

# FOR SALE / LEASE

2301-2305 Highland Avenue, National City, CA 91950

- Owner / User or Investor Opportunity
- Excellent Visibility Along Highland Avenue
- Easy Access and On-Site Parking

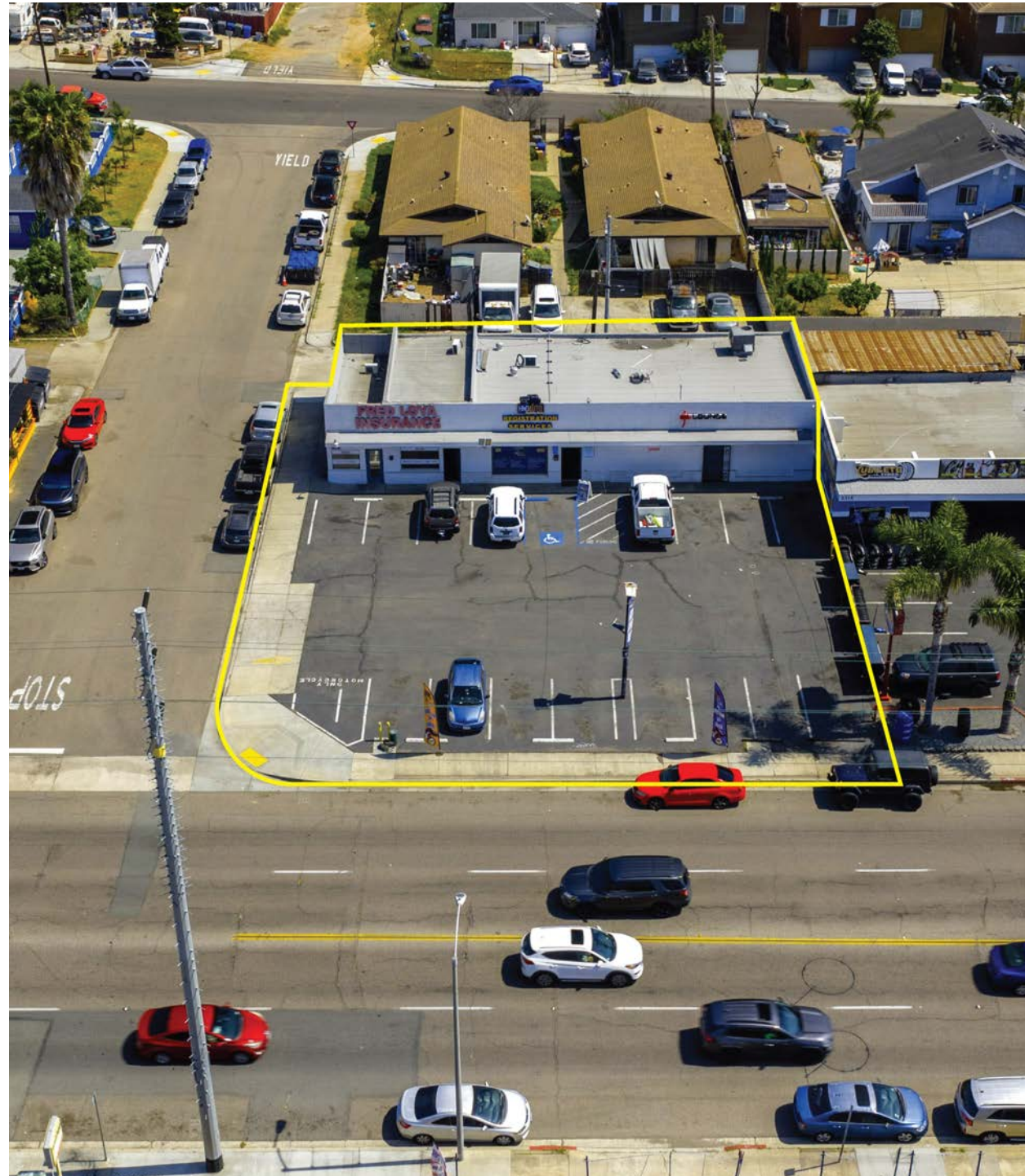


**PRICE: \$1,985,000**

Total Building Size: 2,890 SF  
Total Available Size: 1,350 SF

# EXECUTIVE SUMMARY

<b>Price:</b>	\$1,985,000
<b>Asking Rent:</b>	\$4,100 / mo gross
<b>Building Size:</b>	2,890 SF
<b>Lot Size:</b>	9,775 SF / 0.22 AC
<b>Vacant Suite:</b>	1,350 SF ( 46.7%)
<b>Parking Spaces:</b>	17
<b>Year Built:</b>	1958
<b>Traffic Counts:</b>	19,523 Cars per Day
<b>Zoning:</b>	MXC-2 Major Mixed-Use Corridor
<b>APN:</b>	561-312-12-00
<b>Tenants:</b>	2
	<ol style="list-style-type: none"> <li>1. Fred Loya Insurance 890 SF / \$3,100/ mo gross Exp. 3/31/2028 plus 1 x 5-yr option</li> <li>2. H&amp;D Auto Registration 650 SF / \$2,121/ mo gross Exp. 7/31/2027 plus 1 x 3-yr option</li> </ol>
<b>Address:</b>	2301-2305 Highland Ave, National City, CA 91950



