

**FOR SALE | LEASED INVESTMENT OPPORTUNITY**

**2727 HOOVER AVENUE | NATIONAL CITY, CA 91950**



***Voit***  
REAL ESTATE SERVICES

THE  
CLARK  
TEAM



## PROPERTY FEATURES

- Multi-Tenant Leased Investment Property for Sale
- 93% Occupied with strong credit tenants
- Two-story, 36,167 SF office building on 2.59 acres of land
- Conveniently located close to the I-5 and I-54 in National City
- Ample parking at 4.1/1000 SF
- Office suites range from 1,346- 17,014 SF
- Close proximity to restaurants and shopping
- Enterprise Zone Incentives

## FINANCIAL SUMMARY

Gross Annual Income	\$805,900*
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*\* Based on 01/01/14 rents and 93% occupancy*

Estimated Annual Expenses	\$231,469
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Annual Net Operating Income	\$574,431
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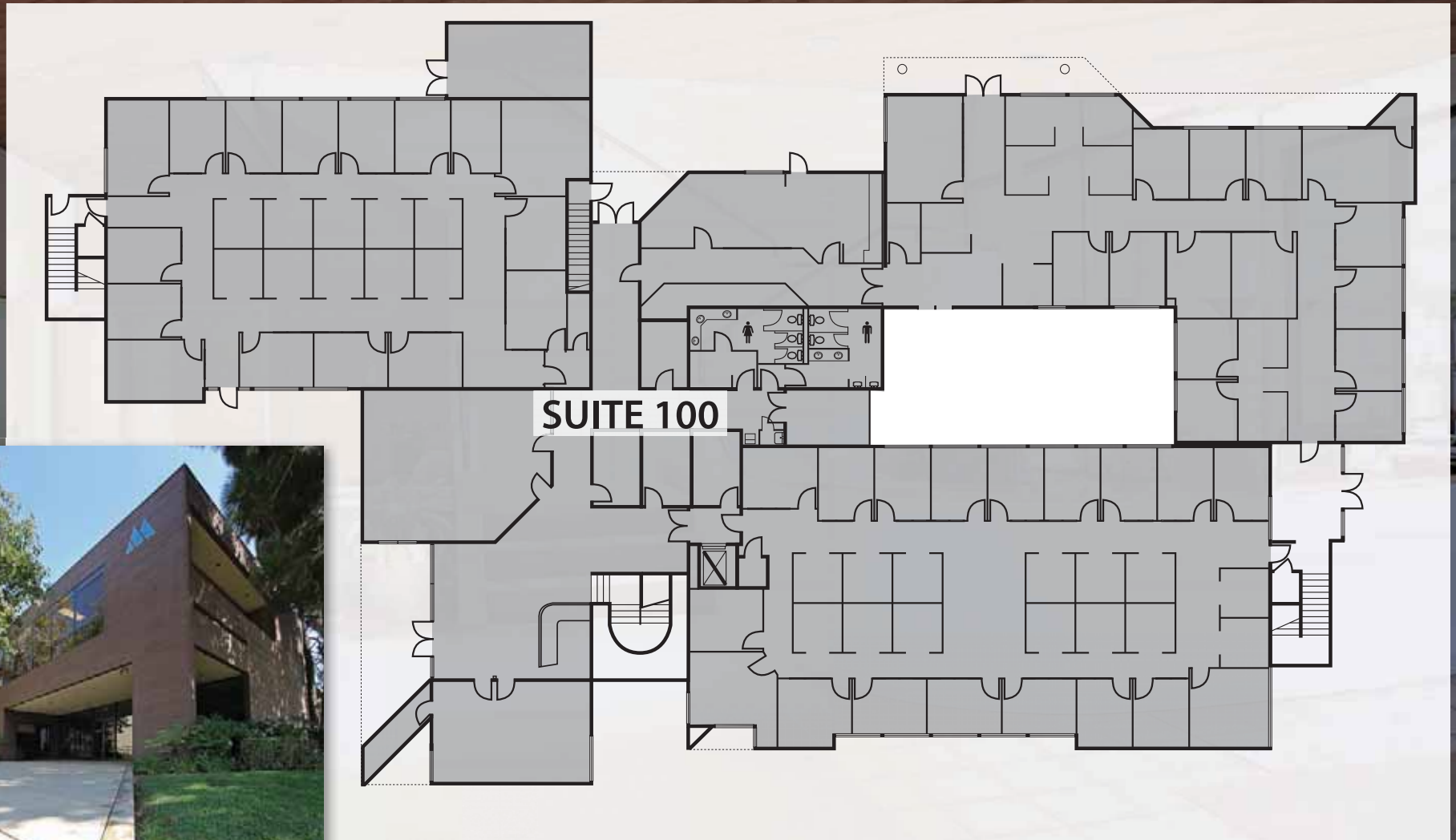
## SALE PRICE

