

# 2209

NATIONAL AVE, SAN DIEGO, CA 92113

**PRICE REDUCTION**  
**~~\$1,750~~ \$1,525/Mo.**  
**+ 1 MONTH FREE**  
for lease terms 3 years or longer

**FOR LEASE | ± 500 SF - 1,200 SF GENERAL RETAIL/OFFICE IN BARRIO LOGAN**

**STEVEN GOODWIN**

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## THE PROPERTY

### Retail/Office Commercial Suites for Lease:

**Suite B:** 700 SF (2 GL Roll-Up Doors, 1 ADA Restroom)

**Suite C:** 500 SF (1 GL Roll-Up Door, 1 ADA Restroom)

**Property Type:** Self-Storage

**Address:** 2209 National Ave, San Diego, CA 92113

**Availability:** Approx. 500 SF - 1,200 SF

**Property Size:** Approx. 27,878 SF

**Lot Size:** Approx. 0.64 AC

**Zoning:** CC-3-6

**Accessibility:** Easy access to Hwy 75, I-5 & Hwy 15

## PRICE REDUCTION

~~\$1,750~~ \$1,525/Month Gross

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## THE HIGHLIGHTS

In-Suite Restrooms

Roll-Up Doors

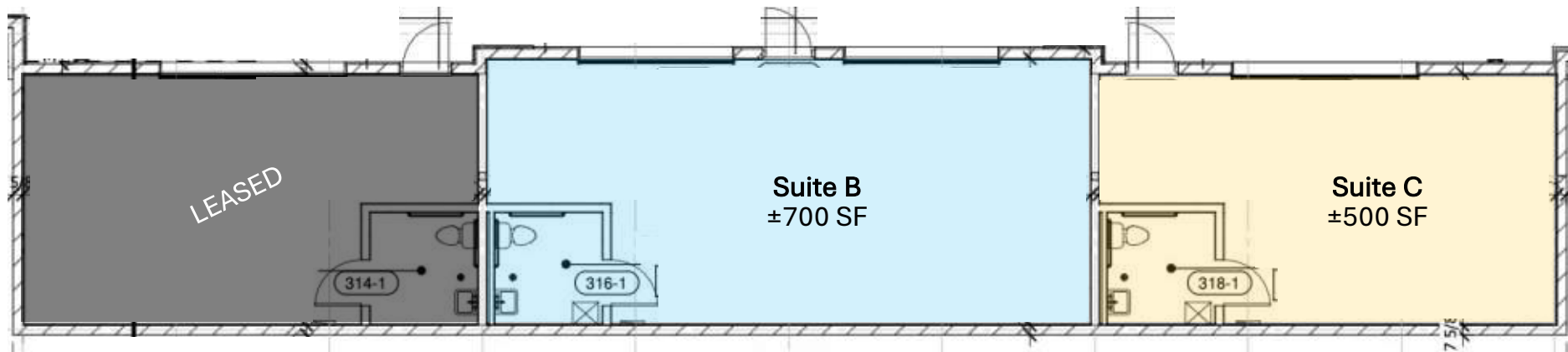
Concrete Flooring

Street Frontage

Signage



## FLOOR PLAN



Suites can be combined to deliver a total of ±1,200 SF



Site Plan & Floor Plans are not fit to scale; for reference purposes only.

