



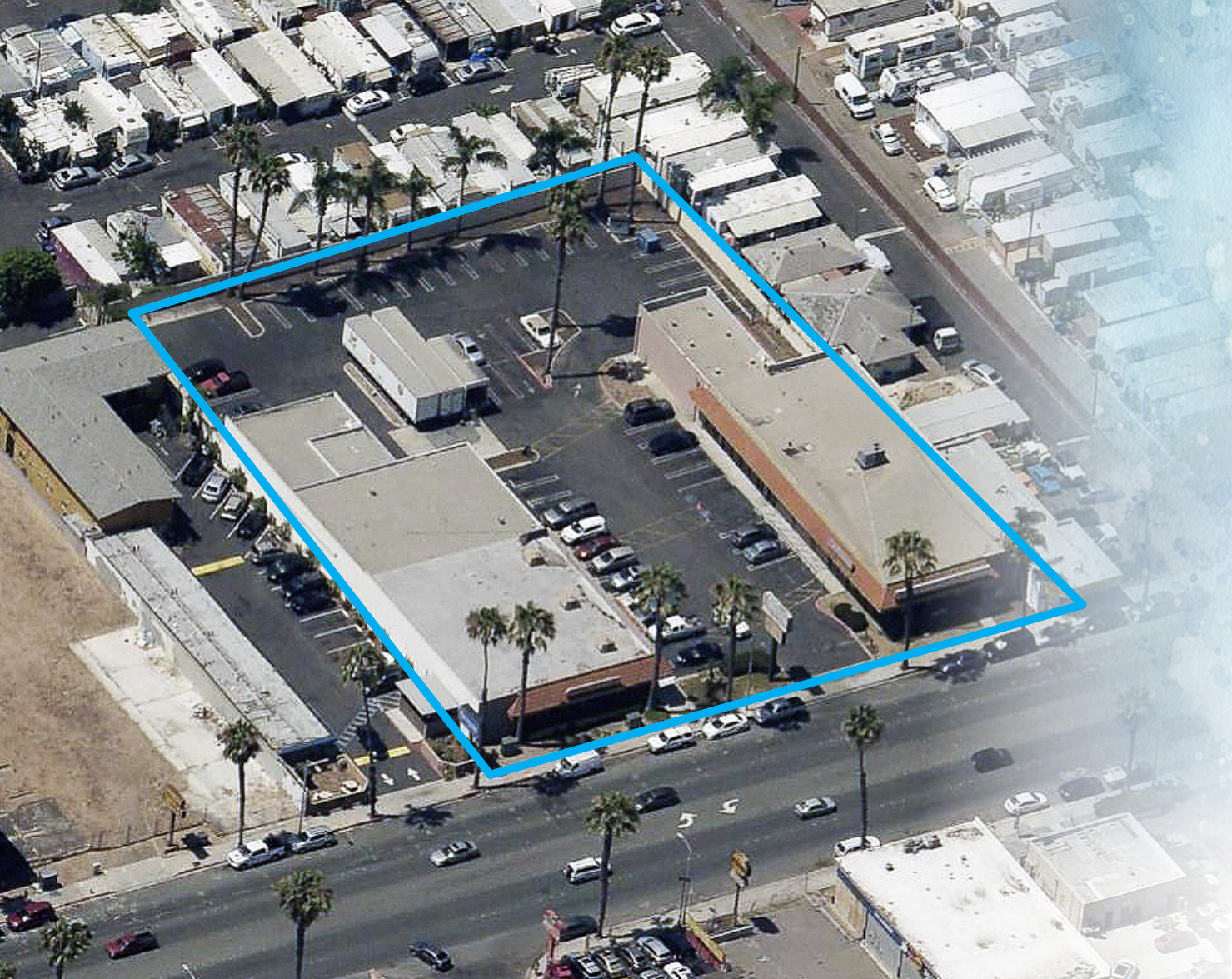
360-366 BROADWAY

CHULA VISTA, CALIFORNIA 91910

19,575 SF SINGLE TENANT LEASED INVESTMENT

Voit
REAL ESTATE SERVICES

THE CLARK TEAM



19,575 SF
TOTAL BUILDING SF

\$4,756,000
SALE PRICE

\$243.00
PRICE PER SF

6.0%
CAP RATE



89
WALK SCORE



.07 MI
TROLLEY STATION



56
BIKE SCORE



11 MI
AIRPORT



PROPERTY HIGHLIGHTS

100% leased retail building

Prime Chula Vista location

Seasoned long term tenant

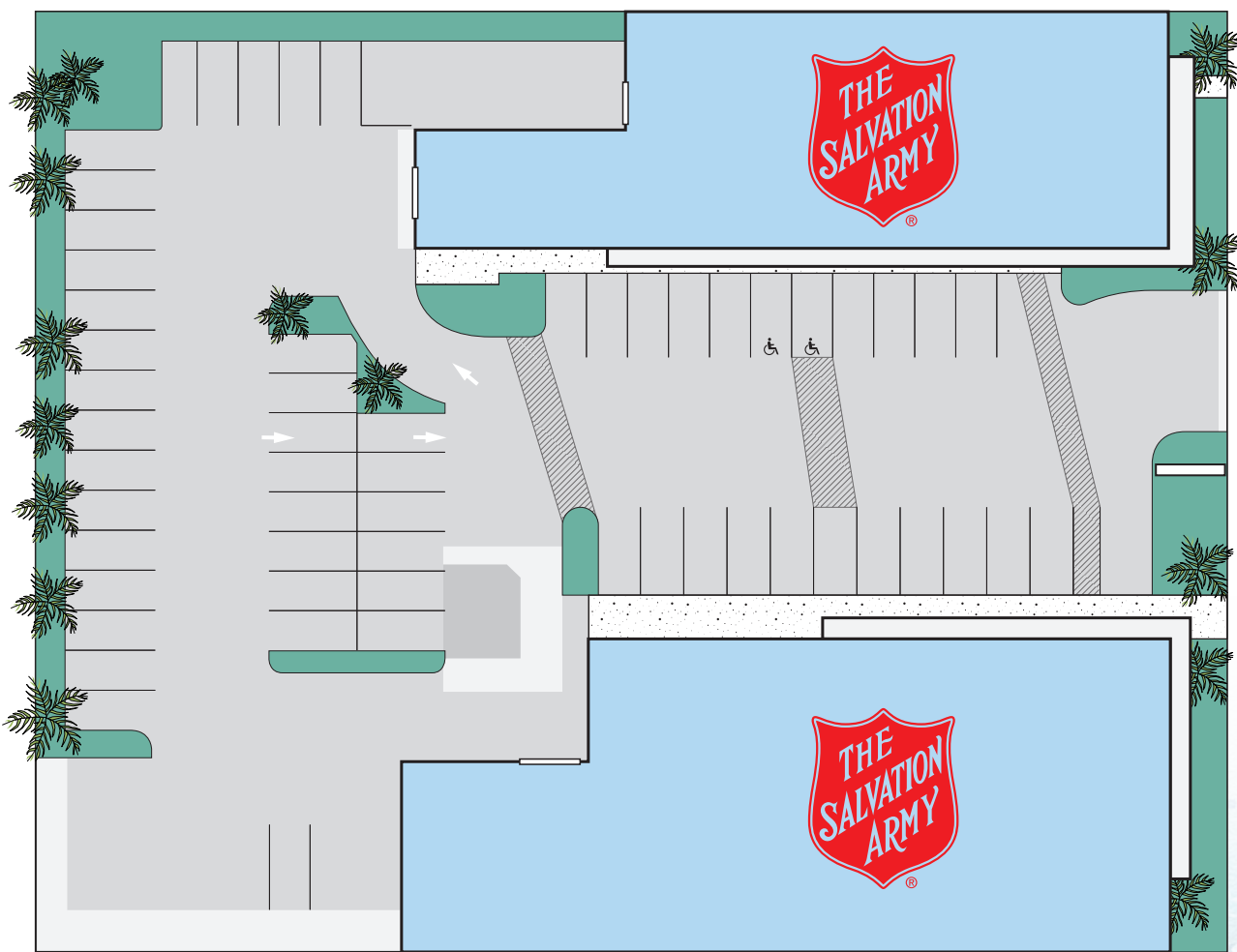
Minimal management required

Recent remodel of both buildings

Solid return now and 3% annual increases

New 10 year lease expires 11/30/2030

77' street frontage on Broadway



BROADWAY

19,575 SF
BUILDING SIZE

INCOME & EXPENSES

ANNUAL INCOME (AS OF DECEMBER 1, 2020)

Scheduled Gross Income \$357,420

TOTAL INCOME \$357,420

OPERATING EXPENSES (2019 ACTUALS)

Water/Sewer \$3,098

SDG&E \$930

Landscaping Maintenance \$3,300

Real Estate Taxes¹ \$54,007

Insurance \$7,832

Repairs and Maintenance \$2,867

TOTAL OPERATING EXPENSES \$72,034

NET OPERATING INCOME \$285,386

Value \$4,756,000

Capitalization Rate 6%

Price Per Square Foot \$243.00

¹ Taxes increased to reflect 1.137% of Sales Price.