**\$7,600,000 (\$210/SF)**

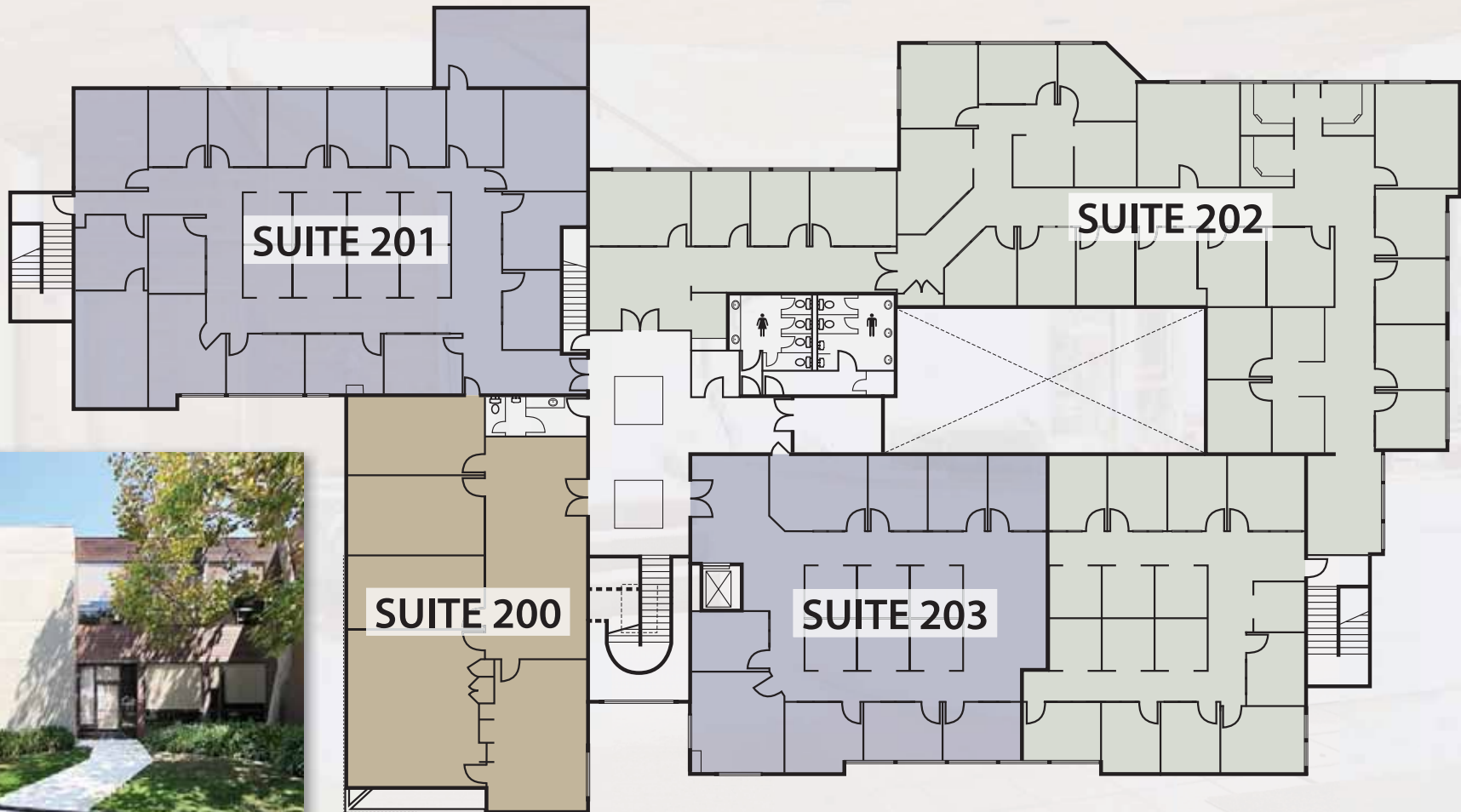
7.56% Cap Rate



