

1601-1631 HOOVER AVE. & 140 W. 16TH ST.

1601-1631 Hoover Ave. & 140 W. 16th St. | National City, CA

FOR LEASE



HIGHLIGHTS

- Bite Size Office or Retail Suites!
- Dedicated Address!
- Dedicated Entrance!
- 24/7 Access!
- Perfect for Start Up or Small Business!
- Executive Type Suites!
- +/- 1,450 -1,850 square feet!
- Low Lease Rates!
- Local, Responsive Ownership/Property Management!
- 1601-1603 | +/- 1,450 sf. \$2,200/month + E.
- 140 W. 16th | +/-1,850 sf. \$2,600/month + E



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
23,851	174,116	434,138

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$78,426	\$89,604	\$109,318

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
6,875	51,862	147,973

Suite	Space	Floor	Size	Monthly Rent	Lease Type	Notes
140 w 16th	Available Now!	1st	1,850 SF	\$2,600 Rent (Monhly)	Gross	Nice office suite with 3 offices, reception plus two detached storage spaces!
1601-1603	Available Now!	1st	1,450 SF	\$2,200 Rent (Monhly)	Gross	Two suites combined into one! Large open area plus one office and storage!

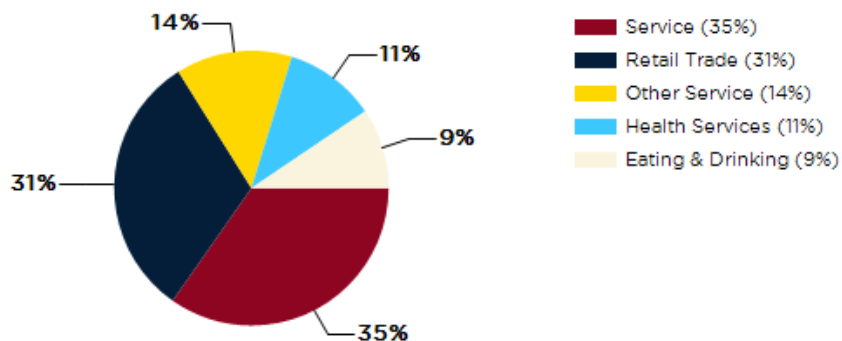


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Easy I-5 Freeway Access!

- The property is located in National City, a city in San Diego County, California, known for its diverse community and historic downtown area.
- National City is home to various retail and dining options, including the Westfield Plaza Bonita mall, Walmart Supercenter, and popular restaurants like Olive Garden and In-N-Out Burger.
- The area is conveniently located near major highways, including Interstate 5 and Interstate 805, providing easy access to the greater San Diego area and neighboring cities.
- National City is in close proximity to attractions such as the San Diego Zoo, Balboa Park, and Coronado Beach, making it an appealing location for residents and visitors alike.
- The city has a mix of residential neighborhoods, industrial areas, and commercial districts, offering a diverse range of amenities and opportunities for businesses in various sectors.