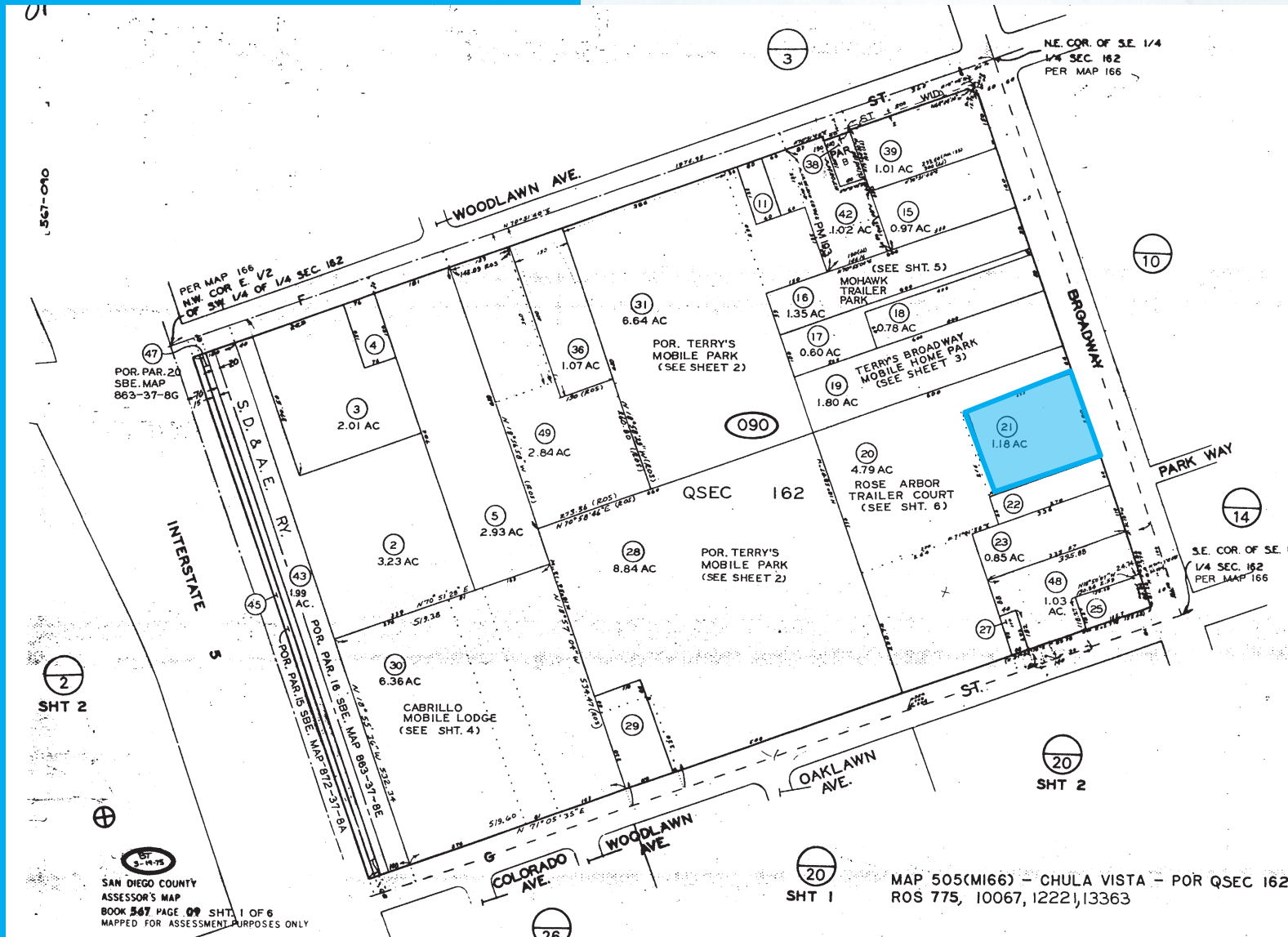
LEASE ABSTRACT



Property Address:	360-366 Broadway, Chula Vista, Ca 91910
Property Type:	Retail Storefront- Single Tenant
Tenant:	The Salvation Army, a California Corporation
Building Size:	19,575 Square Feet (Two Buildings, including 3,000 SF basement area)
Business Type:	Salvation Army Thrift Store
Original Occupancy:	January 1, 1995 (25+ years)
Current Term Expires:	November 30, 2030 (10-year term)
Option to Renew:	One (1) Five-year option at same terms, including 3% annual increases
Security Deposit:	\$13,580
Rent Schedule:	December 1, 2020 – November 30, 2021 \$29,785 / month gross December 1, 2021 – November 30, 2022 \$30,679 / month gross December 1, 2022 – November 30, 2023 \$31,599 / month gross December 1, 2023 – November 30, 2024 \$32,547 / month gross December 1, 2024 – November 30, 2025 \$33,523 / month gross December 1, 2025 – November 30, 2026 \$34,529 / month