

OLD SCHOOLHOUSE SQUARE

500-600 E 8th Street, National City, CA 91950



Approx. 1,000 SF & 1,500 SF Retail / Office Space For Lease

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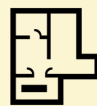
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Property Features



500-600 E 8th Street
National City, CA 91950



For Lease

Suite 2: Approx. 1,500 SF Retail/Office Space
Suite 10: Approx. 1,000 SF Retail/Office Space



Old Schoolhouse Square

Approx. 30,790 SF Neighborhood Shopping Center
Approx. 81,457 SF Lot



Accessibility

Easy Freeway Access to I-5 and the I-805



Parking

126 Parking Spaces (4.2/1,000)



Zoning

MXC-2 Major Mixed-Use Corridor ([Link](#))



Highest and Best Use

General Retail, Medical Office, Postal Services, etc.



Signage

Pylon Signage; Landlord Offers Free Advertising for Tenants in
The Filipino Press Weekly Newspaper



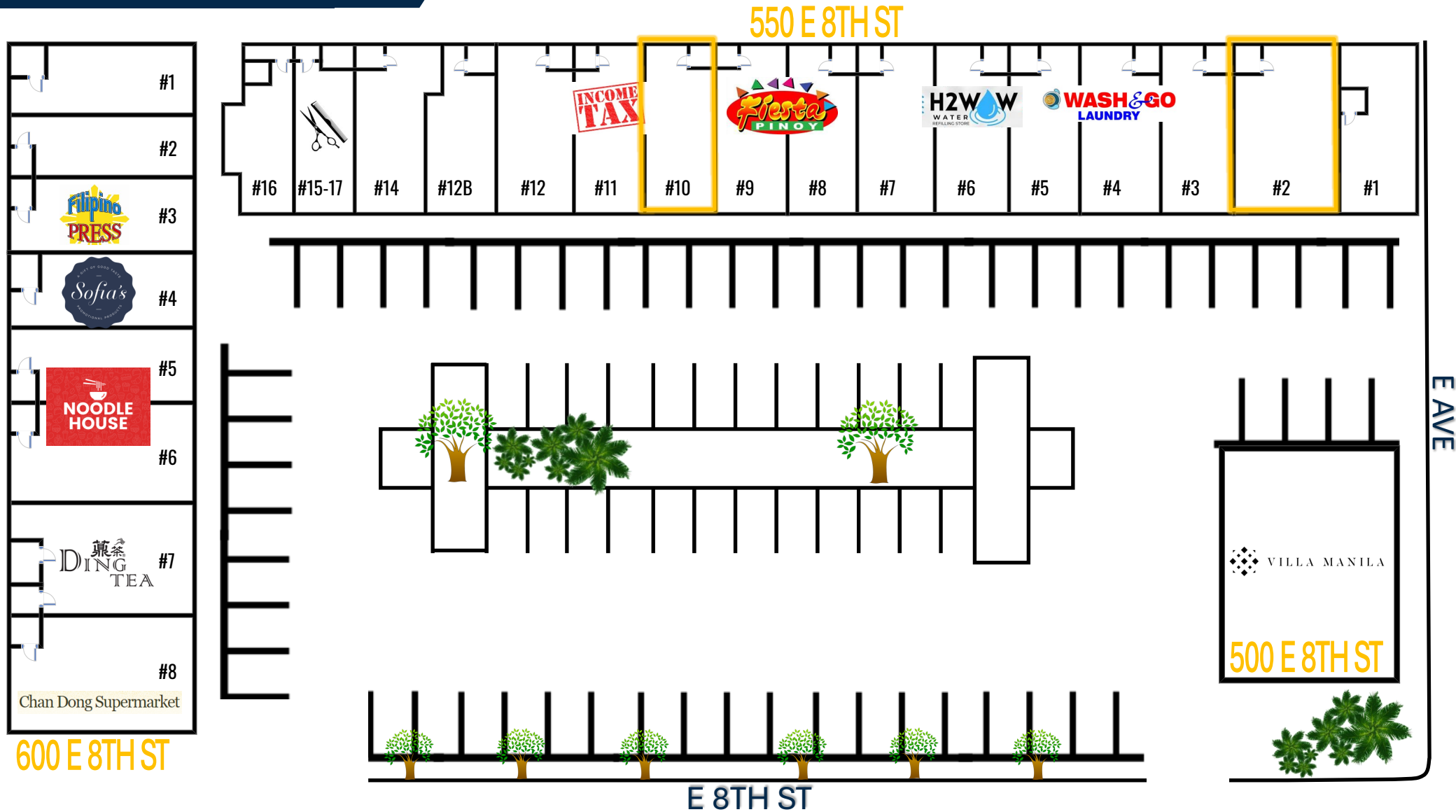
Lease Rate

\$2.25/SF - 2.50/SF + NNN (±0.29/SF)



Site Plan

*Site Plan Not Fit to Scale; for Reference Purposes Only.



TENANTS: 600 E 8TH ST

- #1 – Manager’s Office
- #2 – Taxes & Accounting
- #3 - Filipino Press
- #4 - Sofia’s Gift Shop
- #5-6 - Noodle House
- #7-8 - Chan Dong Oriental Supermarket

