

AFFORDABLE RETAIL SPACE FOR LEASE

PRIME HIGHLAND AVE FRONTAGE



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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, including zoning and use, should be verified prior to transaction.



PROPERTY SUMMARY

Unlock the potential of your business with this rare 1,200 SF retail opportunity on bustling Highland Avenue in the heart of National City. Formerly operated as a cell phone store, this space is almost plug-and-play, making it ideal for a quick and cost-effective buildout. Surrounded by national retailers such as Wal-Mart and Dollar Tree, this high-visibility location is perfectly positioned to capture steady foot traffic and daily drive-by exposure.

ADDRESS	1235 Highland Avenue National City, CA 91950
PROPERTY TYPE	Retail
TOTAL PROPERTY SF	± 6,400 SF
LOT ACRES	.31 AC
AVAILABLE SF	± 1,200 SF
ZONING	MXC-2
HIGHEST & BEST USES	Real Estate office, Insurance Office, Dance Studio, Martial Arts, Clothing Store, Nail Salon, Hair Salon
LEASE RATE	\$2.00 + NNN

PROPERTY HIGHLIGHT



Busy Highland Avenue frontage



Across from Wal Mart & Dollar Tree



Minutes from Downtown



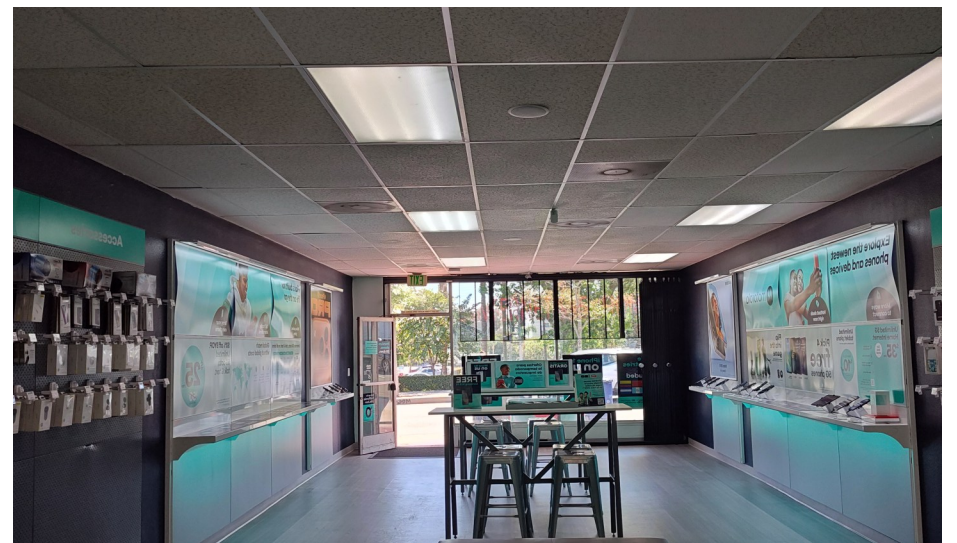
Minutes from the new Chula Vista bay front Gaylord Hotel & Convention Center



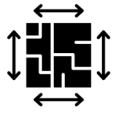
Dedicated parking lot



Tons of foot and street traffic



1235 HIGHLAND AVENUE



Availability:

± 1,200 SF



Layout:

Open Floor Plan. Easy to Customize For Retail, Office, Salon, or Specialty Use



Frontage:

Prominent Storefront With Glass Frontage Along Highland Ave



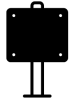
Visibility:

High Street Visibility With Large Display Windows



Restroom:

Easy Restroom Access



Signage:

