

OFFERING MEMORANDUM

1316 - 1320 Coolidge Ave,
National City CA 919150

OWNER-USER FLEX SPACE / MIXED USE ZONING OPPORTUNITY

Rare Opportunity to own a versatile 6250 sq. foot Industrial / Mixed Use property with two expansive Garages and work areas. Oversized 14' roll up doors and high-clearance interiors. Seven on-site parking spaces is fully gated. This building lends itself nicely for two businesses as there are two entries through front offices and sides can be locked off. Building is two stories with multiple private offices and workrooms, a conference room with full kitchenette, total of three bathrooms including two with showers. Epoxy floors in warehouse area. Lift. Separately metered. Pristine condition reflects the current use by Owner. Prime National City Location strategically located near Downtown San Diego, Naval Base and the working waterfront. EASY access to Highway 5 and major transportation corridors. This highly functional combination of Industrial, warehouse, garage and professional office space is well suited for a variety of businesses seeking a secure operational headquarters.



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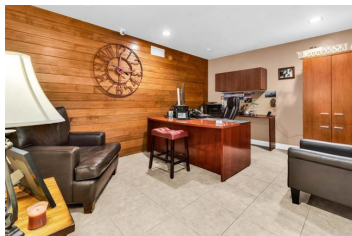


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- ◆ Building Size: 6250 SF
- ◆ Lot Size: 6,924 SF / ±0.16 Acres
- ◆ Parking: 7 spaces in gated lot
- ◆ 2 expansive garage/work areas with oversized roll-up doors and high-clearance interiors
- ◆ Multiple private offices, workrooms and administrative spaces across two levels
- ◆ Conference room with full kitchenette for meetings, staff use and client presentations
- ◆ 3 bathrooms, including 2 with showers
- ◆ Vibrant National City location near multiple major freeways, the Naval Base San Diego, shipyards, SAN International Airport, Downtown San Diego and the Mexican border.

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Zoning: Industrial and MCR-2 Multi-Use Commercial-Residential (48 du/ac max)

The purpose of the mixed-use corridor and district zones is to create vibrant, mixed-use places that support a dynamic economy, affordable housing and environmental sustainability along major roadways. The mixed-use zones establish standards relating to building form and placement, building frontages, land use, parking, civic spaces, and streets. These standards are intended to create transit-oriented development with pedestrian-oriented streets, a variety of housing options, accessible civic spaces, and a fine-grained mixture of land uses and activities. These standards differ from conventional zones by de-emphasizing land use regulations and instead focusing on physical form and building design. The mixed-use corridor and district zones implement policies relating to neighborhood design in the Land Use and Community Character Element of the National City General Plan.