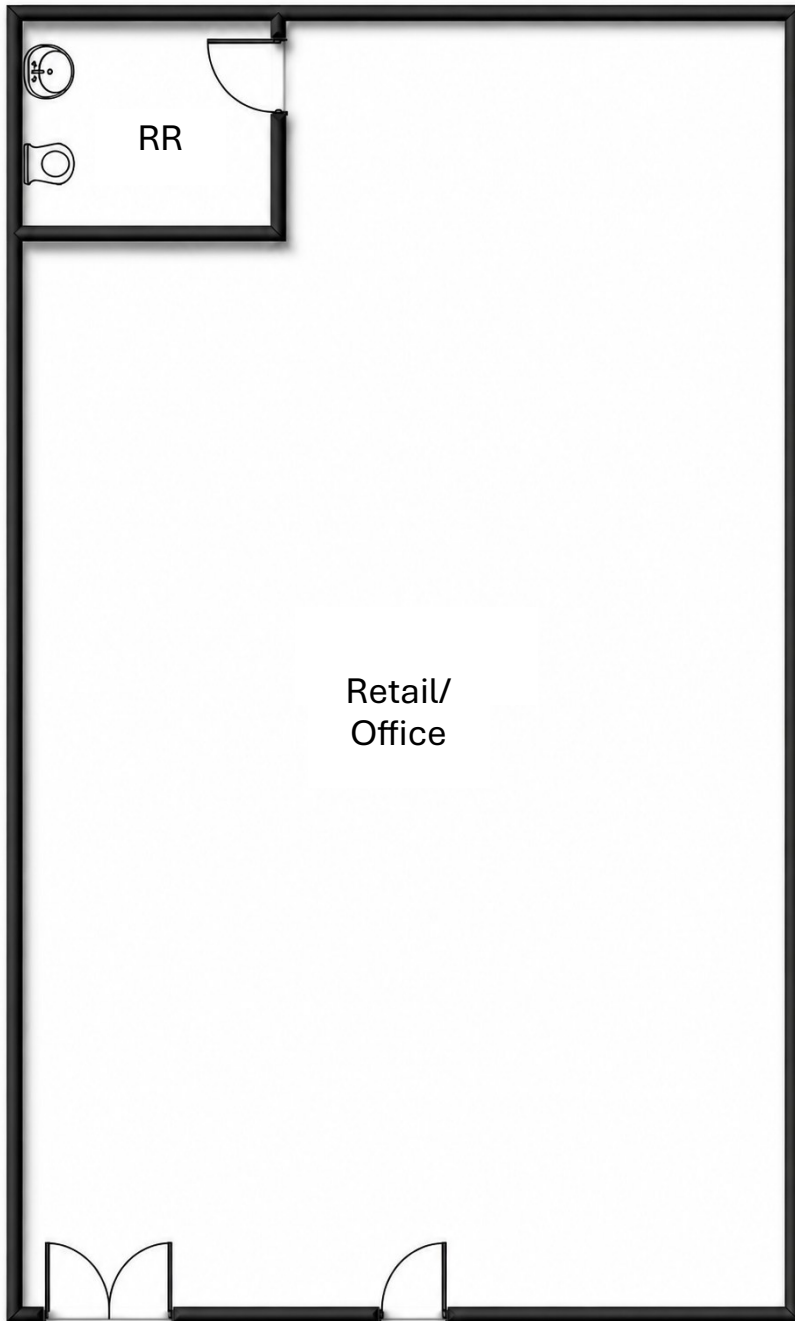
TENANTS: 550 E 8TH ST

- #1 - Neurology & Spinal Cord Injury Doctor
- #2 – VACANT (1,500 SF Available)
- #3-5 - Wash & Go Laundry
- #6 - H2WOW Water Refilling
- #7 – Frame It
- #8-9 - Fiesta Pinoy Bakery
- #10 - VACANT (1,000 SF Available)
- #11 - Income Tax
- #12 - Dentist
- #12B - Manager’s Office
- #14 - Acupuncture
- #15 - Salon & Spa
- #16 - Tailoring & Cleaners
- #17 - Salon & Spa (Upstairs)

