

FOR SALE / LEASE

2301-2305 HIGHLAND AVENUE, NATIONAL CITY, CA 91950

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



Price: \$1,750,000

Total Building Size: 2,890 SF

Total Available Size: 1,350 SF

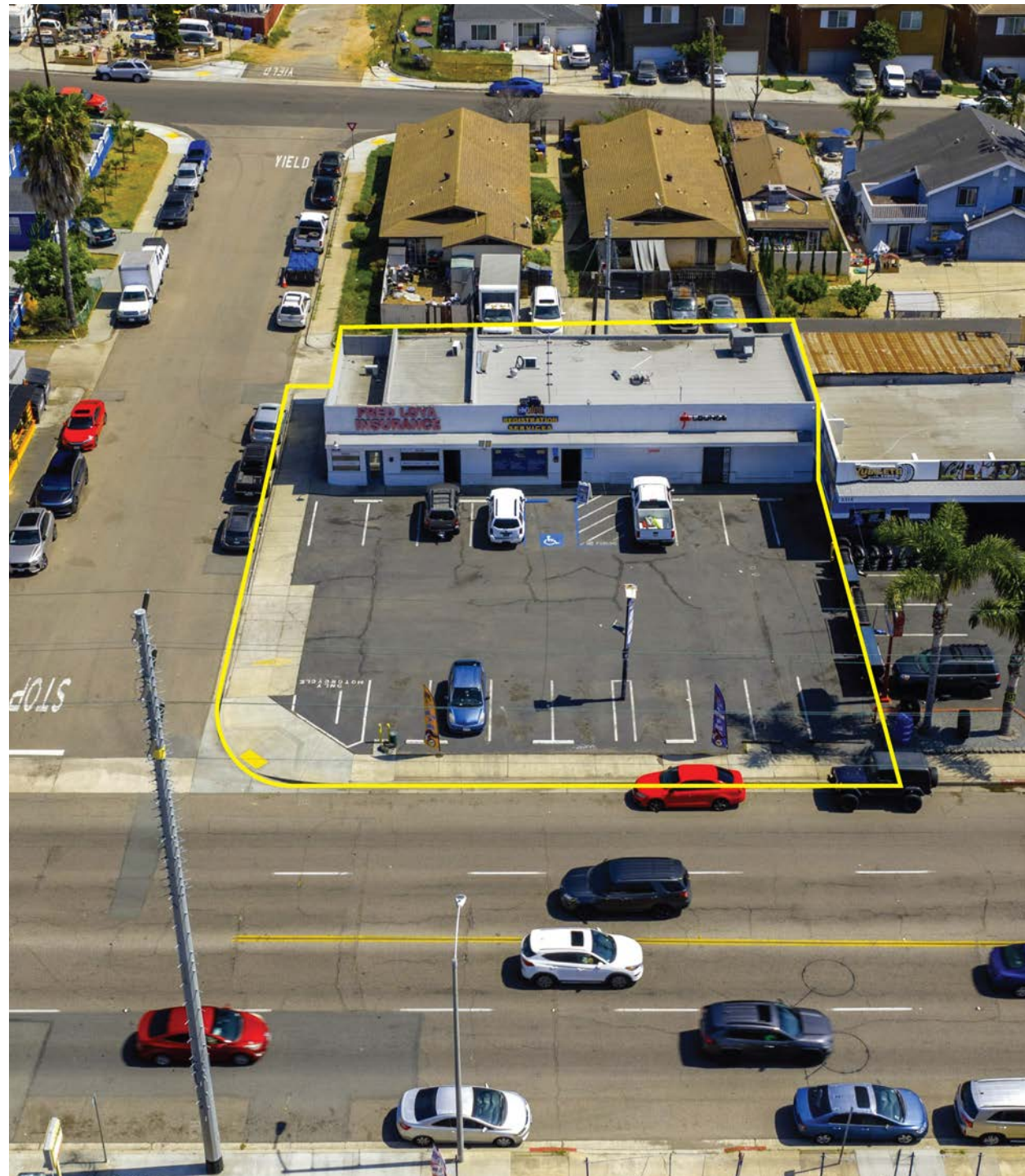
EXECUTIVE SUMMARY

RETAIL CENTER - NATIONAL CITY

2301-2305 Highland Avenue, National City, CA 91950

Price:	\$1,750,000
Asking Rent:	\$4,100 / mo gross
Building Size:	2,890 SF
Lot Size:	9,775 SF / 0.22 AC
Vacant Suite	1,350 SF (46.7%)
Parking Spaces:	17
Year Built:	1958
Traffic Count:	19,523 Cars per day
Zoning:	MCX-2 Major Mixed-Use Corridor
APN:	561-312-12-00
Tenants:	2
	1. Fred Loya Insurance 890 SF / 3,100/mo gross Exp. 4/30/2028 + 1x5yr-option 2. H&D /Auto Registration 650 SF / \$2,185 / mo gross Exp. 6/30/2030 +1x5-yr option