Zoning info can be found at
<https://www.nationalcityca.gov>



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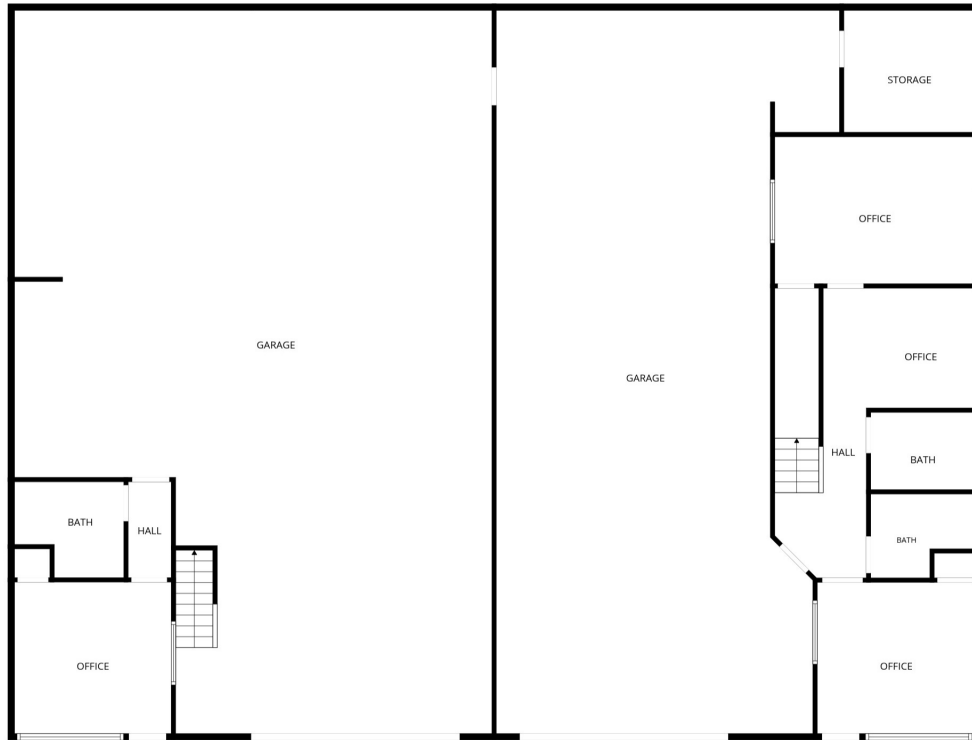
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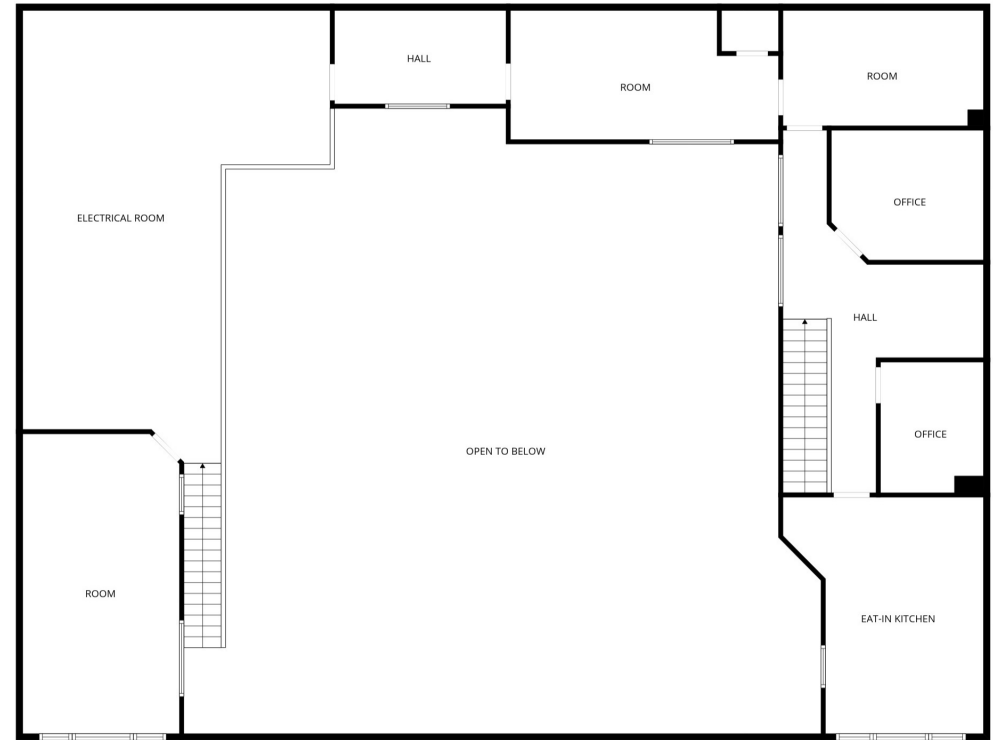
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1st floor



2nd floor

The property offers a practical combination of industrial workspace and finished office improvements. Two large garage/work areas support vehicle, equipment, fabrication, storage and operational needs, while the two-story office component provides multiple private offices, workrooms, employee amenities and meeting space.

