

SINGLE TENANT NNN LEASED INVESTMENT

## Otay Lakes Medical & Dental Center

2452 Fenton Street, #201, Chula Vista, CA 91914

# Voit

REAL ESTATE SERVICES



### SINGLE TENANT NNN LEASED INVESTMENT FOR SALE - \$377,000

Located in the affluent and well established Chula Vista Eastlake Master Planned Community. Property is located minutes from freeway connections to downtown San Diego, Lindbergh International Airport and Mexico with easy access to SR-125. Tenant is well established with 6 locations throughout San Diego county. The corporate entity was created January 1, 1985.

- **100% Leased Medical Condominium**
- **+/- 1,258 Rentable Square Feet**
- **Lessee pays NNN expenses and Association fees**
- **Pride of Ownership Project**
- **New Construction**
- **New Five Year Lease With Options**
- **8% Cap Rate**

**Tracy C. Clark**  
Senior Vice President  
Lic #00641800  
888.458.3339  
tclark@voitco.com

4370 La Jolla Village Dr., Suite 990, San Diego, CA 92122 • 858.453.0505 • 858.453.1981 Fax • Lic #01333376 | [www.voitco.com](http://www.voitco.com)

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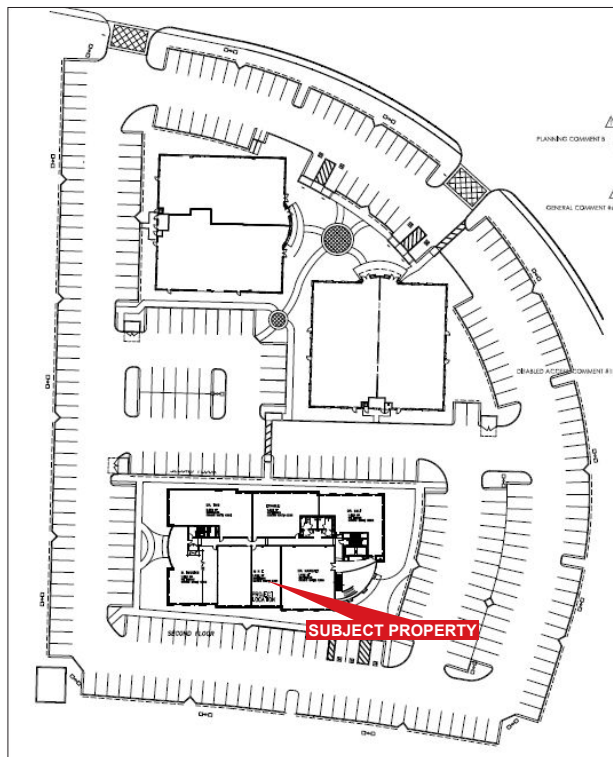
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**Tenant:** Psycare Associates, Inc. with 6 locations in San Diego county. Tenant provides psychiatric/psychological counseling and chemical dependency assessment/treatment services. Corporate Entity Created January 1, 1985.

**Lease:** September 1, 2011 through August 31, 2016. Annual rent is \$30,192 with annual rental adjustments of 3%. 2 five year options each at market then 3% annual increases thereafter. Lessee pays actual NNN expenses and Association Fees. Lessee also leases the adjacent Suite #202, which is under separate ownership and is not a part of this offering.



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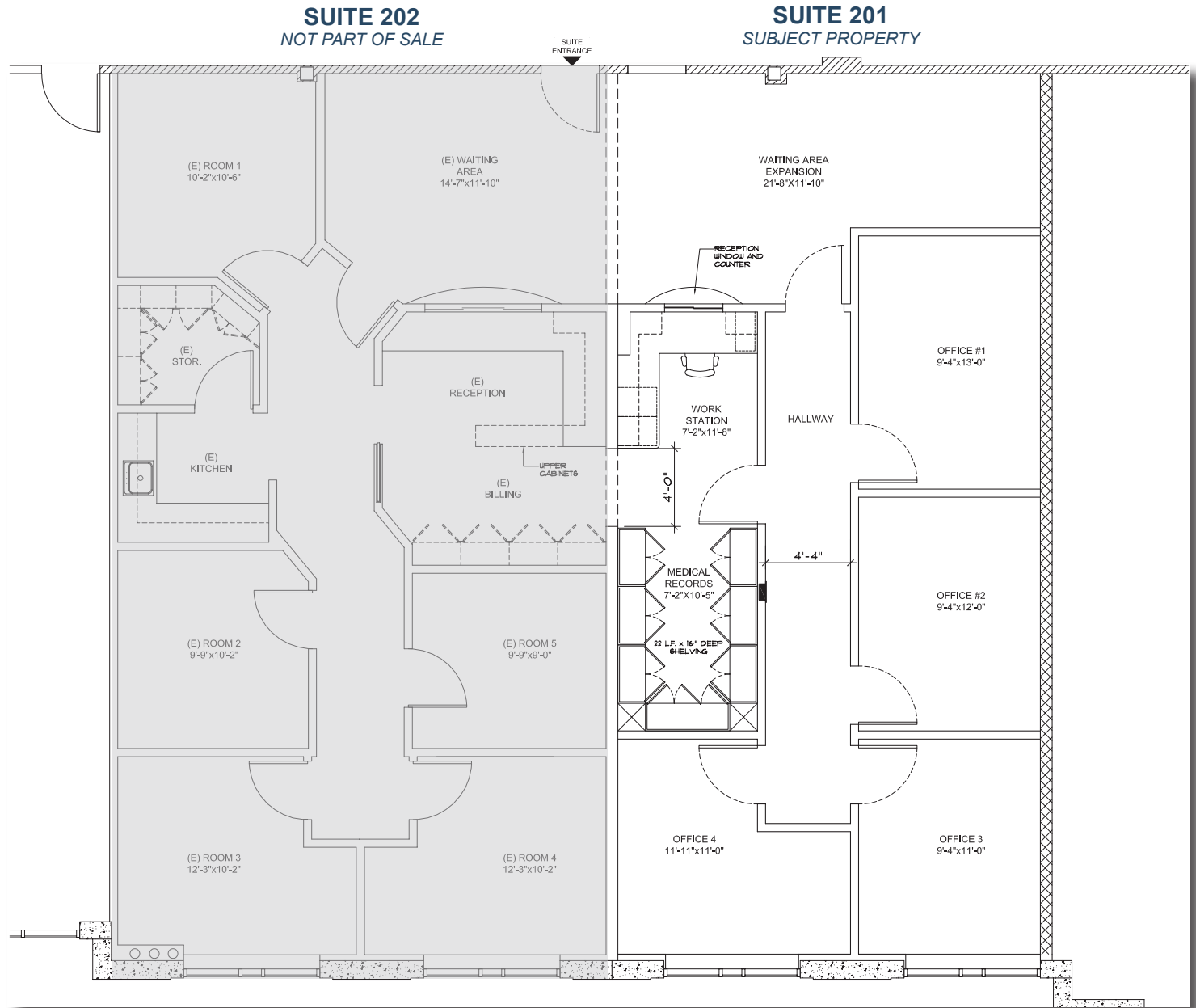


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### Space Plan



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### Aerial



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