

# FOR SALE NNN LEASED INVESTMENT OPPORTUNITY

1282 3RD AVENUE | CHULA VISTA, CA 91911

# Voit

REAL ESTATE SERVICES

THE  
CLARK  
TEAM



**SALE PRICE: \$750,000**

## FORMER FAST FOOD RESTAURANT WITH DRIVE-THRU

### PROPERTY FEATURES

- ±1,344 SF Converted Fast Food Restaurant Space with Drive-Thru
- Enclosed Outdoor Patio
- Abundant Parking in the Rear of the Property
- Easement Access to Property from Palomar Street
- Pole Signs on 3rd Avenue and Palomar Street
- Enterprise Zone Incentives

### FINANCIAL SUMMARY

ANNUAL INCOME: \$49,200 NNN

CAP RATE: 6.56%

**SALE PRICE: \$750,000**

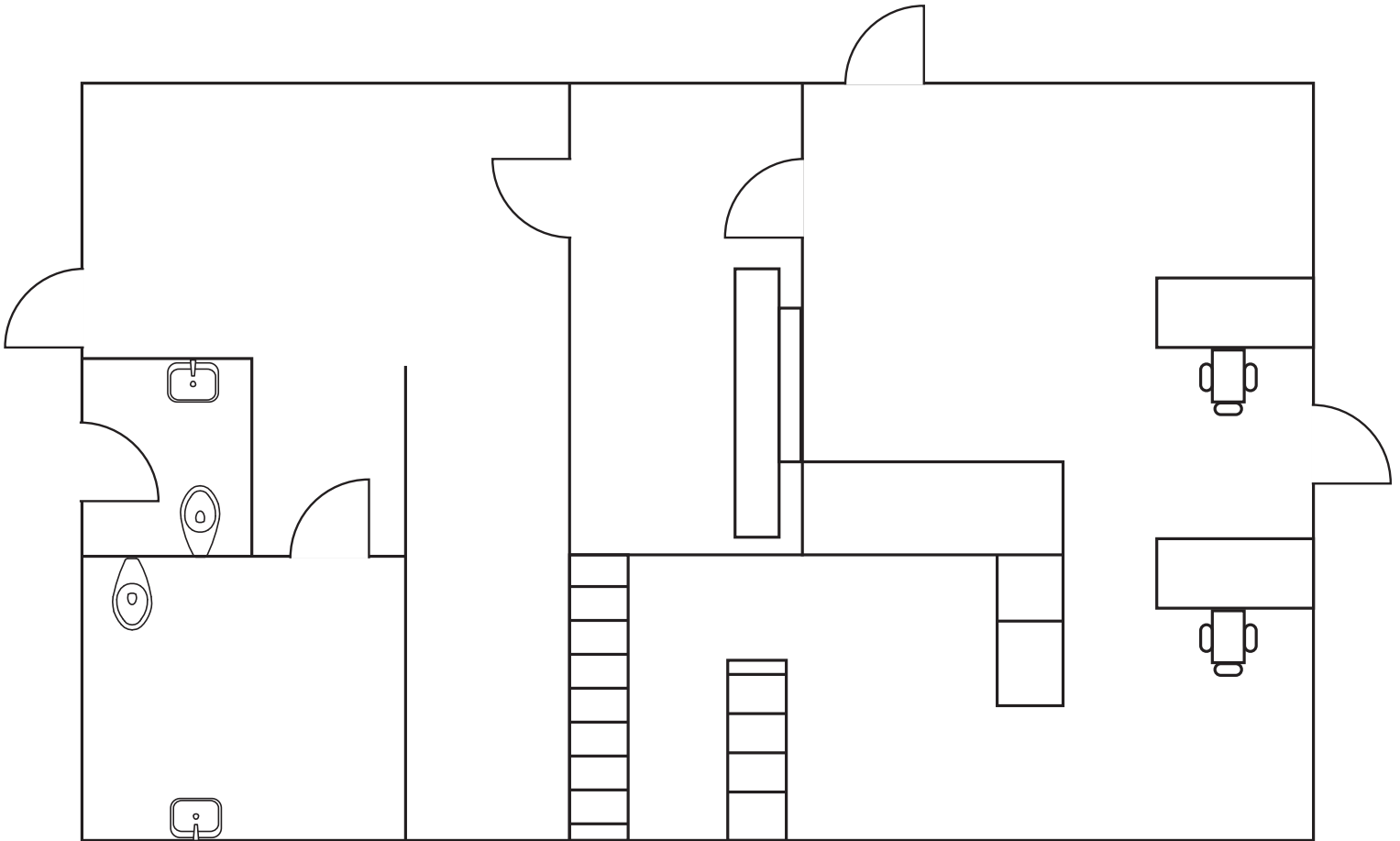
### LEASED TO A NATIONAL TENANT

- Fast Auto & Payday Loans, Inc
- Monthly Rent of \$4,100 NNN
- Three (3) Year Lease Expires 11/03/16
- Two (2) Three Year Options to Renew (First Option at \$4,715 NNN/Month; Second Option at \$5,422 NNN/Month)

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## FLOOR PLAN



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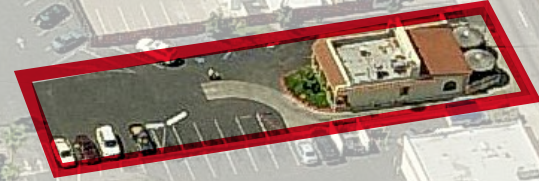
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## DEMOGRAPHICS / TRAFFIC COUNTS

Source: CoStar 2014	1 Mile	3 Miles	5 Miles
2014 Population	36,672	202,549	371,095
Avg. Household Income	\$45,488	\$61,166	\$65,210
3rd Avenue	±20,500 ATV (SANDAG 2013)		
Palomar Avenue	±26,200 ATV (SANDAG 2013)		



THIRD AVENUE

PALOMAR STREET

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