# PROPERTY HIGHLIGHTS

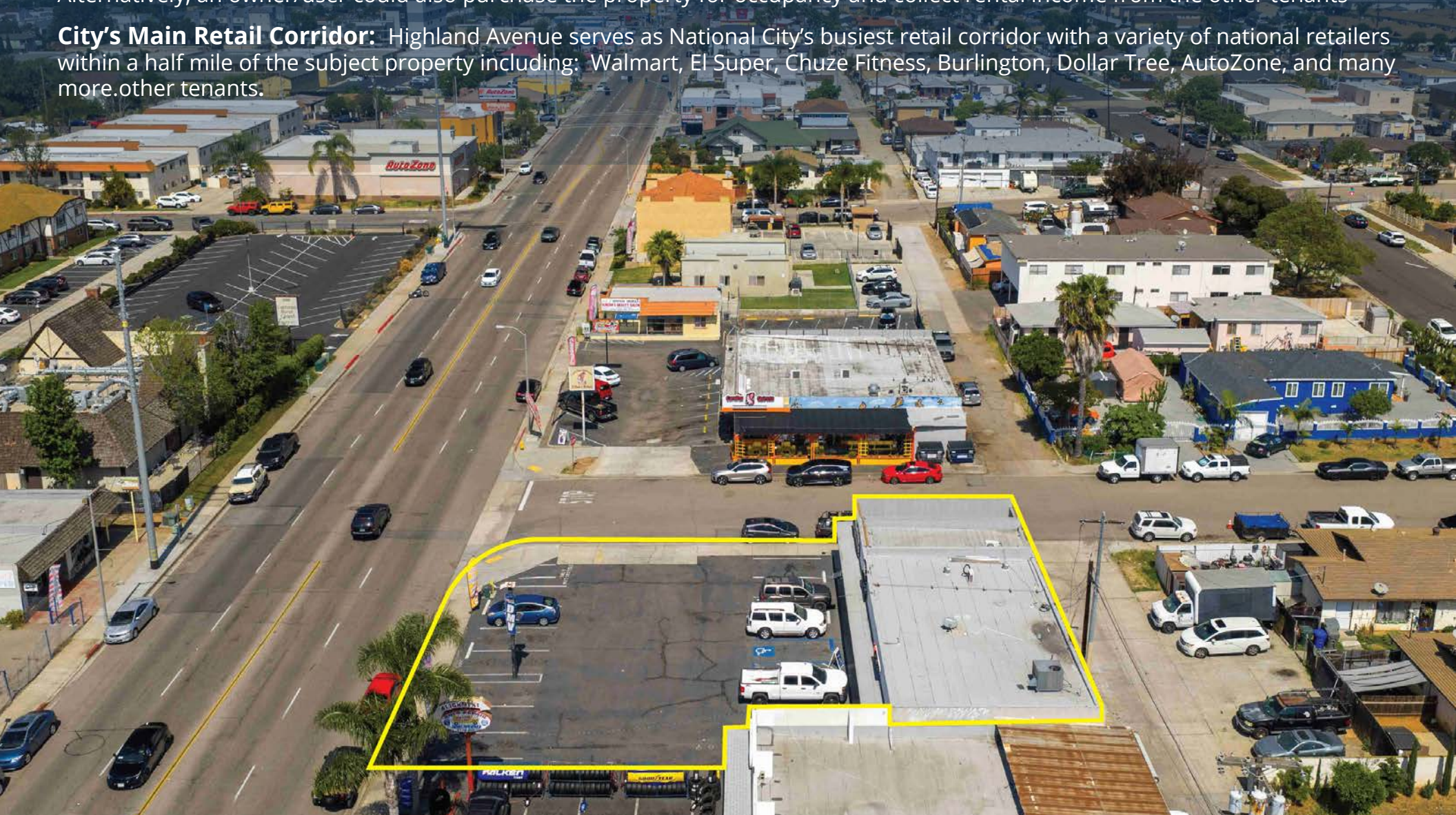
## RETAIL CENTER - NATIONAL CITY

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**Excellent High-Traffic Location:** The property has an ideal location and exposure along the busy Highland Avenue commercial corridor with approx. 19,523 cars per day. The site also has easy ingress/egress going both northbound and southbound with access at 23rd Street and no hard median.

