

# FOR SALE

\$1,921,611

3001 BONITA RD

Chula Vista, CA



## VENTURE PACIFIC COMMERCIAL SERVICES

JASON LIPOVSKY  
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All information contained herein is obtained from the sourced deemed to be reliable.  
However, this information is not guaranteed and should be verified. DRE #01443834

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## DESCRIPTION

MULTI-TENANT RETAIL STRIP CENTER OFFERING!!! This recently renovated multi-tenant strip retail building is situated at the ingress of the upscale submarket of Bonita in Chula Vista California. This property features a 9,194 square foot building residing on a 27,443 square foot lot. Located on the busy lighted intersection of Bonita Road and the 805 Freeway, the center is one block south of the anchored Westfield Plaza Bonita Shopping Mall. This fully improved retail strip center features 5 separate retail units which range from 1,271 to 2,746 square feet. Recently renovated in 2009, the property has one vacancy of 2,746 square feet offers investors the chance to own a high identity property with strong fundamentals, at a price well below replacement cost. This unique property can support a wide spectrum of retail businesses. Multi-Tenant Retail Centers like this one rarely become available in Chula Vista.

## PROPERTY SPECIFICS

**APN 570-170-42**

**Property Type Multi-Tenant strip retail building**

**Total Lot SF 27,443 or .63 Acre**

**Net Rentable Area 9,194 Square Feet**

**Units 5 (1,271-2,746 Square Feet/Unit)**

**Parking Ratio 4.67:1000**

**Year Built 1994**

**Year renovated 2009**

**Traffic Count 37,600 Bonita Road**

**240,000 805 FWY**

**Vacancy 1 Unit 2,746 SF**

**Projected Stabilized Cap Rate 11.06%**

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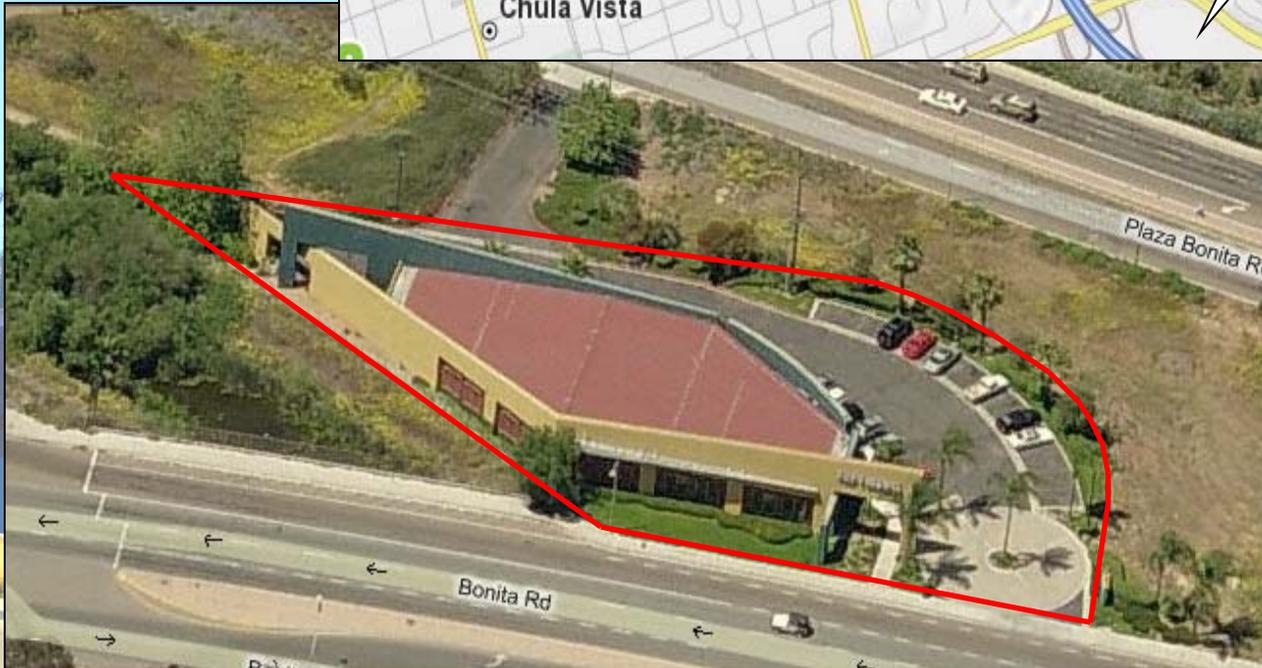
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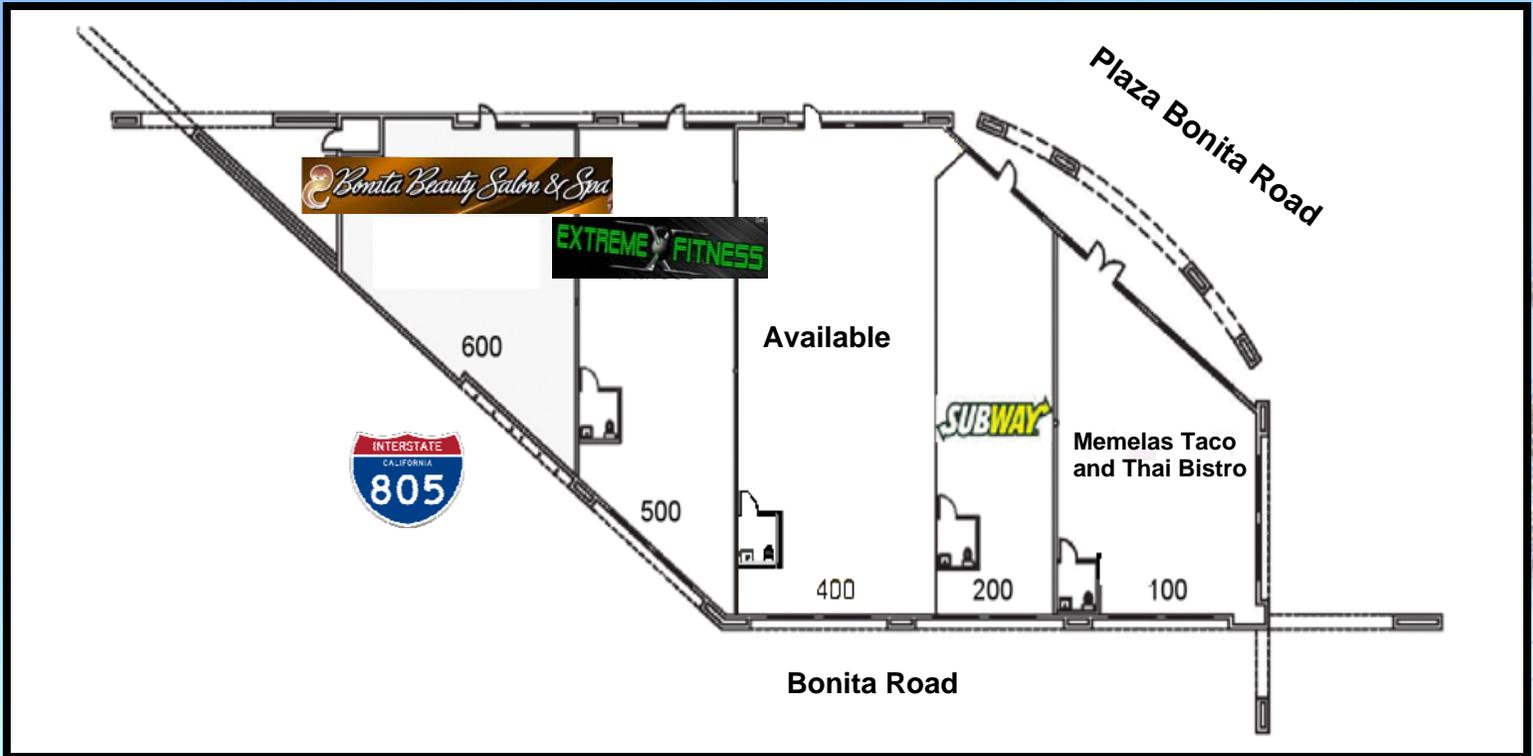
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## FLOORPLAN



## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	11,261	134,581	305671
House Hold Income	\$84,926	\$70,302	\$70,372

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## RENT ROLL

### Bonita Gateway Rent Roll 3001 Bonita Rd, Chula Vista, CA 91910

Unit	DBA	Lease Start Date	Lease Termination Date	Sq Footage	Current Mo. Base Rent	Tenant's Share CAM Oper. Expenses	CAM Oper. Exp. Reimb. Monthly	Rent / Sq Ft
100	Memelas Taco & Thai Bistro	3/15/2011	3/15/2016	1,726	\$ 3,624.60	17.93%	\$1,553.40	\$ 2.10
200	Subway	10/1/2009	10/1/2014	1,271	\$ 2,421.89	13.74%	\$1,148.54	\$ 1.91
400	Vacant Rent Asking \$2.25/sf mo.			2,746	\$ 6,178.50	30.92%	\$2,512.42	\$ 2.25
500	Extreme Fitness	3/1/2010	6/1/2013	1,829	\$ 2,652.05	19.78%	\$1,653.43	\$ 1.45
600	Bonita Beauty Salon & Spa	5/1/2010	5/1/2020	1,621	\$2,838	17.63%	\$1,473.71	\$ 1.75
				<b>9,193</b>	<b>\$ 17,715.41</b>	<b>100.00%</b>	<b>\$8,341.49</b>	

## OPERATING EXPENSE

	Actual	Projections
Income	\$138,442.92	\$212,584.92
CAM Reimburment	\$69,948.85	\$100,097.85
Effective Gross Income	\$208,391.77	\$312,682.77
Expenses	\$100,097.85	\$100,097.85
NOI	\$108,293.92	\$212,584.92
Purchase Price	\$1,921,611.00	\$1,921,611.00
CAP RATE		11.06%

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