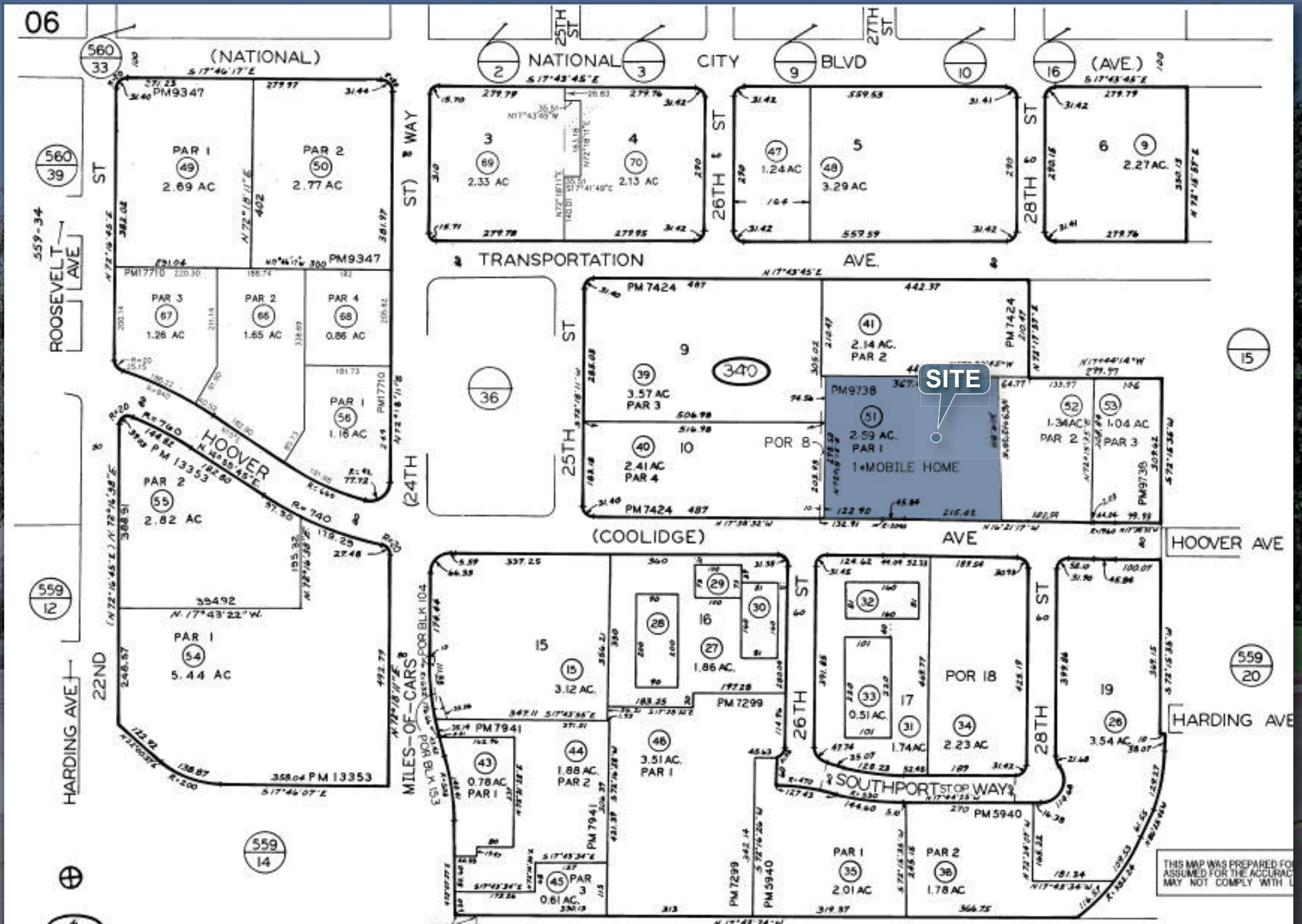
► First Floor



► Second Floor