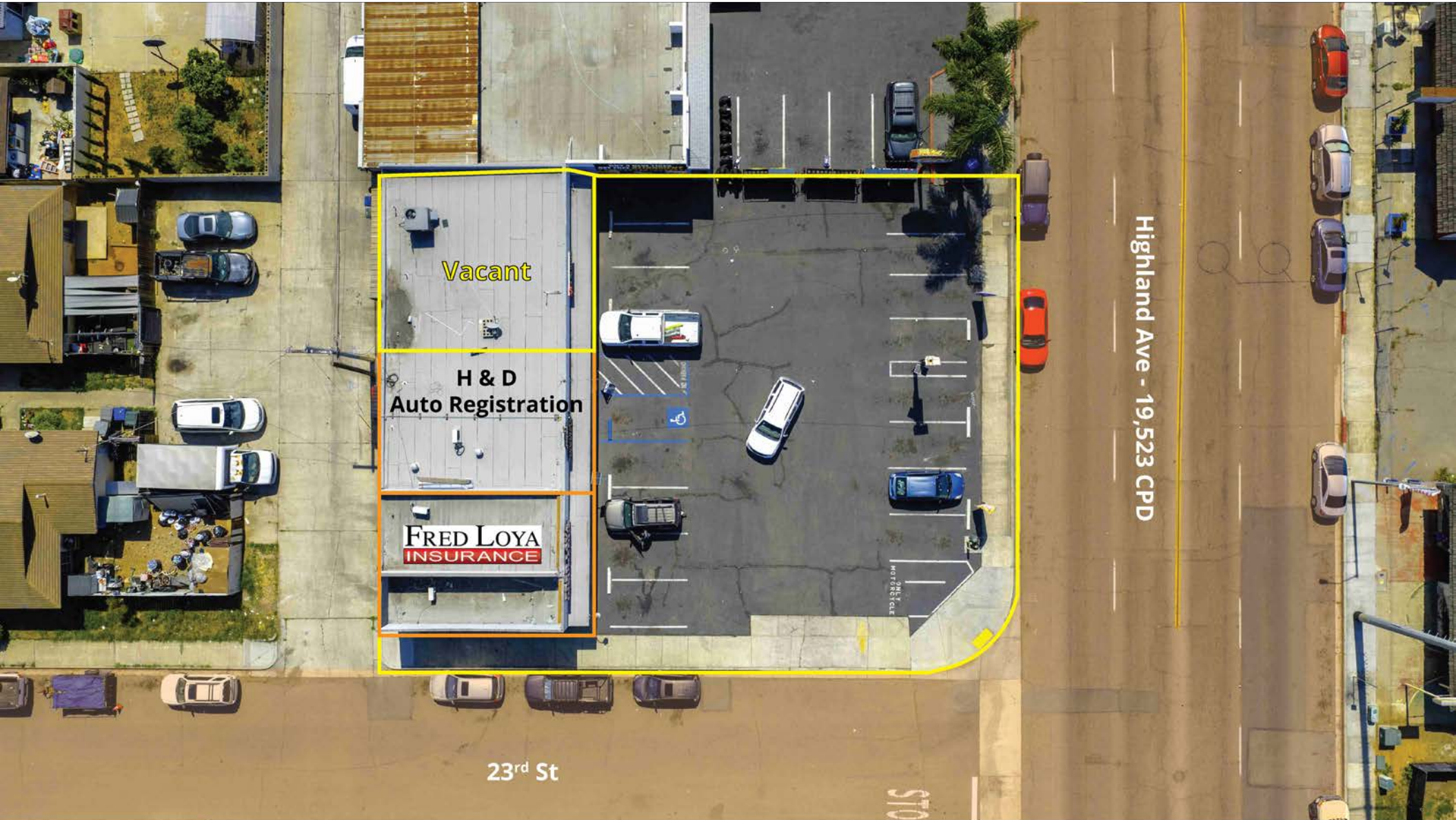
**Owner User or Investor Opportunity:** The property currently has a vacancy of 1,350 SF providing rent upside for an investor. Alternatively, an owner/user could also purchase the property for occupancy and collect rental income from the other tenants

**City's Main Retail Corridor:** Highland Avenue serves as National City's busiest retail corridor with a variety of national retailers within a half mile of the subject property including: Walmart, El Super, Chuze Fitness, Burlington, Dollar Tree, AutoZone, and many more other tenants.













## Contact

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