

RESTAURANT 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 retail opportunity on **bustling Highland Avenue** in the heart of **National City**. Surrounded by national retailers like Wal-Mart and Dollar Tree, this high-visibility space is perfectly positioned to capture steady foot traffic and daily drive-by exposure.

ADDRESS	1231-1243 Highland Avenue National City, CA 91950
PROPERTY TYPE	Retail
TOTAL PROPERTY SF	± 6,400 SF
LOT ACRES	.31 AC
AVAILABLE SF	± 2,541 SF
ZONING	MXC-2
HIGHEST & BEST USES	Restaurant
LEASE RATE	\$3.75 NN

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



1231 HIGHLAND AVENUE



Availability:

± 2,541 SF of Brand-New Restaurant Space with an anticipated delivery of December/January on busy Highland Ave.

Space will be delivered with a

- Walk-In Freezer
- Two (2) 9-Foot Hood Systems
- Grease Trap
- Office
- Two (2) Restrooms

All that is needed is your concept



Visibility:

High Street Visibility With Large Display Windows



Restroom:

Two (2) Restrooms



Signage:

Dedicated Signage Opportunity on Storefront and Building Façade Facing Highland



Parking:

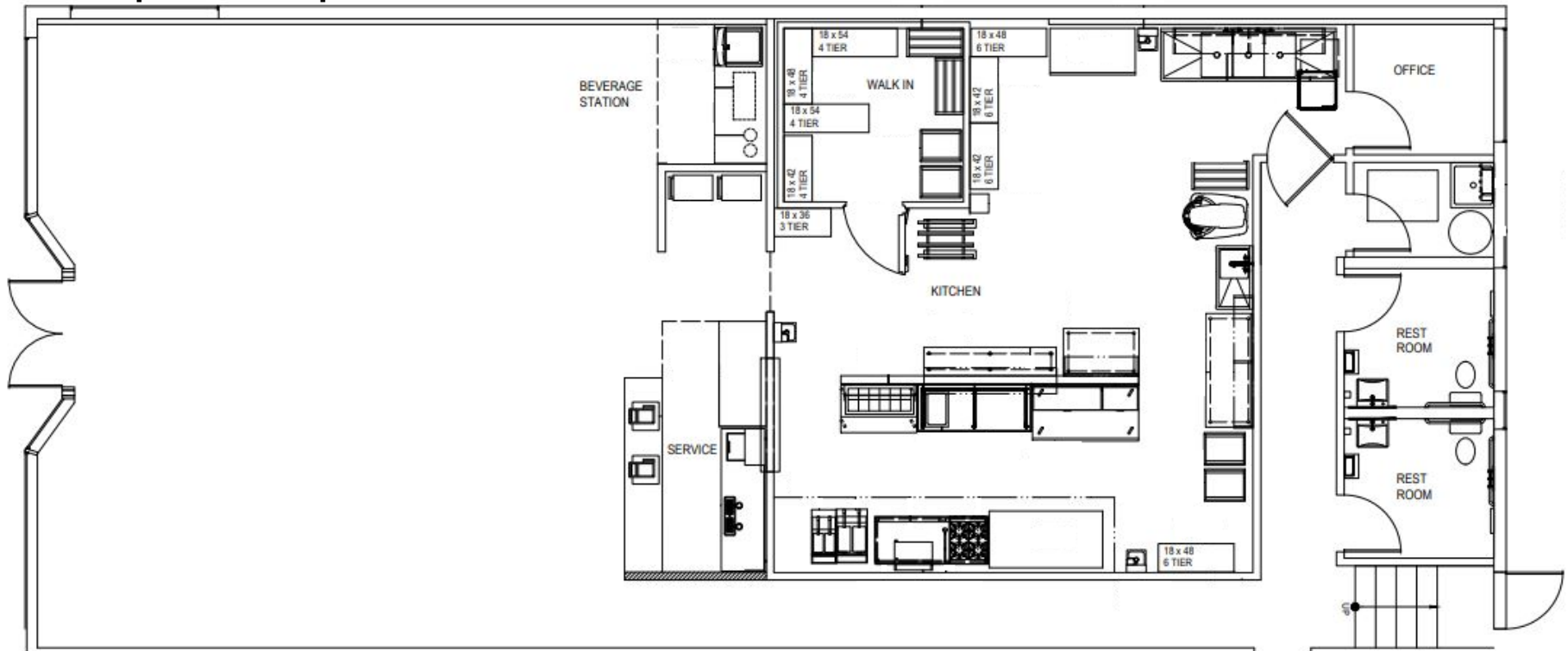
Dedicated Parking Lot With Access to The Suite From The Lot



Lease Rate:

\$3.75 NN

Conceptual Floorplan



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

DEMOGRAPHICS



POPULATION

38,215
1 MILE

469,575
5 MILE

1,369,620
10 MILE

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



MEDIAN HOUSEHOLD INCOME

\$11,560

\$153,452
5 MILE

\$481,508
10 MILE



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





1231 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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