

# SPOTLIGHT ON BROADWAY

730-734 BROADWAY | SAN DIEGO, CA



# INVESTMENT SUMMARY

Offering Price	\$6,750,000
NOI (Year 1)	\$447,451
Cap Rate (Year 1)	6.63%
Occupancy	100%
Total Building Area	21,432 sq ft
Property Type	Office, Retail, Apartments
Price Per SF	\$315



# INVESTMENT HIGHLIGHTS

## JEWEL-BOX, NNN STRIP CENTER

Spotlight on Broadway is a rare investment opportunity in the heart of Chula Vista's core neighborhood with over 9,485 sf of retail space.

A multi-use office, retail, apartment multi-unit tenancy with 18 tenants. Ground level retail features high visibility exposure on Broadway and strong traffic counts 29,654 (2025). 9 luxury townhomes featuring high vaulted ceilings, private patios, and in-unit washers/dryers.



## DESIRABLE LOCATION

Fantastic building on Broadway, located on the San Diego Trolley line with over 30m annual passengers. Just 9 miles to the lively Downtown San Diego Gaslamp district and blocks from the Bay.

## STRONG REAL ESTATE FUNDAMENTALS

All leases are below market, providing significant repositioning potential. Historic high occupancy, vacancies fill quickly. Construction in 2005, Spotlight on Broadway features an attractive assortment of retail, office and residential spaces. Unbeatable location with heavy foot and car traffic.

## SUBURBAN SAN DIEGO COUNTY DEMOGRAPHICS

More than 390,911 people in a 5-mile radius with an Average Household Income exceeding \$106,286. More than 1,048,314 people in a 10-mile radius with an Average Household Income exceeding \$115,245.

## EXCELLENT 1031 EXCHANGE UPLEG OR ADDITION TO PORTFOLIO

Pride of ownership asset, high-quality, jewel-box retail out parcel – a great addition to any real estate portfolio. With 18 tenant NNN offering, the property provides an excellent, low management, low hassle opportunity.

## THE INVESTMENT

730-734 Broadway  
Location

20,285  
Rentable SF

40,511  
Land SF

18  
Tenants

Corner  
Lot

52  
Parking Spaces

2005  
Year Built

# AREA SNAPSHOT: CHULA VISTA, CA

## 2025 DEMOGRAPHICS (5 MILES)



WALK SCORE

81/100

(very walkable)