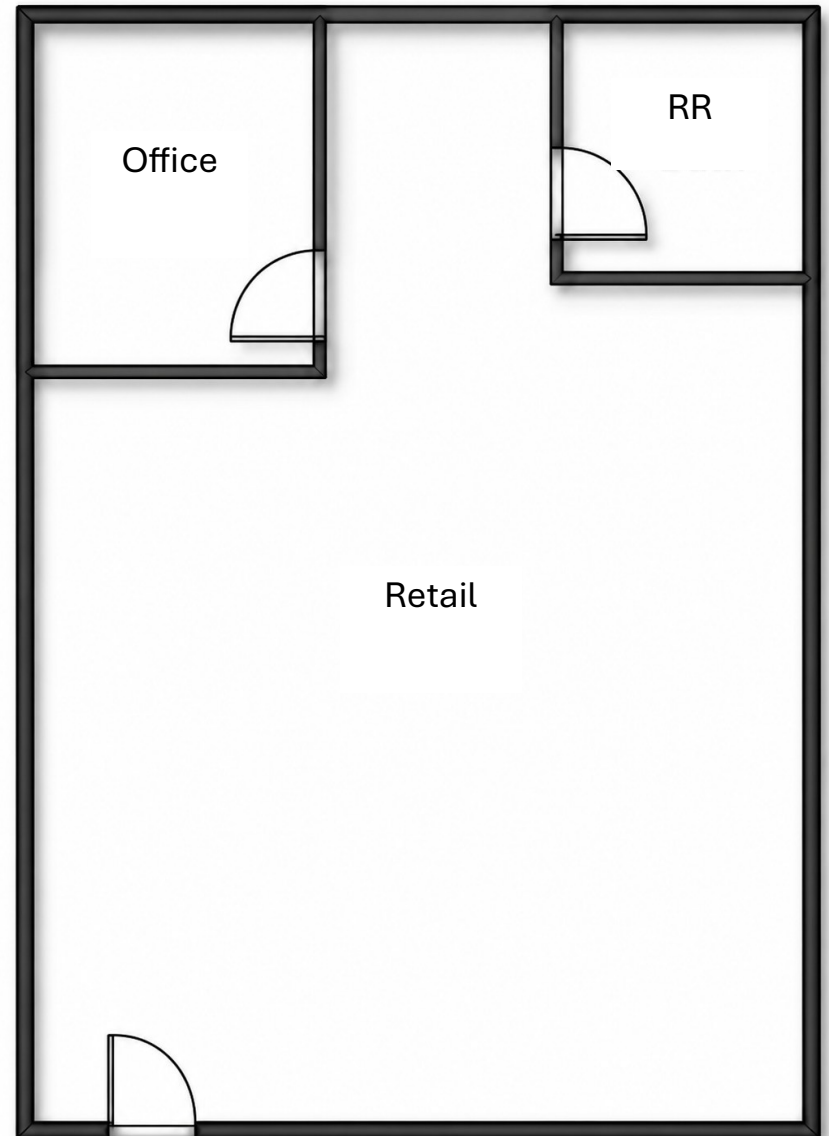
TENANTS: 500 E 8TH ST

- Villa Manilla Restaurant

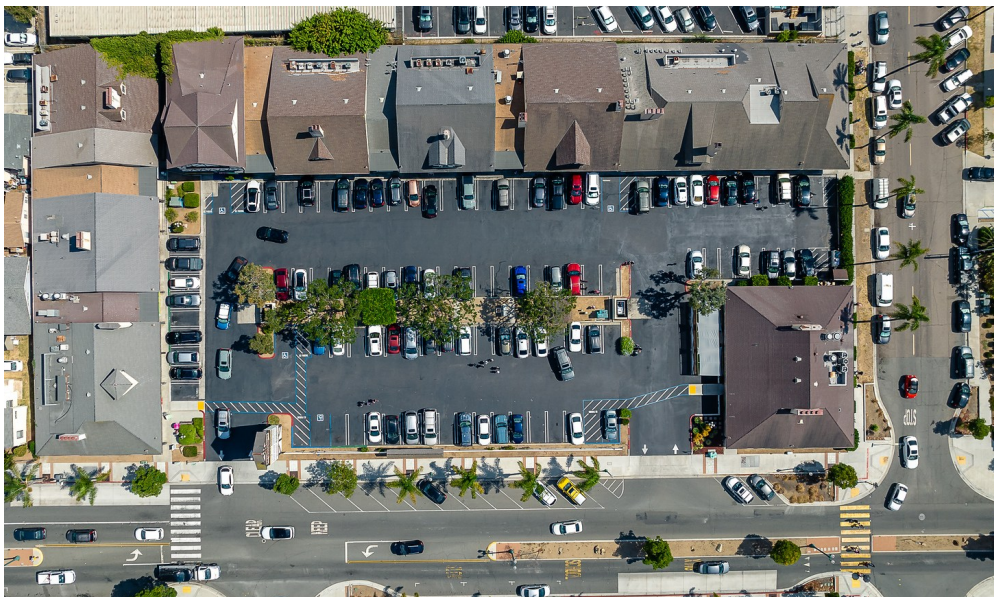
Suite 2: Approx. 1,500 SF Retail/Office Space



Suite 10: Approx. 1,000 SF Retail/Office Space



It offers 3 building structures with stable long-term tenants and close proximity to the Central Elementary School, St. Mary's Catholic Church, St. Matthew's Episcopal Church, MTS #955 Bus Stop, San Diego Navy Base Gate #9, the I-5 and the I-805.



Property Location

8TH STREET
TROLLEY STATION

NAVAL BASE
SAN DIEGO GATE 9

CORONADO ISLAND

DOWNTOWN SAN DIEGO



10,687 VPD

17,833 VPD

CENTRAL
ELEMENTARY SCHOOL

MTS
BUS #955 STOP

E 8th St



Demographics

	1 MILE	5 MILE
Population (2023)	39,872	490,768
Households	9,881	157,841
Consumer Spending	\$3.5M	\$24.6M
Avg. Household Income	\$61,489	\$73,775
Median Home Value	\$412,264	\$489,732
Employees	9,697	105,201
Businesses	1,256	6,346

