

# FOR SALE LEASED INVESTMENT OPPORTUNITY

1282 3RD AVENUE | CHULA VISTA, CA 91911

# Voit

REAL ESTATE SERVICES

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## FORMER FAST FOOD RESTAURANT WITH DRIVE-THRU

### PROPERTY FEATURES

- ±1,344 SF Converted Fast Food Restaurant Space with Drive-Thru
- Leased National Tenant:
  - Fast Auto & Payday Loans, Inc
  - Three (3) Year Lease with Two (2)-5 Year Options To Extend
- Enclosed Outdoor Patio
- Abundant Parking in the Back of the Restaurant
- Easement Access to Restaurant 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: \$750,000.00**



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## DEMOGRAPHICS / TRAFFIC COUNTS

Source: CoStar 2014	1 Mile	3 Miles	5 Miles
2013 Population	36,652	202,421	370,641
Avg. Household Income	\$45,239	\$60,662	\$64,593
3rd Avenue	±20,500 ATV (SANDAG 2013)		
Palomar Avenue	±19,300 ATV (SANDAG 2013)		



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