15 TRAFFIC COUNT

179,587

Broadway & J St TRAFFIC COUNT

29,654

HOUSEHOLD INCOME

\$106,286

FULL TIME POPULATION

390,911

HOUSEHOLDS

116,513

DAYTIME EMPLOYMENT

102,757

BUSINESSES WITHIN 2 MILES

4,852

BUSINESSES WITHIN 5 MILES

13,782

## HOUSING MARKET

\$ 708,390

MEDIAN HOME VALUE

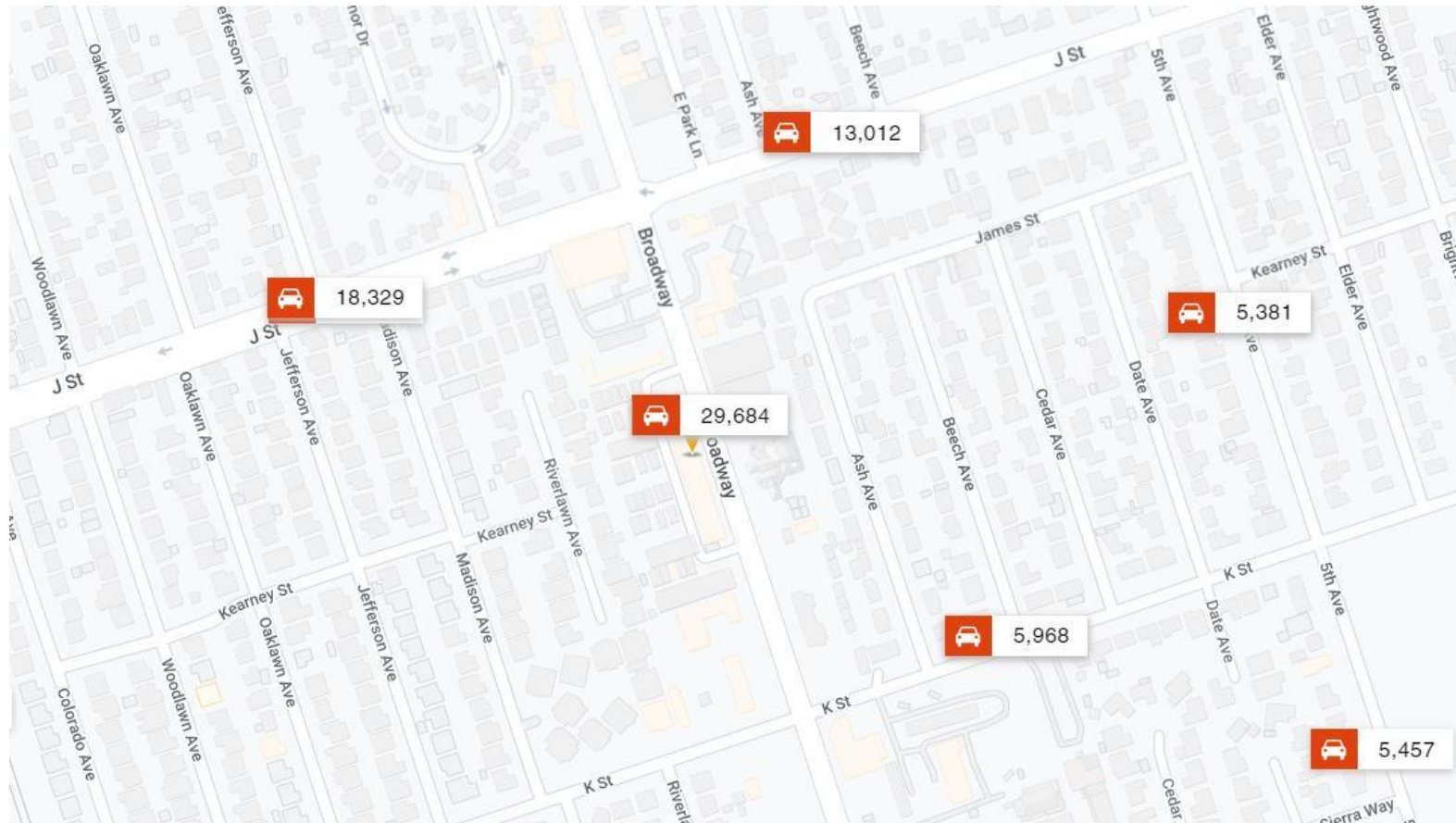
58.5%

SALES OVER LIST PRICE

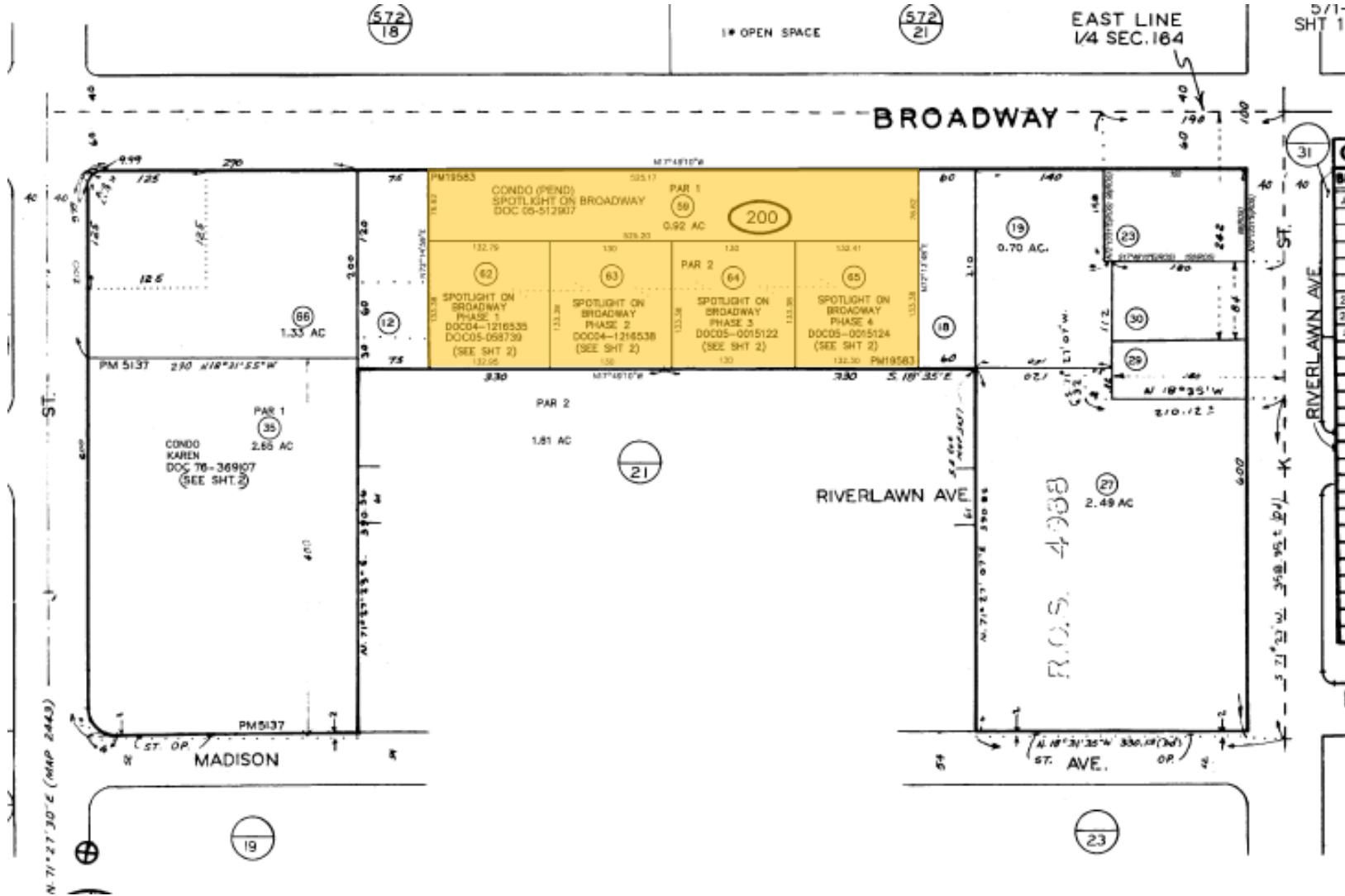
SOURCE: <https://www.zillow.com/home-values/51405/chula-vista-ca/>



# AREA TRAFFIC COUNTS



# PARCEL MAP



# PROPERTY OVERVIEW

## LOCATION

730-734 Broadway  
Chula Vista, CA

## SITE

Spotlight on Broadway is on Broadway between J & K featuring 24 hour building access.

## FRONTAGE & ACCESS

The site benefits from approximately 390' linear feet of frontage along Broadway. Floor to ceiling windows facing main street.

## LAND AREA

This listing consists of 1 parcel (APN #s 571-200-59, 571-200-62-01, 571-200-63-02, 571-200-64-03, 571-200-65-02) totaling approximately 0.93 acres or 40,511 SF of land area.

## BUILDING AREA

The subject consists of 1 multiunit building totaling approximately 21,432 SF with 20,285 rentable SF

## PARKING

Spotlight on Broadway includes a total of 52 parking stalls, which equates to over 18:2 parking ratio across the full projects shared parking. 38 covered spaces and 18 surface spaces.