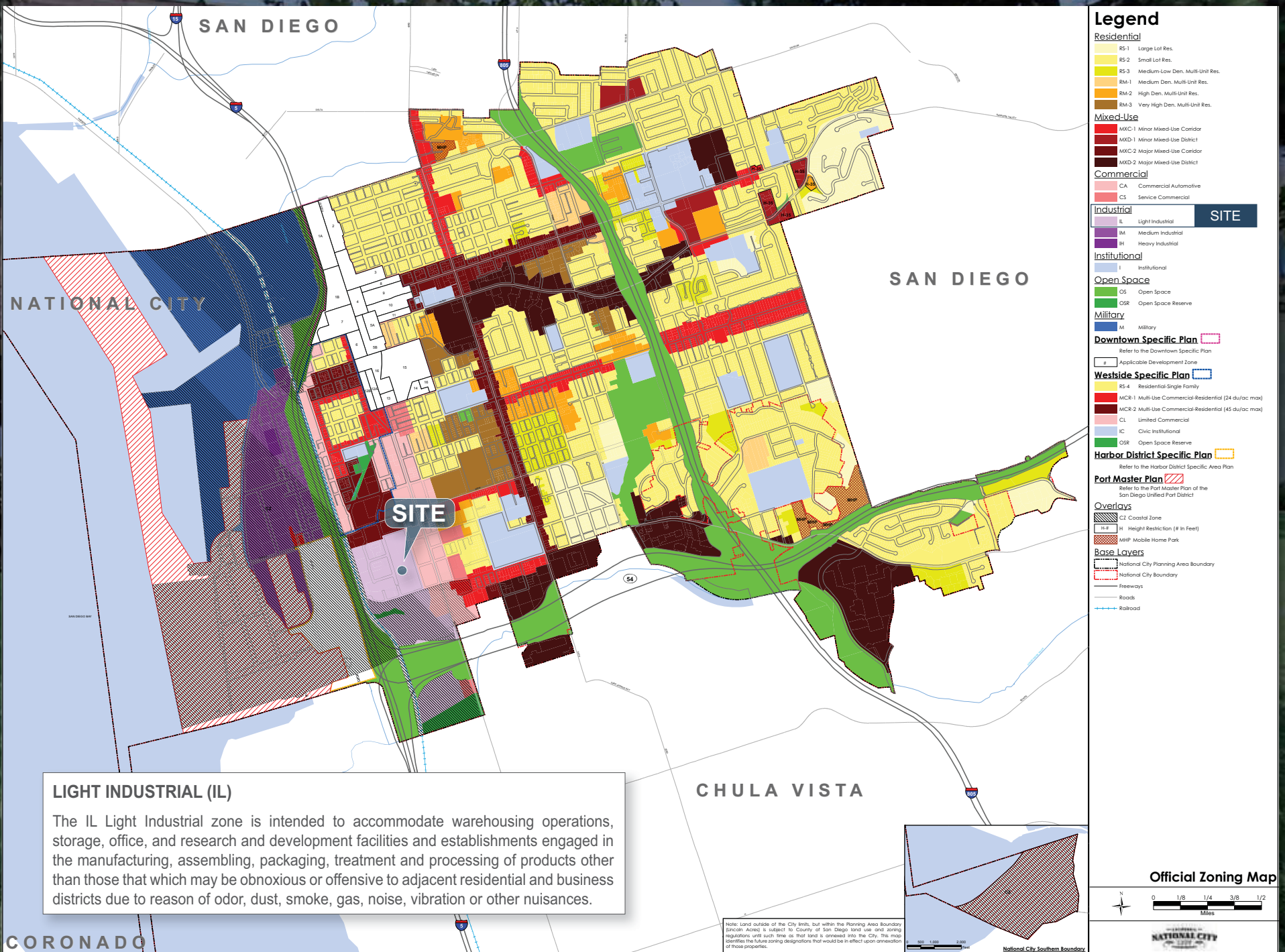


# Parcel Map



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