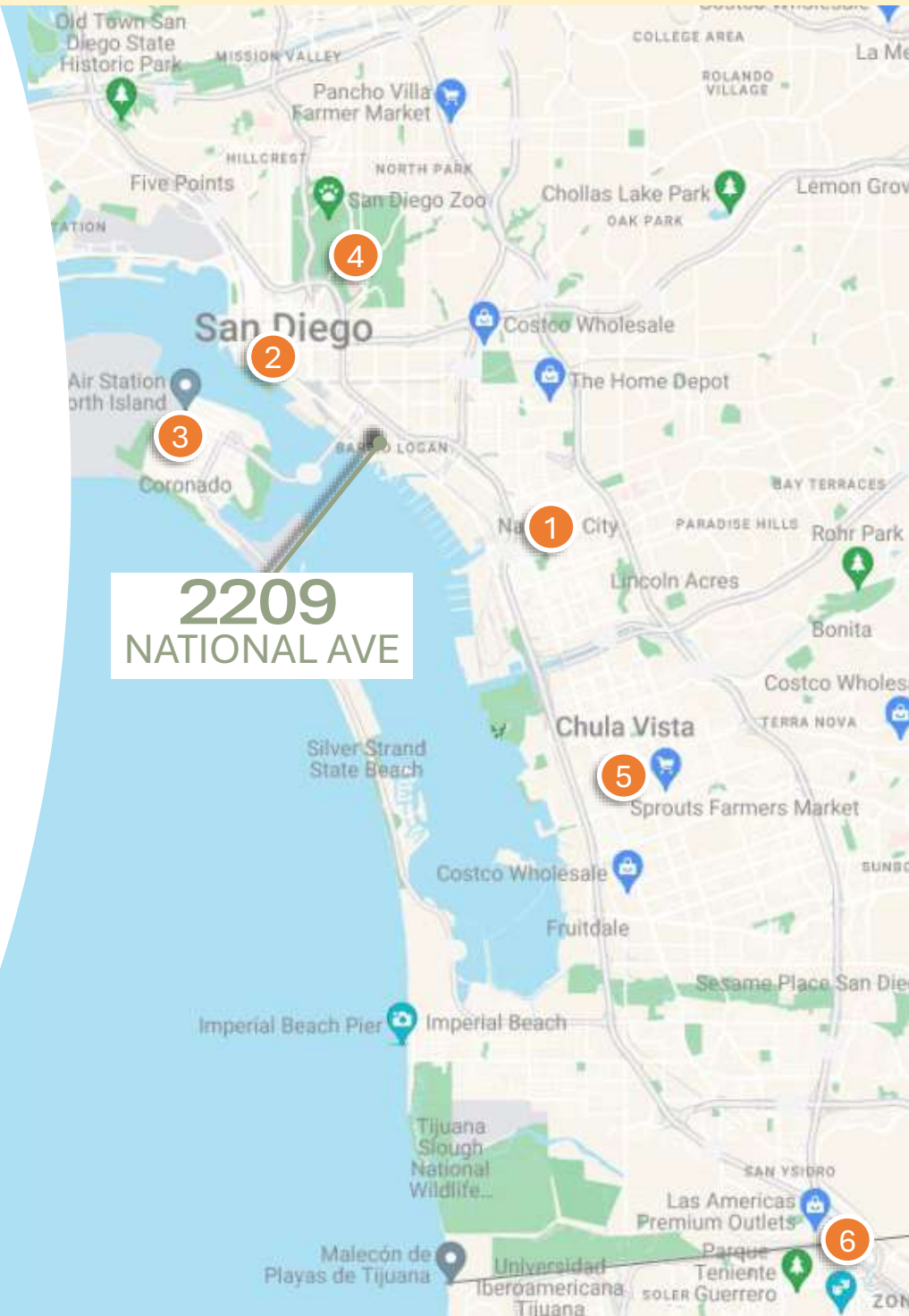
DEMOGRAPHICS

|                       | 2 MILE   | 5 MILE   |
|-----------------------|----------|----------|
| Population (2024)     | 101,897  | 465,927  |
| Population (2029)     | 39,867   | 180,126  |
| Households            | 39,633   | 180,357  |
| Consumer Spending     | \$1.1B   | \$5.5B   |
| Avg. Household Income | \$90,176 | \$95,088 |
| Owner Occupied        | 8,927    | 55,099   |
| Renter Occupied       | 30,940   | 125,026  |

DRIVE TIMES

|                             |                            |                                              |
|-----------------------------|----------------------------|----------------------------------------------|
| 1<br>5 MIN<br>NATIONAL CITY | 2<br>6 MIN<br>DOWNTOWN     | 3<br>6 MIN<br>CORONADO                       |
| 4<br>7 MIN<br>SAN DIEGO ZOO | 5<br>12 MIN<br>CHULA VISTA | 6<br>16 MIN<br>SAN YSIDRO<br>BORDER CROSSING |

Well-served by San Diego’s major freeways including the I-5, Hwy 75 & Hwy 15.