## TRAFFIC COUNTS

29,654 Broadway & J St

## BUILT

The site was built in 2005.

## ZONING

Per the city of Chula Vista, the site is currently zoned as Suburban CC

# TENANT PROFILES

Retail features high visibility exposure on Broadway and strong traffic counts. Freshly painted exterior stucco reflects the bright spaces inside.

## PACIFIC WESTERN BANK



Pacific Western Bank delivers financial solutions to business owners and entrepreneurs throughout the country. They customize products and services to better suit the clients professional and personal goals.

Ownership: PacWest Bancorp  
Revenue: \$1.3 M  
Market Cap: \$ .91 B  
Employees: 5,000  
Locations: 67  
Headquarters: Los Angeles, CA

## HEALTH INSURANCE ADVISER

## BARBER SHOP

## MASSAGE

## TAX SOLUTION

## SALON

## MEDIA

# RENOVATED TOWNHOMES

9 renovated townhomes featuring high vaulted ceilings, private patios and in-unit washers/dryers. Luxury features include new cabinets, updated appliances, floors and finishes. Vinyl flooring downstairs with plush, new carpet in the lofts.



# CASH FLOW

Leased Income	\$597,182
CAM Reimbursement	\$51,771
Total Income	\$648,952
Vacancy (3.0%)	\$19,469
Gross Operating Income	\$629,484
Total Expenses	\$182,033
Net Operating Income	\$447,451

Notes: Vacancy factor based on estimated rental rate of \$2.87 SF plus NNN

# RENT ROLL

Unit(s)	TENANT	TYPE	SIZE	%	Lease From	Lease Exp	Monthly Base Rent	Monthly Base Rent Per Area	Monthly NNN	Total Monthly Rent	Total Monthly Per Area	ANNUAL BASE RENT
101	Health Insurance Adviser	Gross	1,088	11.5%	3/1/2012	2/28/2028	\$ 3,387.45	\$ 3.11	\$ -	\$ 3,387.45	\$ 3.11	\$ 40,649.40
102&103	Health Insurance Adviser	Gross	1,220	12.9%	11/1/2023	10/31/2028	\$ 3,394.88	\$ 2.78		\$ 3,394.88	\$ 2.78	\$ 40,738.56
104	JALC Media	Gross	325	3.4%	8/1/2025	7/31/2028	\$ 550.00	\$ 3.00	\$ -	\$ 550.00	\$ 1.69	\$ 6,600.00
200	Banc of California	NNN	4,303	45.4%	6/1/2005	12/31/2030	\$ 11,187.80	\$ 2.60	\$ 3,459.23	\$ 14,647.03	\$ 3.40	\$ 175,764.36
299	Barber Shop	Gross	402	4.2%	12/15/2019	12/31/2029	\$ 1,442.00	\$ 3.59		\$ 1,442.00	\$ 3.59	\$ 17,304.00
300	Pending (salon)	NNN	490	5.2%	6/15/2026	6/30/2027	\$ 2,328.00	\$ 4.75	\$ -	\$ 2,328.00	\$ 4.75	\$ 27,936.00
301	SainzTax Solution	Gross	589	6.2%	9/1/2019	8/31/2029	\$ 1,560.00	\$ 2.65	\$ -	\$ 1,560.00	\$ 2.65	\$ 18,720.00
302 & 302	Massage	Gross	1,068	11.3%	5/1/2021	4/30/2027	\$ 3,330.00	\$ 3.12	\$ 855.00	\$ 4,185.00	\$ 3.92	\$ 50,220.00
<b>TOTAL RETAIL</b>			<b>9,485</b>	<b>100.0%</b>			<b>\$ 27,180.13</b>	<b>\$ 2.87</b>	<b>\$ 4,314.23</b>	<b>\$ 31,494.36</b>		<b>\$ 377,932.32</b>
1	Residential	Gross	1,200		6/1/2022	6/1/2025	\$ 2,740.00	\$ 2.28	\$ -	\$ 2,740.00		\$ 32,880.00
2	Residential	Gross	1,200		9/8/2023	10/31/2026	\$ 2,740.00	\$ 2.28	\$ -	\$ 2,740.00		\$ 32,880.00
3	Residential	Gross	1,200		10/21/2023	10/31/2026	\$ 2,350.00	\$ 1.96	\$ -	\$ 2,350.00		\$ 28,200.00
4	Residential	Gross	1,200		mtm	mtm	\$ 2,750.00	\$ 2.29	\$ -	\$ 2,750.00		\$ 33,000.00
5	Residential	Gross	1,200		8/25/2024	8/31/2026	\$ 2,350.00	\$ 1.96	\$ -	\$ 2,350.00		\$ 28,200.00
6	Residential	Gross	1,200		11/15/2015	6/30/2026	\$ 2,265.00	\$ 1.89	\$ -	\$ 2,265.00		\$ 27,180.00
7	Residential	Gross	1,200		2/21/2024	2/28/2027	\$ 2,750.00	\$ 2.29	\$ -	\$ 2,750.00		\$ 33,000.00
8	Residential	Gross	1,200		10/31/2025	10/31/2026	\$ 2,350.00	\$ 1.96	\$ -	\$ 2,350.00		\$ 28,200.00
9	Residential	Gross	1,200		3/15/2018	6/30/2026	\$ 2,290.00	\$ 1.91	\$ -	\$ 2,290.00		\$ 27,480.00
<b>TOTAL RESIDENTIAL</b>			<b>10,800</b>				<b>\$ 22,585.00</b>			<b>\$ 22,585.00</b>		<b>\$ 271,020.00</b>
<b>BUILDING TOTAL</b>			<b>20,285</b>				<b>\$ 49,765.13</b>		<b>\$ 4,314.23</b>	<b>\$ 54,079.36</b>		<b>\$ 648,952.32</b>

