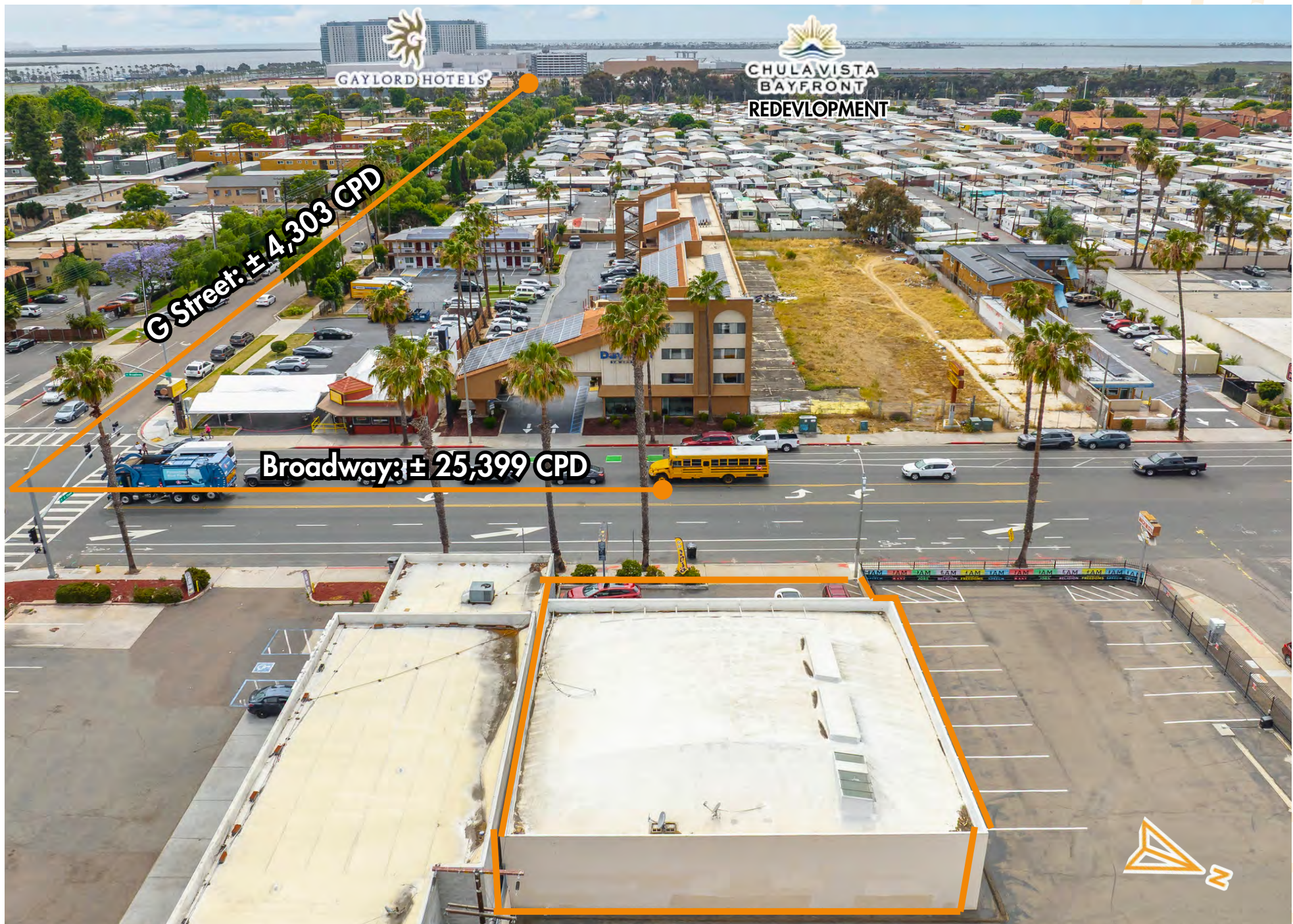
**INTERNAL
PHOTOS**



**VACANT
IMAGERY**



1.1 MILES MILES FROM BAY