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2209 NATIONAL AVE

CONTACT INFORMATION

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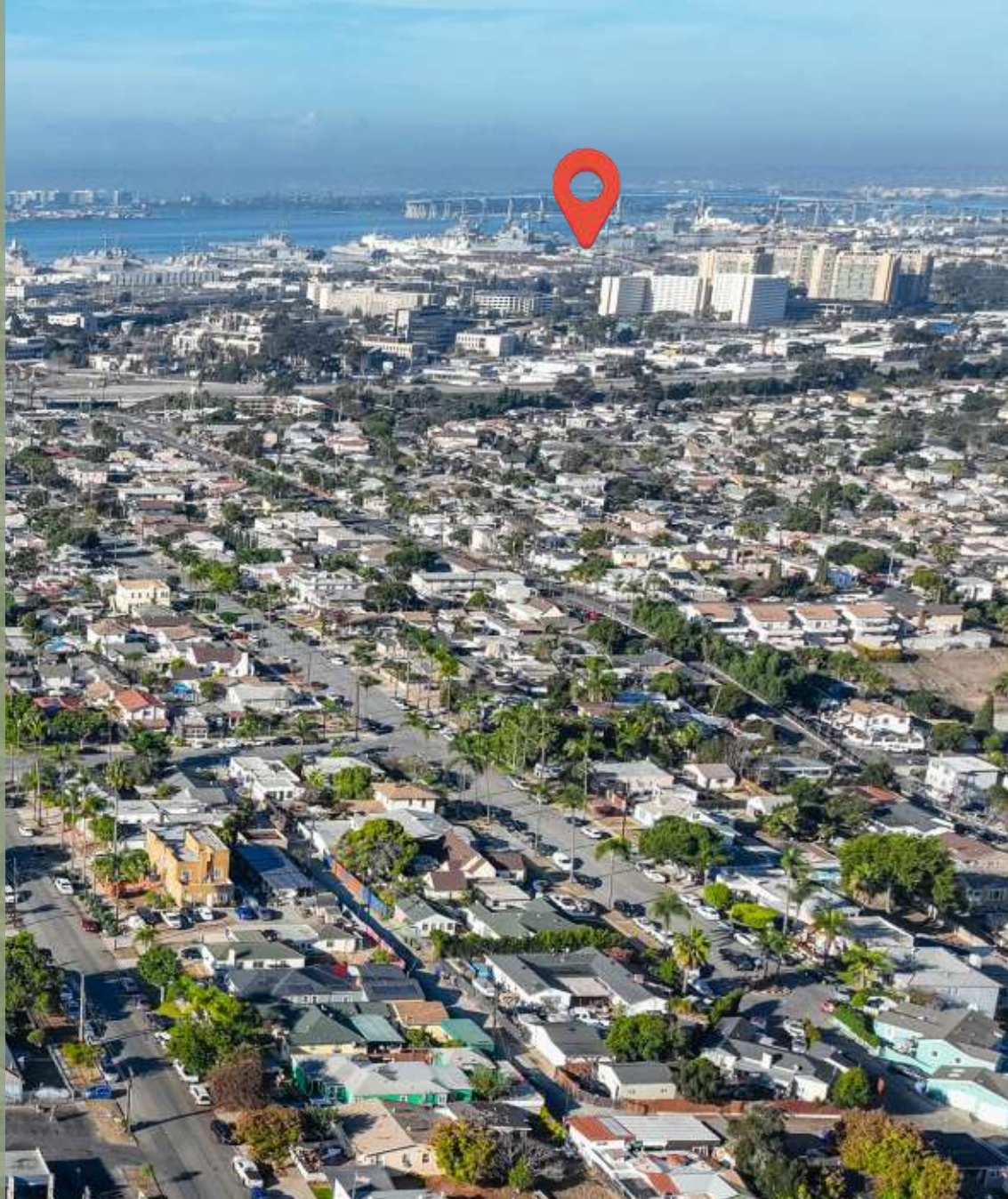
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.