Dedicated Signage Opportunity on Storefront and Building Façade Facing Highland



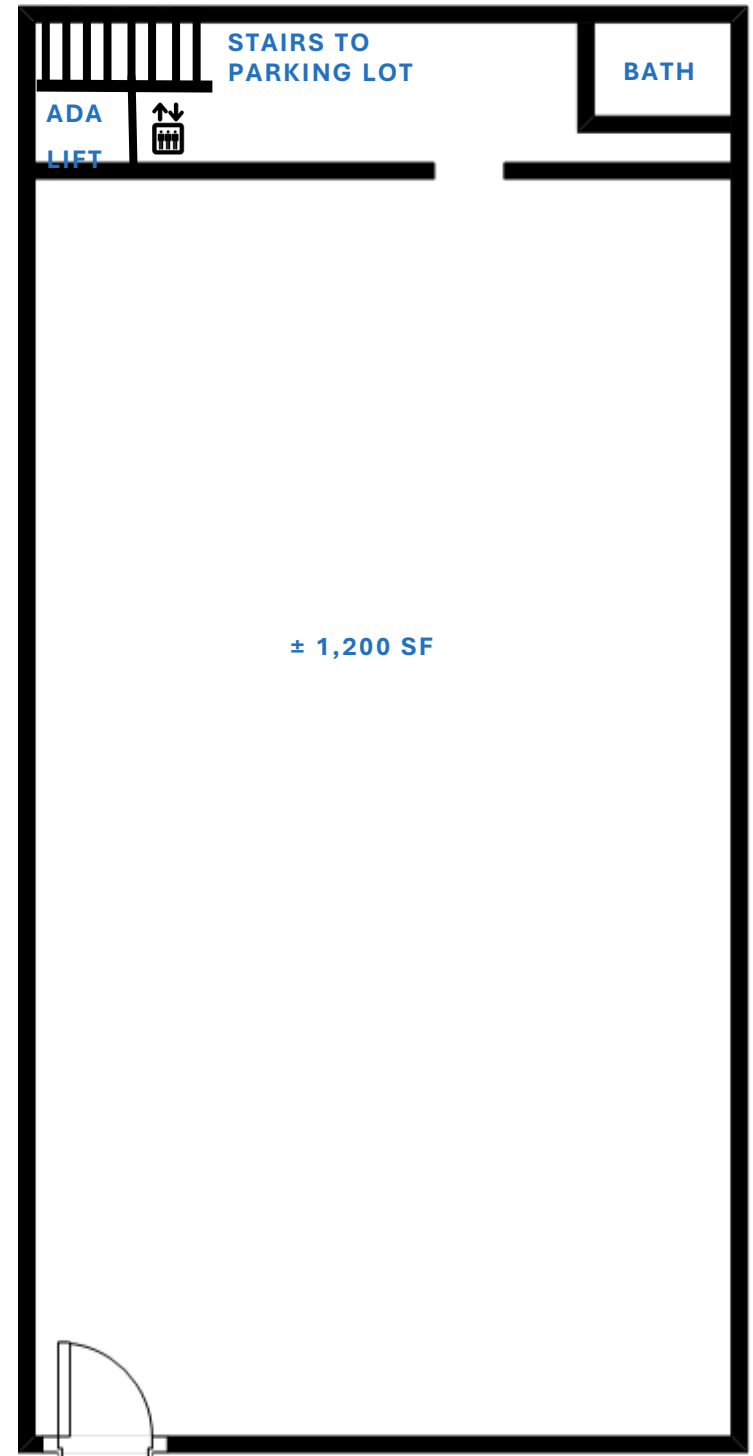
Parking:

Dedicated Parking Lot With Access to The Suite From The Lot



Lease Rate:

\$2.00 + NNN



Floor Plan Are Not Fit to Scale;
For Reference Purposes Only

DEMOGRAPHICS



38,215
1 MILE

469,575
5 MILE

1,369,620
10 MILE

POPULATION

EASY TRANSPORTATION CORRIDORS

Situated between I-5 and I-805



NUMBER OF EMPLOYEES



50,065
1 MILE

142,672
5 MILE

390,124
10 MILE



\$11,560

\$153,452
5 MILE

\$481,508
10 MILE

MEDIAN HOUSEHOLD INCOME



37,966

466,281
5 MILE

1,361,309
10 MILE

NUMBER OF BUSINESSES



8,105
1 MILE

11,887
5 MILE

42,918
10 MILE





1235 HIGHLAND AVENUE

SUBWAY SUNNY'S DONUTS

BURGER KING **KFC** **Domino's Pizza**

Walmart

DOLLAR TREE

IHOP **Epic Wings** **Jollibee**

PANDA EXPRESS CHINESE KITCHEN **ups** **Tommy's** **CVS** **Chowking** **Dickies**

McDonald's **El Pollo Loco** **Jack in the Box** **Wienerschnitzel**

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