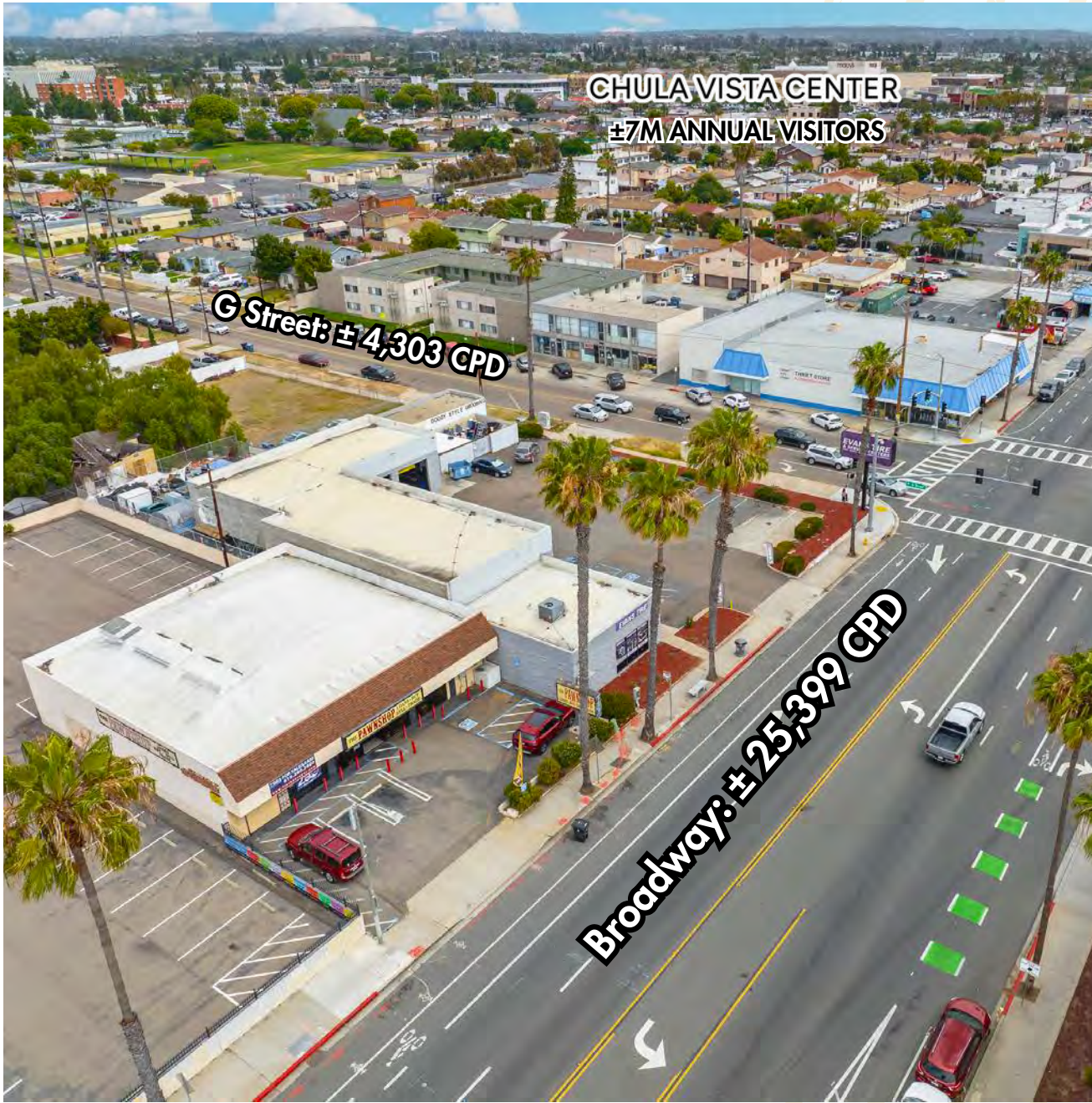
THE GAYLORD PACIFIC RESORT & CONVENTION CENTER