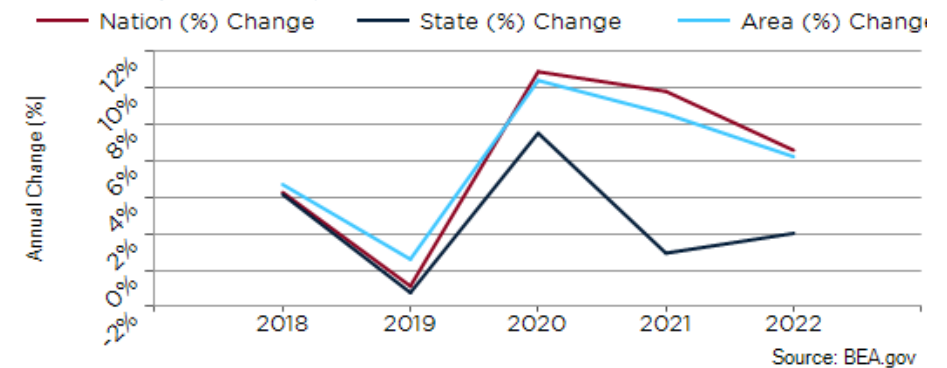
Major Industries by Employee Count

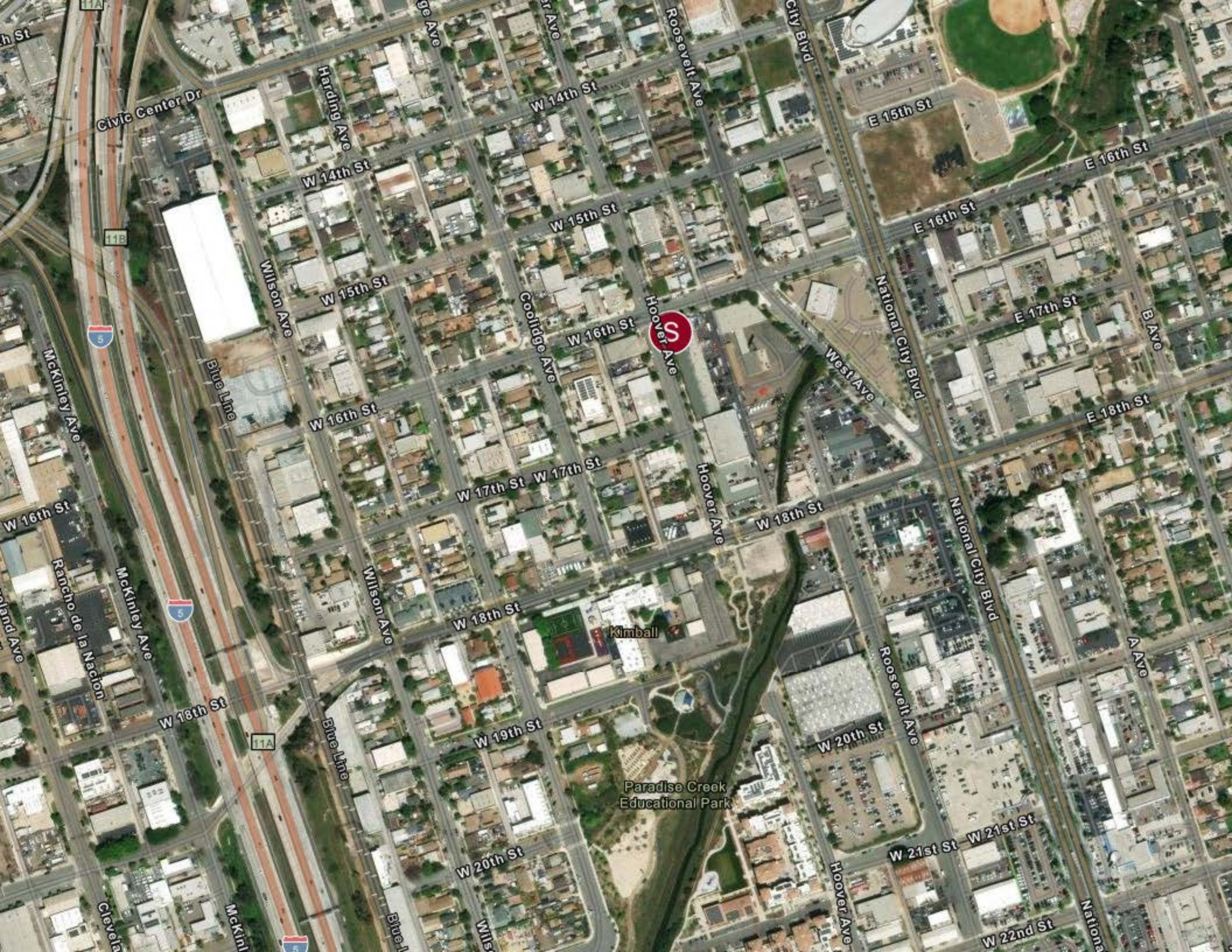


Largest Employers

Paradise Valley Hospital	1,200
National Elementary School District	462
Sweetwater Union High School District	400
Wal-Mart	400
NMS Management	300
Dixieline Lumber	285
City of National City	275
Ball Automotive Group	250