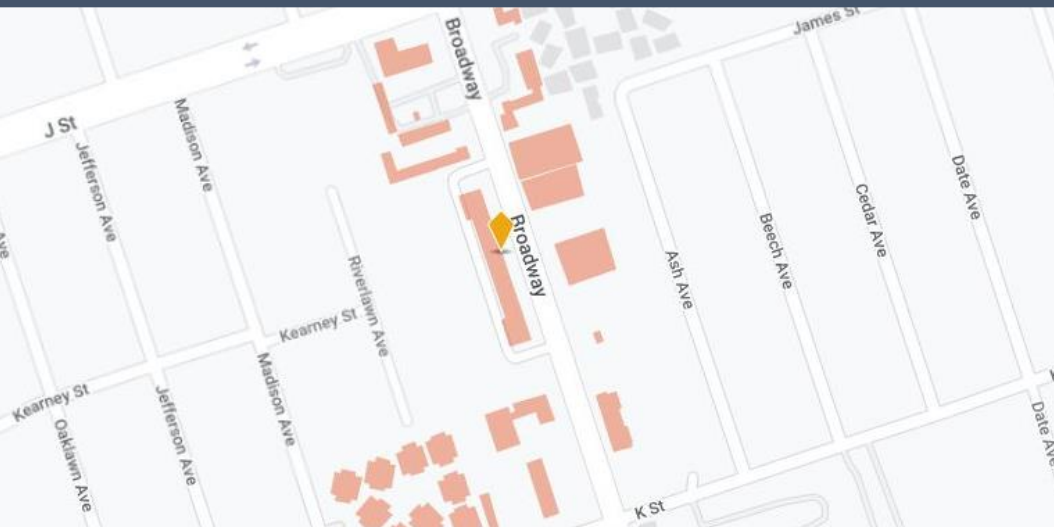
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