HIGHLIGHTS

- 70 acres of new parks (100 acres total, including existing parks)
- 120 acres of open space, habitat replacement, wetlands and ecological buffers
- 2,850 hotel keys
- 600,000 square feet (55,741 sm) of restaurant, retail and marina-support .
- 220,000 square feet (20,438 sm) of mixed-use commercial recreation and marine-related offices
- Shoreline promenade
- Walking trails
- Bicycle path network
- 1,100 to 3,000-car parking facility

DEMOGRAPHICS



TRAFFIC COUNTS

Cars Per Day

Interstate 5: $\pm 174,415$ CPD
Broadway: $\pm 25,399$



AVERAGE HHI*

1 Mile	3 Miles	5 Miles
\$85,473	\$104,862	\$113,270



POPULATION

1 Mile	3 Miles	5 Miles
34,231	148,392	414,343



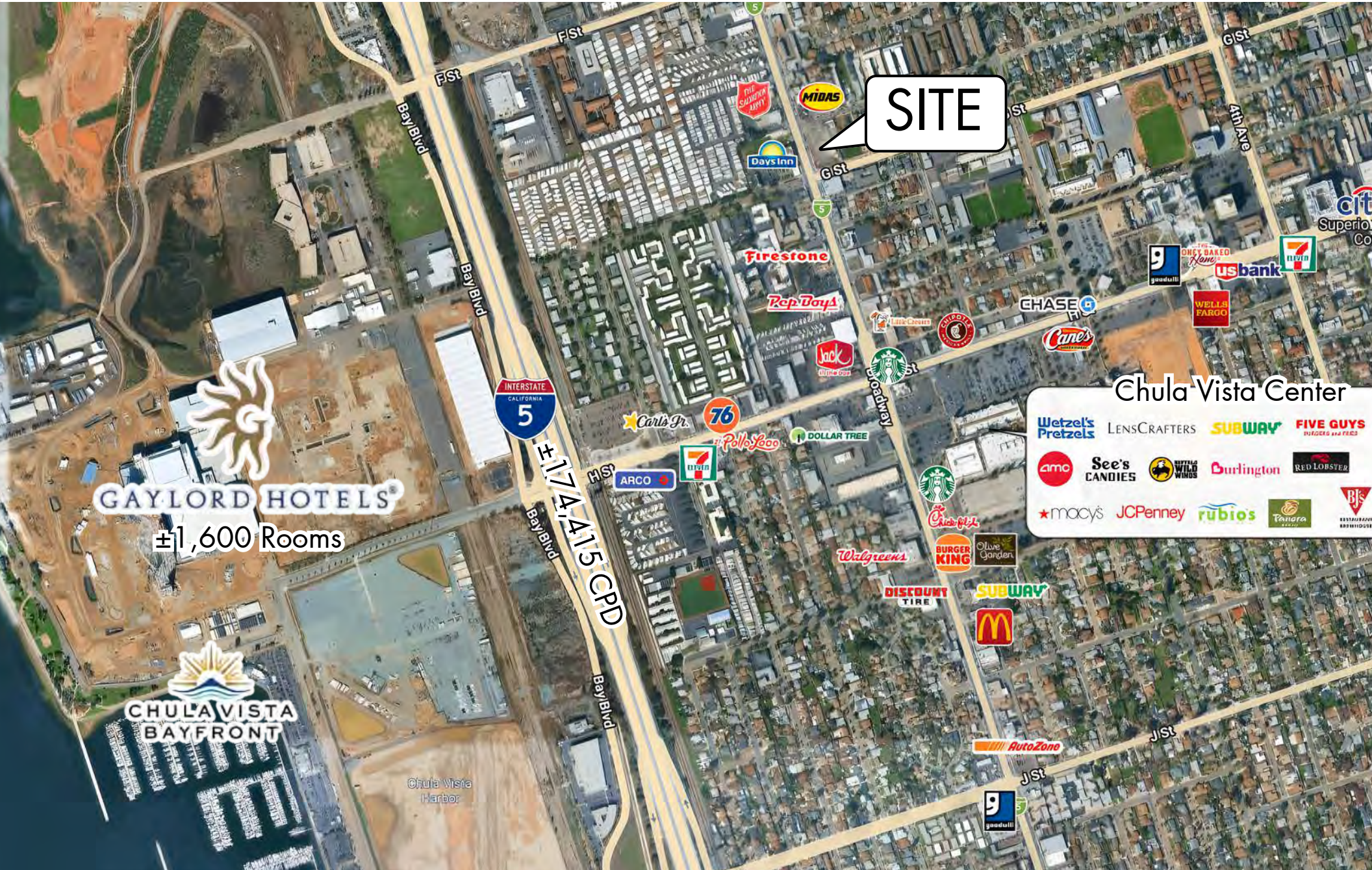
DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
23,488	98,718	216,281