San Diego County GDP Trend





Paradise Creek Educational Park

Kimball

E 15th St

E 16th St

E 16th St

E 17th St

E 18th St

W 18th St

W 18th St

W 20th St

W 19th St

W 21st St

W 20th St

W 22nd St

W 19th St

Civic Center Dr

W 14th St

W 14th St

W 15th St

W 15th St

W 16th St

W 16th St

W 17th St

W 18th St

McKinley Ave

McKinley Ave

Wilson Ave

Wilson Ave

Blue Line

Blue Line

National City Blvd

National City Blvd

Roosevelt Ave

Roosevelt Ave

City Blvd

Ave

B Ave

Cleveland

McKinley

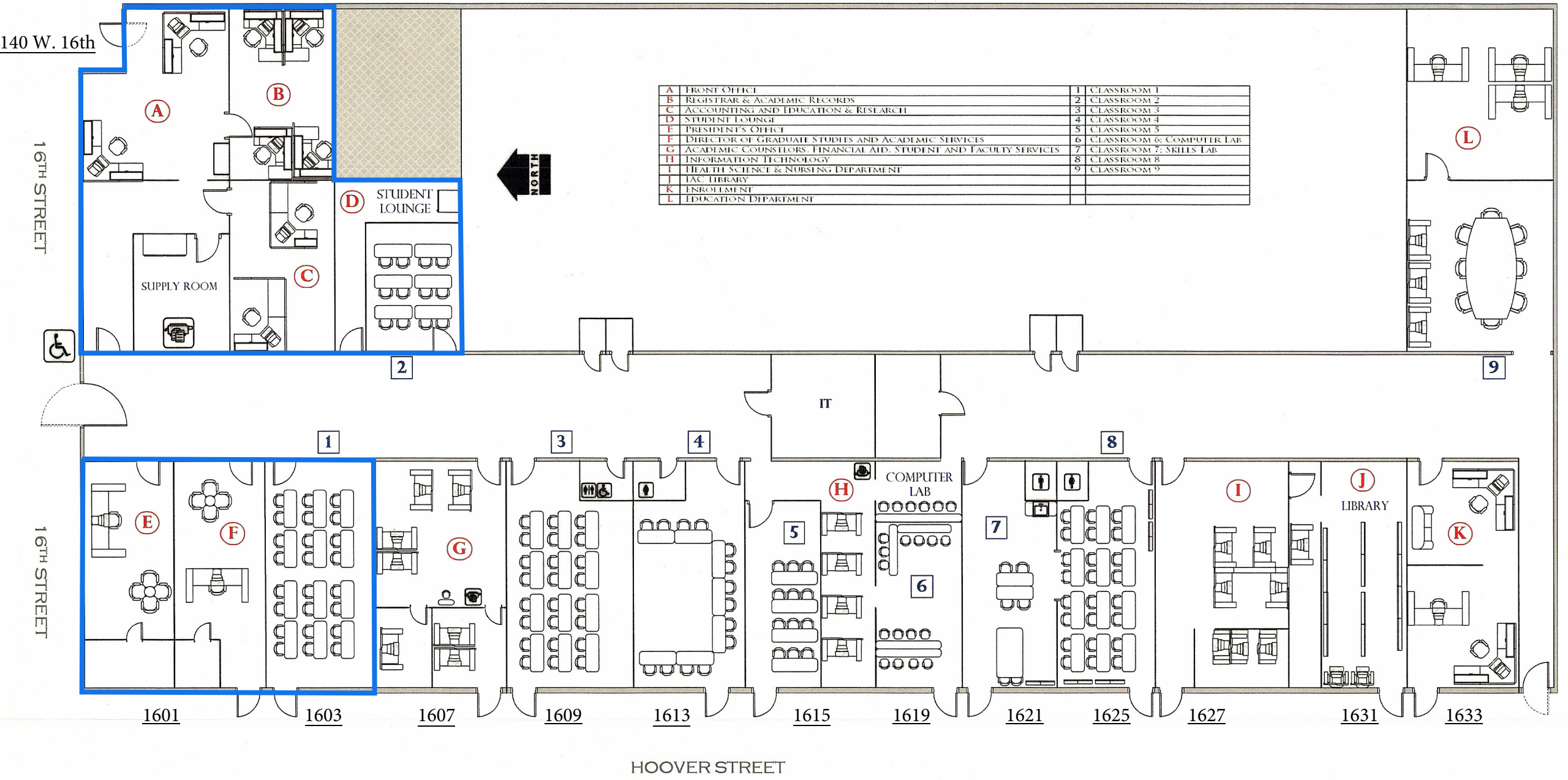
Wilson

Hoover Ave

National

Site Plan

1601-1633 Hoover Ave. & 140 West 16th St.





140 W 16th St





1601-1603 Hoover Ave



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Exclusively Marketed by:



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