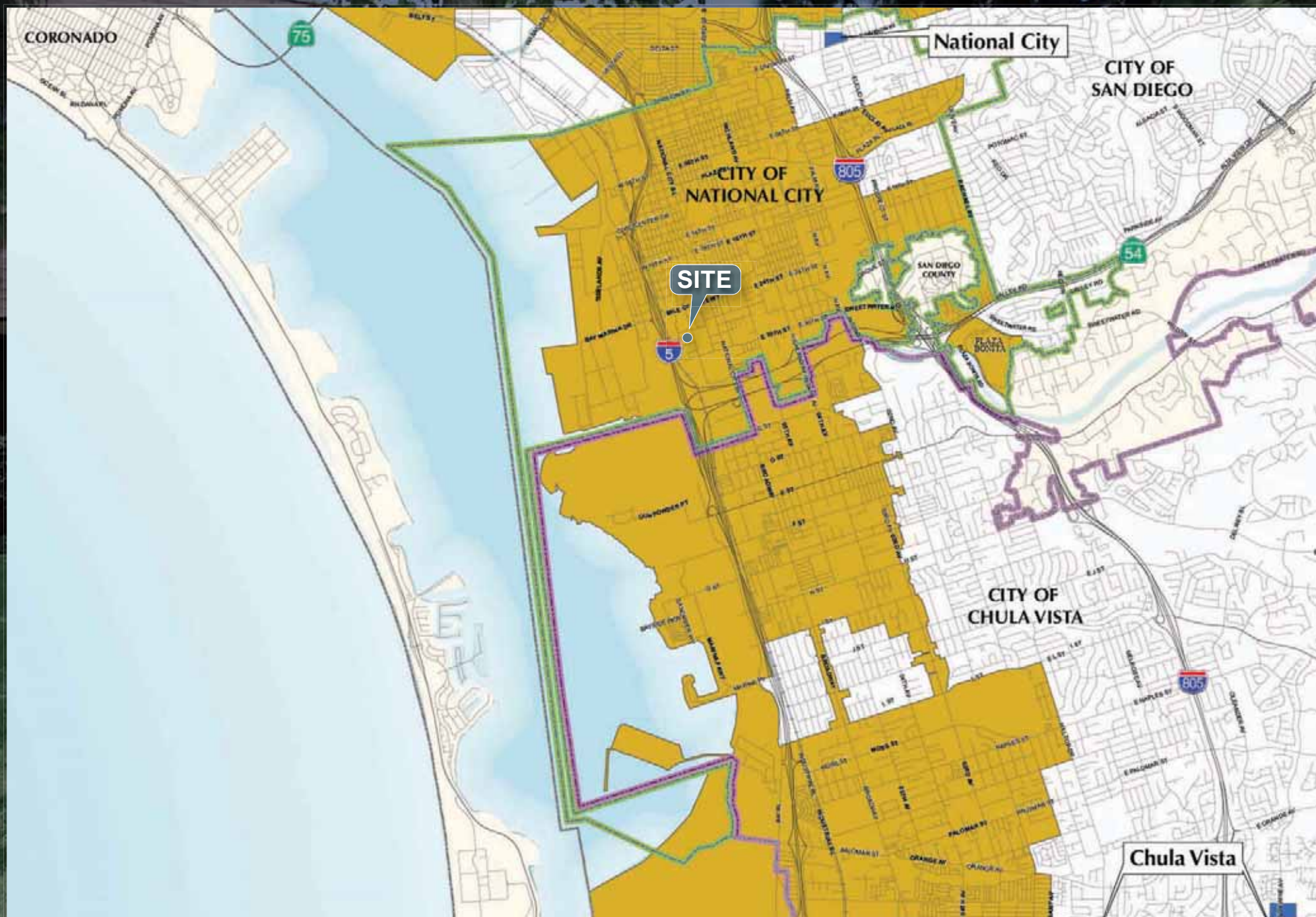
# ► National City Zoning