Zoning: The property is in the Urban Core District specific plan (UC-13)

AERIAL



CITY OF CHULA VISTA

Chula Vista is one of the fastest-growing and most dynamic cities in San Diego County, offering a strong mix of population growth, income, and regional connectivity. Its diverse, family-oriented community and expanding development pipeline continue to drive long-term demand for retail, dining, and commercial uses

- ~276,000 residents with projected ~22% growth by 2050 (+58,000 people)
- \$108K+ median household income & \$4.4B+ annual retail sales
- Dense, family-driven population with strong local spending power
- Ranked among the safest cities with high-performing schools
- Located 7 miles from Downtown San Diego & the U.S. border
- Access via I-5, I-805, SR-125 & SR-54
- Positioned in a major international trade and business corridor
- Significant pipeline of new residential & commercial development

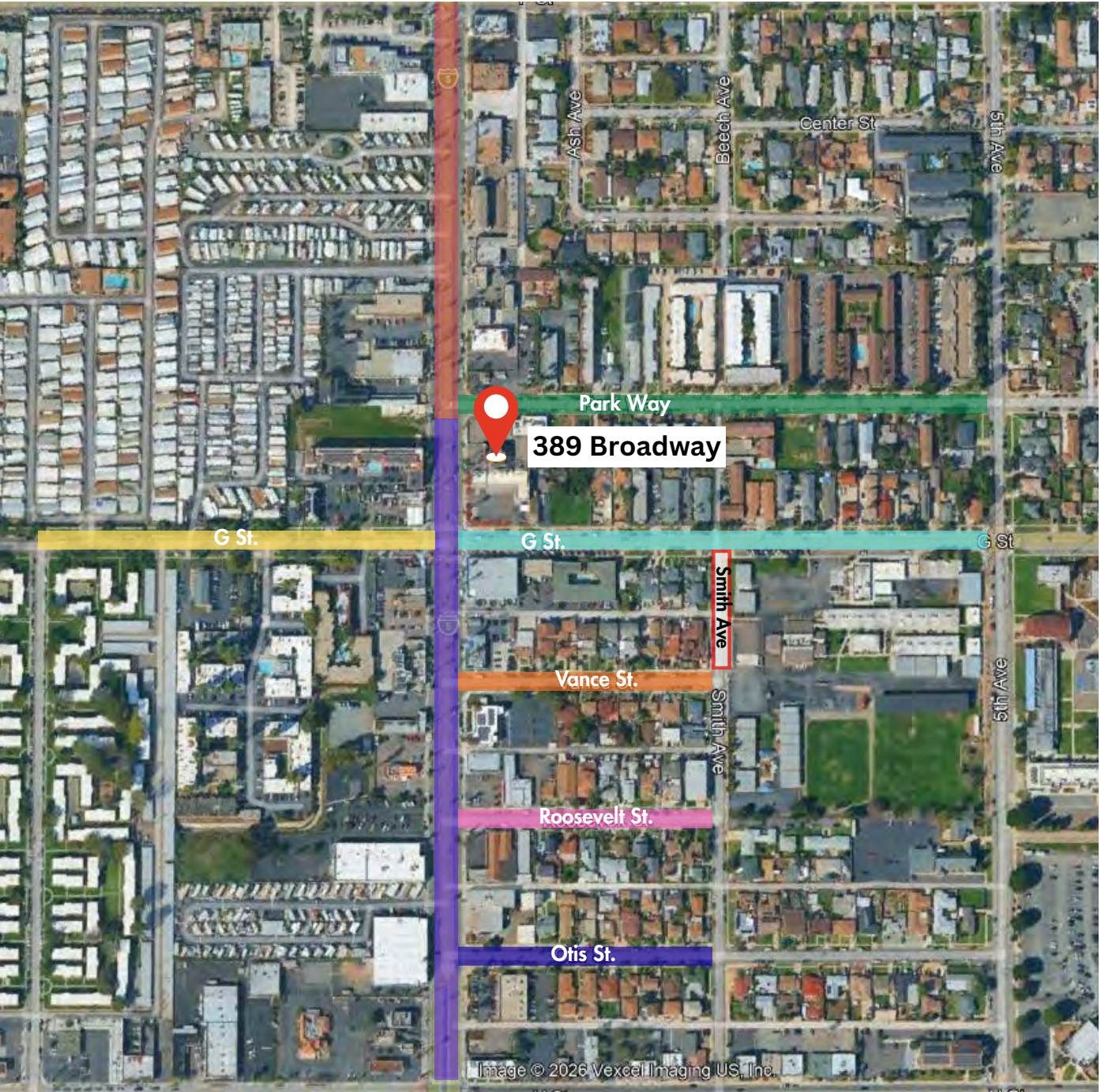


PARKING SURVEY

A parking inventory conducted within a ± 6–7 minute walk in all directions from the subject property identified a total of 388 parking spaces, including five standard and one ADA-accessible parking space located on-site.

The accompanying map illustrates the distribution of parking throughout the surrounding area.

TOTAL PARKING STALLS:
388 Parking Spots (including Subject Property's on site parking)



51 Spots	Broadway (North of 389)	80 Spots	Park Way	48 Spots	East G St.	27 Spots	West G street	40 Spots	Otis St.
46 Spots	Broadway (South of 389)	12 Spots	Smith Ave	37 Spots	Vance St.	41 Spots	Roosevelt St.		5 Standard stalls & 1 ADA-accessible stall on-site

DISCLAIMER

* This Offering has been prepared by Flocke and Avoyer Commercial Real Estate ("FA") for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by FA, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and FA, therefore, are subject to variation. No representation is made by FA or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, FA, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, this Investment Offering or any other written or oral communication transmitted or made available to the recipient. This Offering does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser.

* Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

* Owner and FA each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner's obligations thereunder have been satisfied or waived. FA is not authorized to make any representations or agreements on behalf of Owner.

* This Offering and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the "Contents"), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or FA, (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or FA, and (v) to return it to FA immediately upon request of FA or Owner. If you have no further interest in the Property, please return this Investment Offering forth with. All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price or withdrawal without notice.

* Figures and statements appearing on this form represent our best knowledge and belief based on information gathered regarding the above property. This analysis is to be taken, therefore, as an estimate and not as a guarantee or warranty. Information contained herein is subject to independent verification and no liability for errors or omissions is assumed. You should rely on your own independent analysis and investigation regarding the above property and on the advice of your legal counsel and tax consultant.

* Any site plans and maps contained herein is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct. * Demographics contained herein are produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.

* Any geofencing data herein is provided by Placer Labs, Inc. (www.placer.ai) and is provided without representation or warranty.

* Photos contained herein are property of their respective owners. Use of these photos without the express written consent of the owner is prohibited. Photos do not guarantee the current condition of the property.

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