gross December 1, 2026 – November 30, 2027 \$35,565 / month gross December 1, 2027 – November 30, 2028 \$36,632 / month gross December 1, 2028 – November 30, 2029 \$37,731 / month gross December 1, 2029 – November 30, 2030 \$38,863 / month gross

PARCEL MAP

567-090-21



SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 567 PAGE 09 SHT. 1 OF 6
MAPPED FOR ASSESSMENT PURPOSES ONLY

MAP 505(MI66) - CHULA VISTA - POR QSEC 162
ROS 775, 10067, 12221, 13363



CHULA VISTA CENTER MALL

AS ONE OF THE MOST RECOGNIZED REGIONAL SHOPPING CENTERS IN SAN DIEGO COUNTY, CHULA VISTA CENTER SERVES AN AREA THAT IS HOME TO 1 MILLION RESIDENTS WITHIN A 10-MILE RADIUS. THE CENTER HOUSES THE CLOSEST DEPARTMENT STORES TO THE MEXICAN BORDER, INCLUDING BURLINGTON, JCPENNEY, MACY'S, AS WELL AS A HOST OF OTHER SHOPPING, DINING, RECREATION, AND ENTERTAINMENT OPTIONS THAT ARE EXTREMELY POPULAR WITH BOTH LOCAL AND MEXICAN NATIONAL SHOPPERS.