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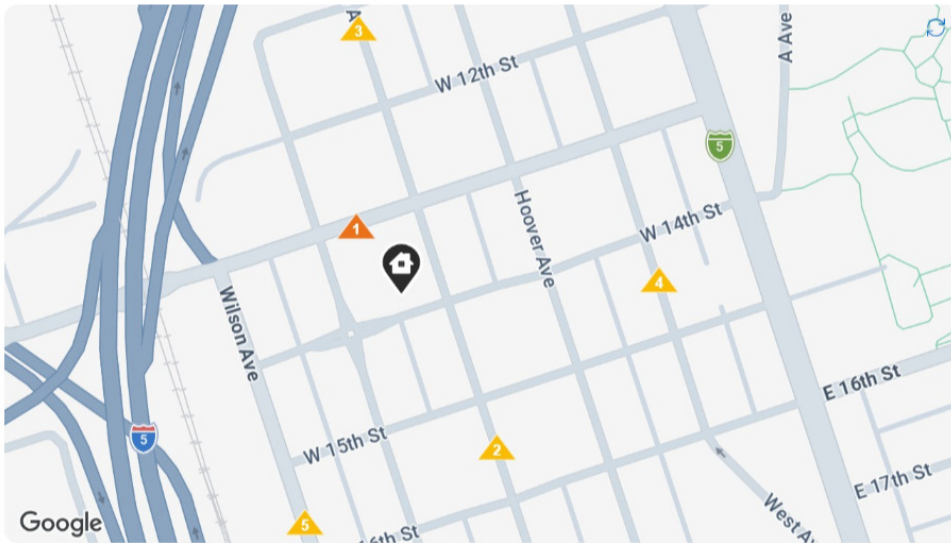
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Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

TRAFFIC COUNTS

The property offers convenient access to Interstate 5 and surrounding commercial corridors, with nearby Civic Center Drive seeing approximately 6,832 vehicles per day. Its strategic location combines regional connectivity with accessible local streets, supporting a variety of industrial and owner-user operations. The location offers a balance of easy regional freeway access and lower-traffic local streets, which may be beneficial for industrial, automotive, contractor, or other owner-user operations.

Traffic Counts within 1 mile by Proximity

1 6,832	2 597	3 1,193	4 2,521	5 2,991
Civic Center Dr	Coolidge Ave	Coolidge Ave	Roosevelt Ave	Wilson Ave
2025 Est. daily traffic counts	2025 Est. daily traffic counts	2025 Est. daily traffic counts	2025 Est. daily traffic counts	2025 Est. daily traffic counts
Cross: Harding Ave	Cross: W 15th St	Cross: W 11th St	Cross: W 14th St	Cross: W 16th St
Cross Dir: W	Cross Dir: N	Cross Dir: N	Cross Dir: N	Cross Dir: S
Distance: 0.02 miles	Distance: 0.03 miles	Distance: 0.01 miles	Distance: 0.03 miles	Distance: 0.03 miles
Historical counts	Historical counts	Historical counts	Historical counts	Historical counts
Year ▲ Count Type	Year ▲ Count Type	Year ▲ Count Type	Year ▲ Count Type	Year ▲ Count Type
2013 ▲ 6,800 ADT	2013 ▲ 600 ADT	2013 ▲ 1,200 ADT	2013 ▲ 2,500 ADT	2013 ▲ 2,900 ADT
2012 ▲ 6,800 ADT	2012 ▲ 600 ADT	2012 ▲ 1,200 ADT	2012 ▲ 2,500 ADT	2012 ▲ 2,900 ADT
2011 ▲ 6,800 ADT	2011 ▲ 600 ADT	2011 ▲ 1,200 ADT	2011 ▲ 2,500 ADT	2011 ▲ 2,900 ADT
2010 ▲ 7,000 ADT	2010 ▲ 600 ADT	2010 ▲ 1,200 ADT	2010 ▲ 2,600 ADT	2010 ▲ 3,200 ADT
2009 ▲ 7,000 ADT	2009 ▲ 600 ADT	2009 ▲ 1,200 ADT	2009 ▲ 2,600 ADT	2009 ▲ 3,200 ADT

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

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