## LIGHT INDUSTRIAL (IL)

The IL Light Industrial zone is intended to accommodate warehousing operations, storage, office, and research and development facilities and establishments engaged in the manufacturing, assembling, packaging, treatment and processing of products other than those that which may be obnoxious or offensive to adjacent residential and business districts due to reason of odor, dust, smoke, gas, noise, vibration or other nuisances.

# ► National City Enterprise Zone





www.sandiegoregionalez.org

# San Diego Regional Enterprise Zone

A total of \$1.7 billion worth of investment has been made in San Diego-area Enterprise Zones. More than 20,000 jobs have been generated, and hundreds of businesses have received expedited permit applications. Thousands more have received technical or financial assistance.

An Enterprise Zone is a geographically designated area in which businesses can receive substantial state tax breaks and other benefits. Enterprise Zones were created in California to stimulate business investments and to increase job opportunities in areas of high unemployment. San Diego is home to one of 42 Enterprise Zones statewide.

**San Diego Regional Enterprise Zone:** Established in 2006, the *One Zone* is a regional economic development program incorporating portions of the City of San Diego, significant portions of the City of Chula Vista and the City of National City.

### Advantages of the Enterprise Zone Program are the tax savings and other incentives including:

- **Sales or Use Tax Credit:** A tax credit against the purchase of new manufacturing, assembly, data processing or communications equipment equivalent to the amount of sales or use tax, or up to \$1.55 million annually.
- **Hiring Credit:** A tax credit on the wages to qualified new employees over a five-year period (up to 50 percent in the first year, 40 percent in the second year, etc.) This credit could exceed \$34,000 per eligible employee.
- **Accelerated Depreciation Deduction:** The option to accelerate depreciation on business property. A business may treat 40 percent of the cost of qualified property as a business expense in the first year it is placed into service for a maximum deduction of \$20,000 per year, whichever is smaller.
- **Net Interest Deduction for Lenders:** Allows lenders a deduction on the net interest earned from loans made to Enterprise Zone businesses, including business loans, mortgages and loans from noncommercial sources.

### Other advantages include:

- No-cost job referral service used to find qualified employees whose wages can be claimed as tax credits.
- Development permit expediting and assistance.
- Tax savings for Enterprise Zone employees.
- Access to specialized technical and financial assistance programs.

For more information, visit [www.sandiegoregionalez.org](http://www.sandiegoregionalez.org)

