

790 Palomar BLDG B-FULLY LEAS...

790 Palomar St, Chula Vista, CA 91911



Presented by

AE Commercial Real Estate



Price: \$1,120,688

MOTIVATED SELLER!! 5.9% Actual Cap Rate!
Fully leased building. Building B is an approximate 5,624 square foot, 3-Tenant Industrial Building located on two parcels. Current monthly income of \$6,510/month gross. Future potential for an owner-user. Entire Property including Building A available for sale. *Will need driveway and parking easements.

790 Palomar BLDG B-FULLY LEASED Investment!

790 Palomar St, Chula Vista, CA 91911



- INVESTMENT!
- STABLE!
- FULLY LEASED!
- Future potential for owner/user!

Price:	\$1,120,688
Building Size:	5,624 SF
Price/SF:	\$199.27
Property Type:	Industrial
Property Sub-type:	Manufacturing
Additional Sub-types:	Strip Center
Property Use Type:	Investment
Cap Rate:	5.90%
Occupancy:	100%
Tenancy:	Multiple
Year Built:	1985
Clear Ceiling Height:	20 ft.
No. Drive In / Grade-Level Doors:	3
Lot Size:	11,686 SF



ae Commercial Real Estate

Alan Angeles and Phil Emery

properties@aecommercial.com

(619) 955-6070

License: 01868707

AE Commercial Real Estate

3456 Camino Del Rio North #208

San Diego, CA 92108

Notes

790 Palomar BLDG B-FULLY LEASED Investment!

790 Palomar St, Chula Vista, CA 91911



Financials, Debt and Unit Mix

Financial Summary

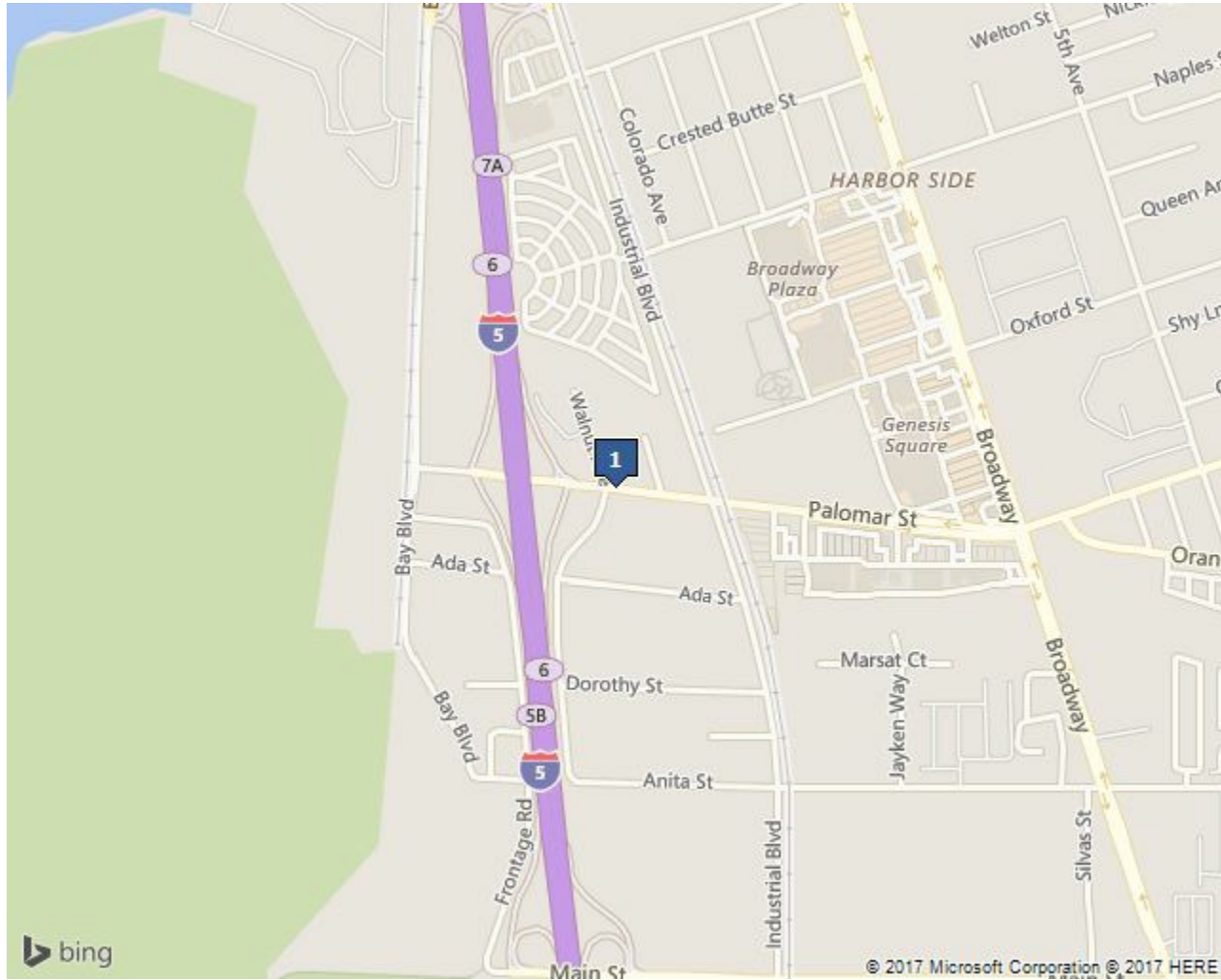
AnalysisType	Actual
Year	2017
Scheduled Gross Income	\$78,120
Operating Expenses	\$12,000
Net Operating Income	\$66,120



790 Palomar BLDG B-FULLY LEASED Investment!

790 Palomar St, Chula Vista, CA 91911

Location



Location Description

Just off I-5 on Palomar St in Chula Vista. .3 miles to trolley stop. First street once you exit I-5.