Address: 2301-2305 Highland Ave,
National City, CA 91950



PROPERTY HIGHLIGHTS

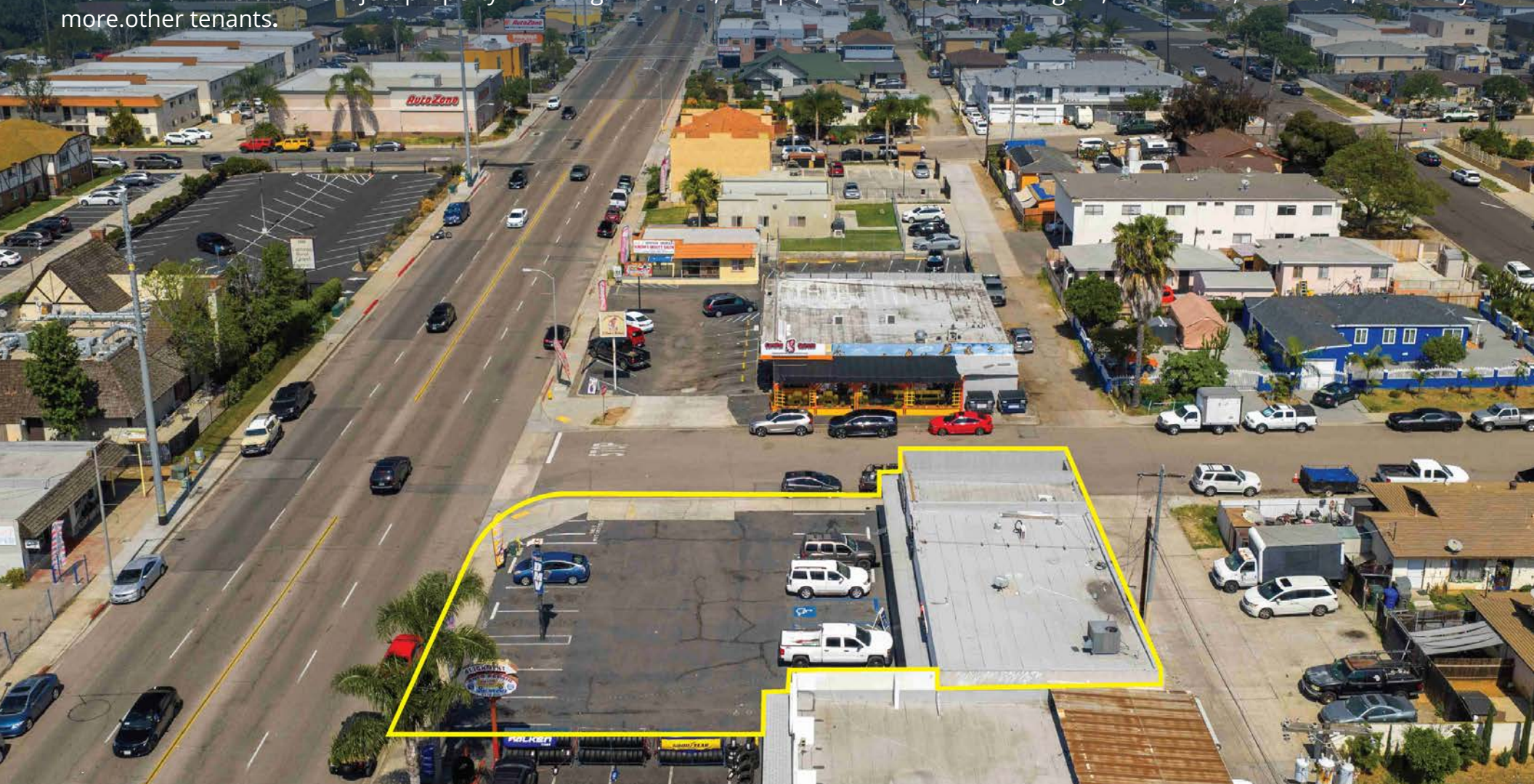
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Excellent High-Traffic Location: The property has an ideal location and exposure along the busy Highland Avenue commercial corridor with approx. 19,523 cars per day. The site also has easy ingress/egress going both northbound and southbound with access 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.