0.7 MILES
FROM SUBJECT



15
RESTAURANTS



68
SHOPS



1
MOVIE THEATER



427,128
TOTAL POPULATION



124,502
OF HOUSEHOLDS



\$58,450
MEDIAN HH INCOME



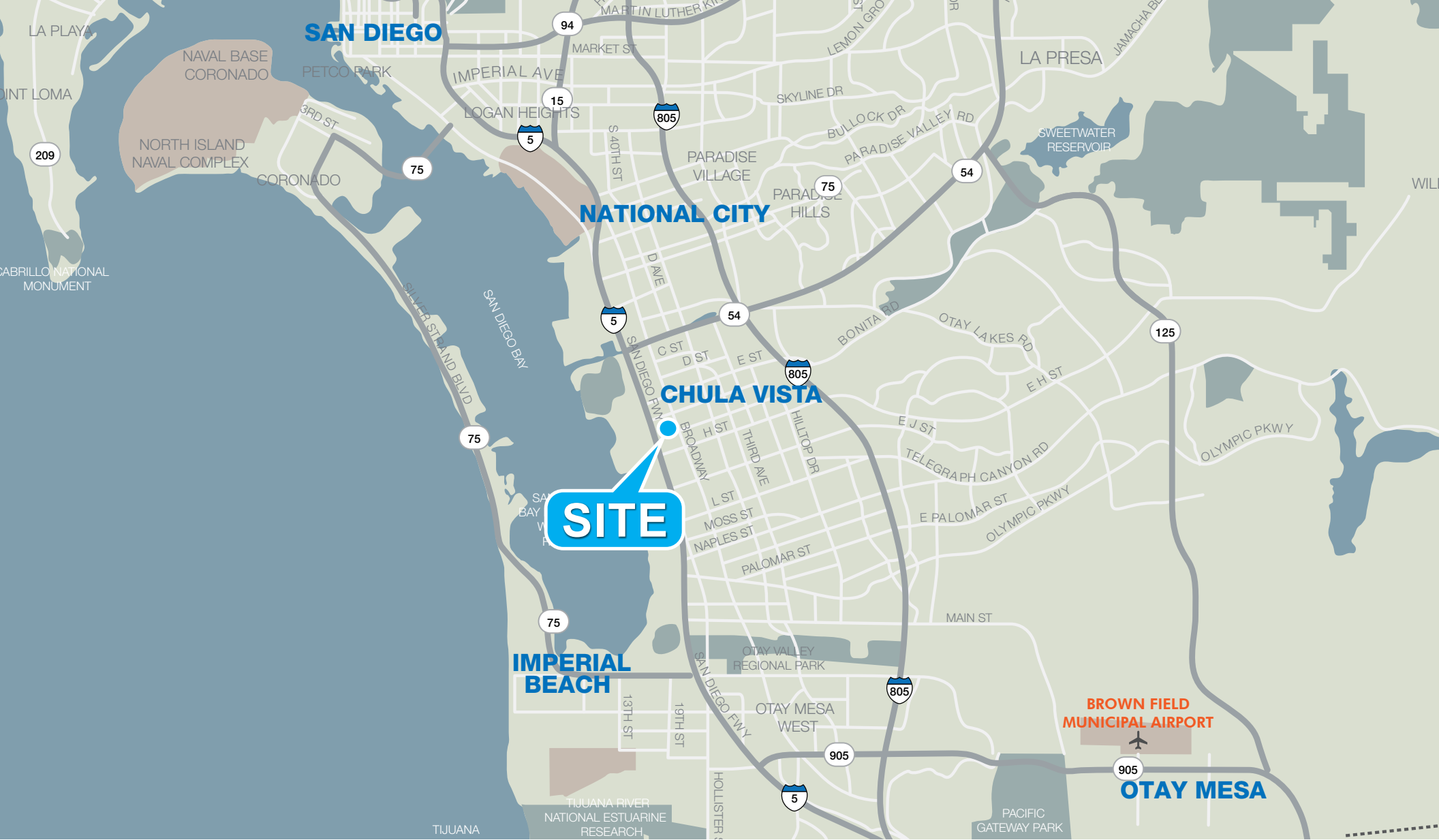
\$449,096
MEDIAN HOME VALUE



18,395
3 OF BUSINESSES



204,658
OF EMPLOYEES



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[Property Touring Guidelines](#)

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