Drive Times

1

2 MIN

CENTRAL
ELEMENTARY SCHOOL

2

3 MIN

I-5 FREEWAY

3

4 MIN

I-805 FREEWAY

4

4 MIN

NAVAL BASE
SAN DIEGO GATE 9
AND 8TH STREET
TROLLEY STATION

5

12 MIN

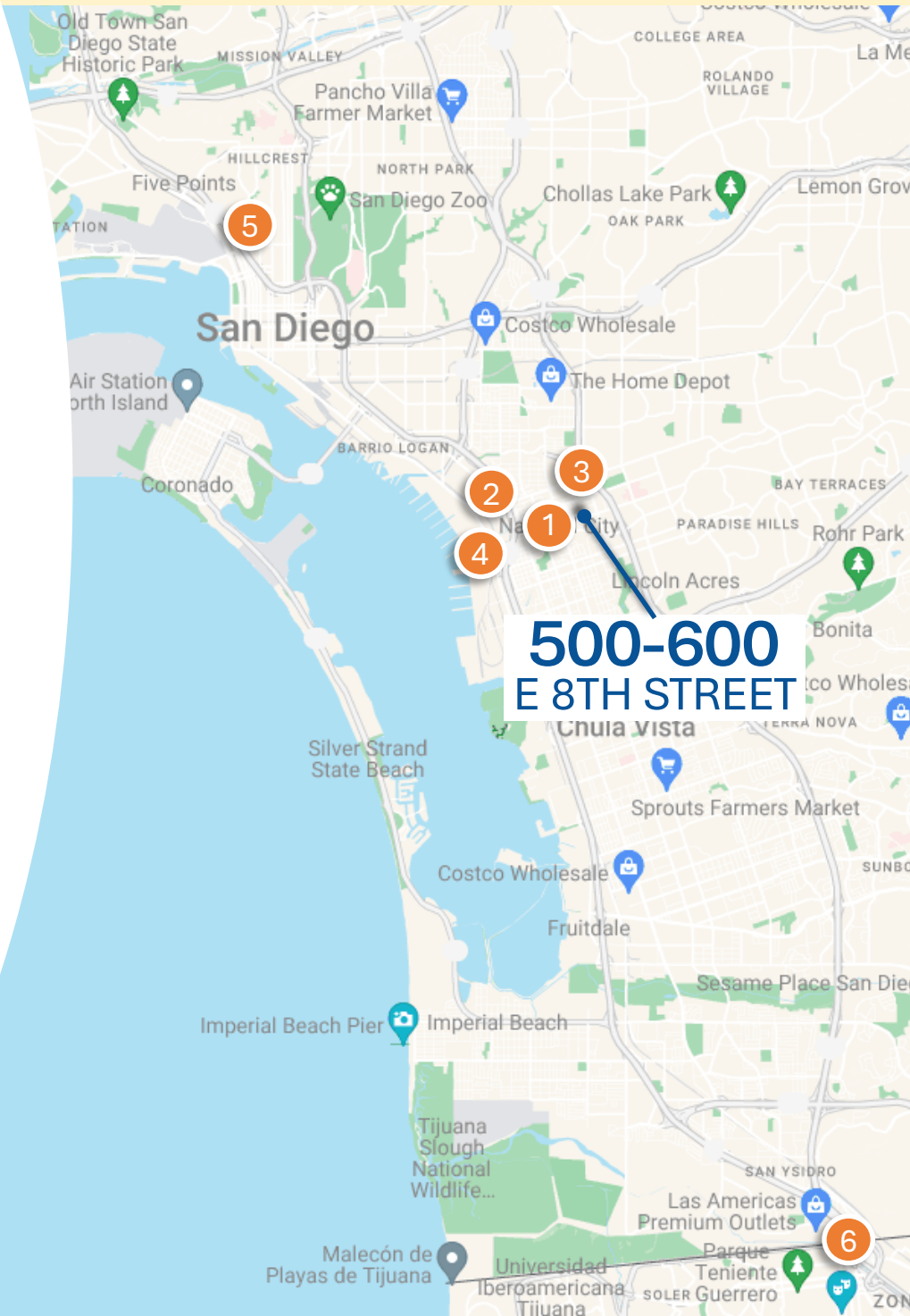
DOWNTOWN
SAN DIEGO

6

18 MIN

SAN YSIDRO
BORDER CROSSING

OLD SCHOOL HOUSE SQUARE CENTRALLY LOCATED IN NATIONAL CITY



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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 should be verified prior to transaction.


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