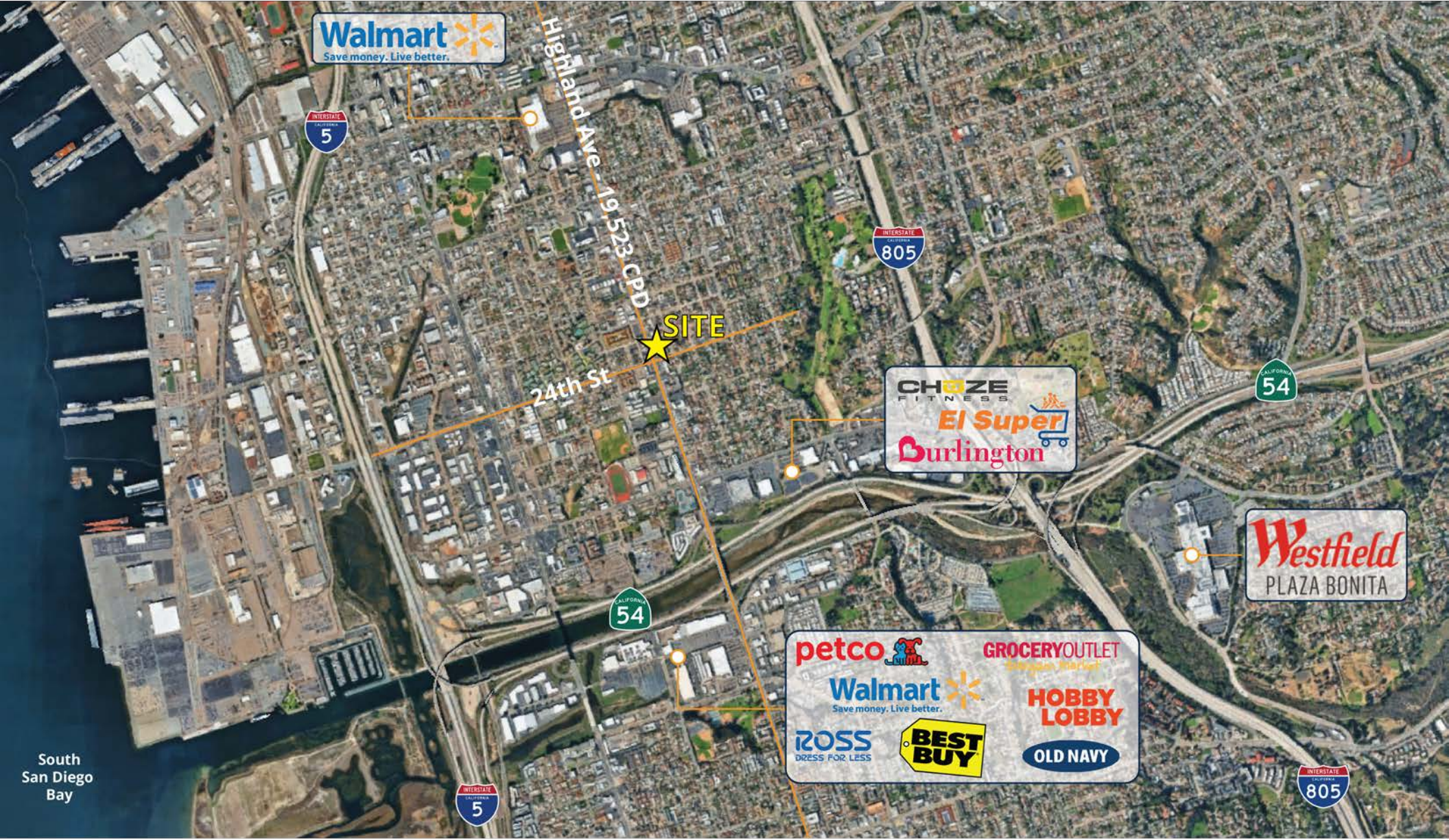
City's Main Retail Corridor: Highland Avenue serves as National City's busiest retail corridor with a variety of national retailers within a half mile of the subject property including: Walmart, El Super, Chuze Fitness, Burlington, Dollar Tree, AutoZone, and many more other tenants.











OWNER / USER OR INVESTOR OPPORTUNITY

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Contact

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