### SAN DIEGO REGIONAL ENTERPRISE ZONE







To Downtown San Diego

Harbor Drive

National City Blvd

East Plaza Blvd



East Plaza Blvd



East 18th Street

Civic Center Drive

East 18th Street

NATIONAL CITY

Cleveland Avenue

National City Blvd

National City Golf Course

East 24th Street

Reo Sweetwater Plaza Shopping Center

Miles of Cars Way

Sweetwater High School

Sweetwater Town & Country Shopping Center

Hover Avenue

East 30th Street

Best Western Marina Gateway

West 30th Street



US NAVY



CHULA VISTA

North 4th Avenue

C Street



To The US Int'l Border



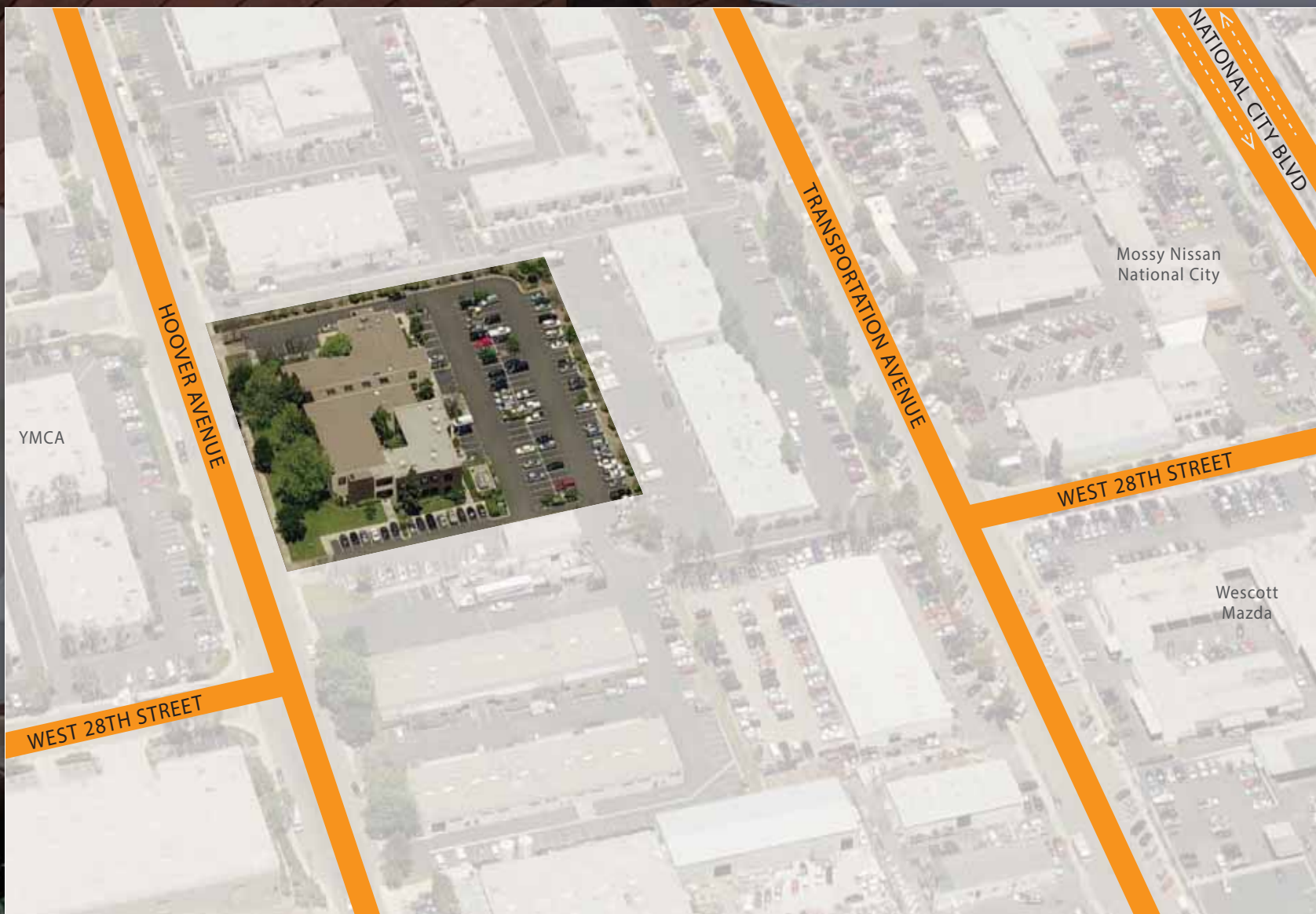
Broadway

C Street

Holiday Inn Chula Vista

5th Avenue

4th Avenue



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