



OFFERING SUMMARY

PRICE:	\$795000
BUILDING SF:	1,380
PRICE / SF:	\$576
NOI:	\$39,760
CAP RATE:	5%
OCCUPANCY:	100%
LOT SIZE:	2,700 sf
ADDED INCOME:	Billboard
FRONTAGE:	30 ft
PARKING:	4 spaces
ZONING:	Retail

PROPERTY OVERVIEW

Prime income opportunity on Broadway Street in Chula Vista! This property features two retail spaces plus a billboard, offering three (3) potential revenue streams. Equipped with a 1.5-ton A/C and new windows, this building is a great investment opportunity at a very low entry price. Conveniently located in a high-traffic area with outstanding visibility and easy access to the 5 freeway. Whether you're planning to enhance your portfolio or start your investment journey, this property presents an exciting chance to benefit from consistent foot traffic and multiple income channels in a desirable location.



LOCATION & HIGHLIGHTS

246 BROADWAY



LOCATION INFORMATION

Building Name: Broadway Retail

Street Address: 246 Broadway

City, State, Zip Chula Vista, CA, 91910

County: San Diego

Lease Terms:

Unit A- Personal Training Tenant

o \$2500/month

o Year Lease as of September 2024

Unit B- Smoke Shop

o \$2300/month

o Lease ends July 2025 with an option to renew for a three year at the same rent

Billboard

o Lease ends 2027

o Currently receiving \$495 and has a 3% rent increase each year

Expenses

- Utilities & Insurance

- o Water is approx. \$35 to \$45

- o Sewer is approx. \$40 every three months

- o Insurance is approx. \$250

- o Trash & Electric are paid by tenants

There are 3 electrical meters, and 3 gas meters; however, the gas meters are not being used.

KW COMMERCIAL
1030 Fletcher Parkway
El Cajon, California 92020

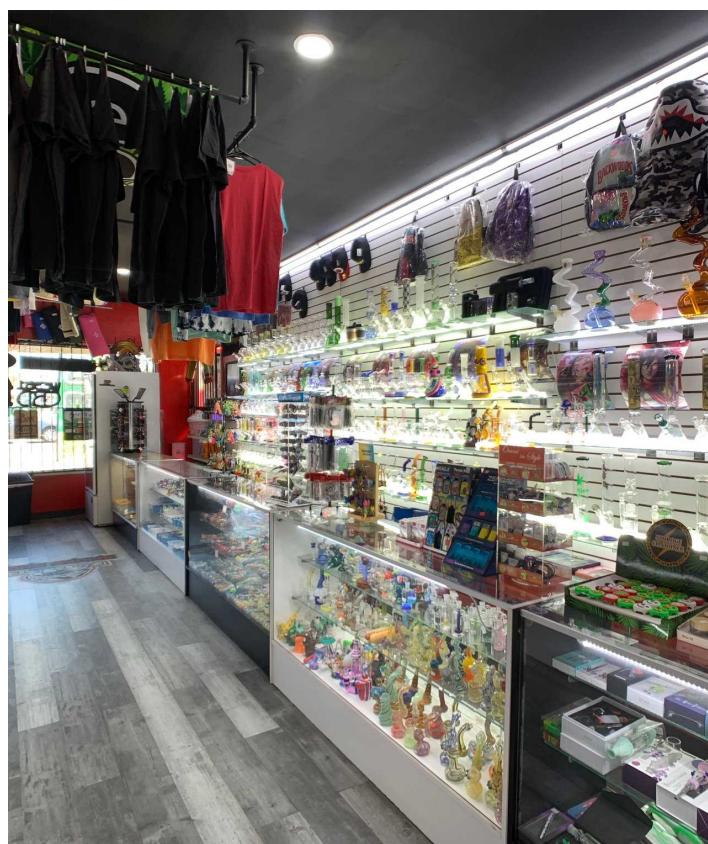
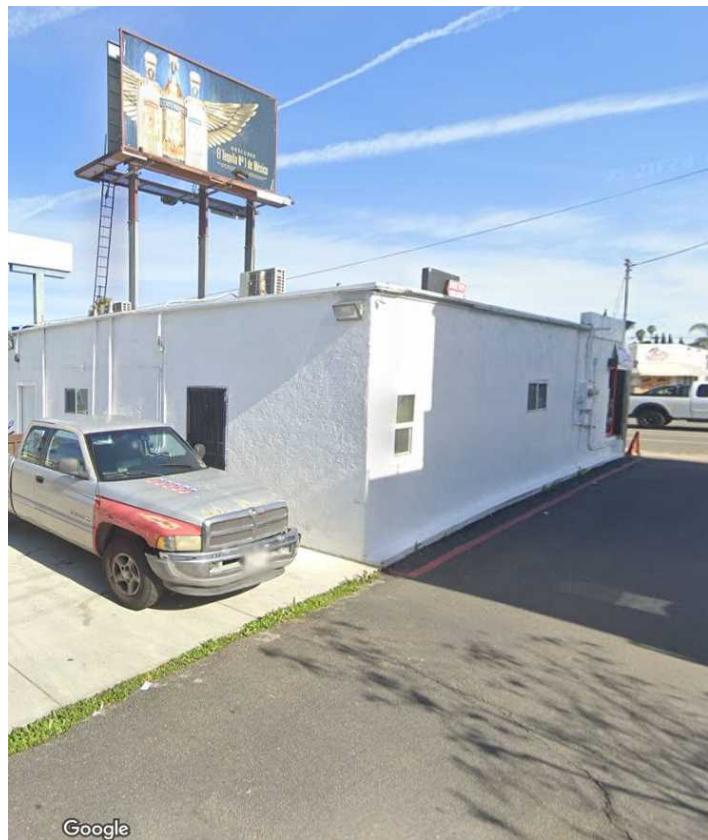


Each Office Independently Owned and Operated

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PROPERTY PHOTOS

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