

FOR SALE

SINGLE TENANT NET LEASED INVESTMENT

1155 3RD AVENUE, CHULA VISTA, CA 91911

ACADIA HEALTHCARE COMPANY
(\$2.1 Billion Net Worth)



PRICE:	\$2,150,000
CAP RATE:	5.90%
LEASE TERM:	9+ Years Remaining
RENT INCREASES:	3.0% Annual



For more information about this property, please contact:

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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
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PROPERTY HIGHLIGHTS



1155 3rd Avenue, Chula Vista, CA 91911

PRICE:	\$2,150,000
CAP RATE:	5.90%
NOI (11/2017):	\$126,813
BUILDING SIZE:	5,400 SF
LOT SIZE:	18,295 SF

The subject property is 100% leased to San Diego Treatment Services on a new 10 year lease (9+ years remaining). The tenant is a wholly-owned subsidiary of Acadia Healthcare Company, Inc., which provides a guaranty on the lease throughout the entire term. Acadia is a publicly traded behavioral healthcare provider with 573 locations and a net worth in excess of \$2.1 Billion.

The tenant has had a long-time presence in the immediate area for over 20 years. In 2016, the tenant relocated to the subject property from the adjacent property and invested over \$500,000 of its own money in tenant improvements. The long-term historical presence in the trade area combined with the substantial investment of its own capital in the subject property, demonstrates the tenant's commitment and confidence in the location and business long into the future.

In addition to the tenant's own investment in the property, the seller also invested in made recent capital improvements in the last year including: new roof, new glass storefront, and a new rear parking lot. The property is adequately parked with 33 onsite parking spaces at a ratio of 6.1 per 1,000 sf.

The freestanding building is located in a densely populated area of Chula Vista (southern San Diego County) with a population of 200,057 in a 3-mile radius. The property is well situated along 3rd Avenue, a major commercial corridor with over 24,000 cars per day. Other businesses in the immediate ¼ mile include: Walgreens, McDonald's, 99¢ Only, Chuze Fitness, Northgate Markets, 7-Eleven, and more.

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LEASE ABSTRACT



Third Avenue

comprehensive treatment center

Tenant: San Diego Treatment Services, LLC

Guarantor: Acadia Healthcare Company, Inc.
\$2.1 Billion Net Worth (NASDAQ: ACHC)

Lease Term: 10 Years

Options: 2 x 5 Years at Fair Market Value

Commencement Date: November 1, 2016

Expiration Date: October 31, 2026

Monthly Base Rent: \$10,567.80 (11/2017)

Rent Increases: 3.0% Annual

Lease Type: NNN - Tenant self maintains. Landlord responsible for roof & structure.

Operations Clause: Tenant may terminate lease if prevented from operating its regular business by regulations imposed by governmental authorities despite commercially reasonable efforts to obtain such approvals. Termination penalty applies. Contact broker for details.



REAR PARKING LOT

(Tenant is currently open and operating in the building, and has long operations history next door.)

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TENANT PROFILE



ACADIA HEALTHCARE COMPANY, INC.

Type:	Publicly Traded (NASDAQ: ACHC)
Net Worth:	\$2.1 Billion
Total Revenue (2016):	\$2.8 Billion
Net Income (2016):	\$6.1 Million

(All figures taken from 2016 Annual Report.)

Headquartered in Franklin, Tennessee, Acadia Healthcare was established in January 2005 to develop and operate a network of behavioral health facilities across the country.

Acadia is a provider of inpatient behavioral healthcare services. Acadia operates a network of 573 behavioral healthcare facilities with approximately 17,100 beds in 39 states, the United Kingdom and Puerto Rico. Acadia provides behavioral health and addiction services to its patients in a variety of settings, including inpatient psychiatric hospitals, residential treatment centers, outpatient clinics and therapeutic school-based programs.

Acadia Healthcare's behavioral health treatment facilities are specialized in helping children, teenagers, and adults suffering from mental health disorders and/or alcohol and drug addiction. Our expertise in behavioral health allows us to provide the highest standard of treatment allowing recovery for the individual and their families. Our dedicated clinical teams across the country are passionate about every single one of their patients and their individual recovery.

www.acadiahealthcare.com

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AERIAL



**1155 3rd Ave
Chula Vista, CA 91911**

Population	1 Mile	2 Mile	3 Mile
2016 Total Population:	37,639	97,015	200,057
2021 Population:	39,584	102,003	210,764
Pop Growth 2016-2021:	5.17%	5.14%	5.35%
Average Age:	35.90	36.60	36.60
Households			
2016 Total Households:	12,371	30,256	62,326
HH Growth 2016-2021:	5.54%	5.49%	5.59%
Average Household Inc:	\$52,160	\$61,281	\$65,799
Avg Household Size:	3.10	3.20	3.20
2016 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$279,115	\$316,982	\$321,260
Median Year Built:	1969	1967	1972

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