



# PARCO

NATIONAL CITY

## FOR LEASE



NOW OPEN





# MIXED-USE RETAIL

Parco is an innovative mixed-use development in the heart of downtown National City. The development consists of 127 residential units with approximately 7,667 SF of commercial spaces. Parco showcases its commercial shopfronts through highly visible, large windows and high-level design on National City's main drag.

COMING AVAILABLE  
**FOR LEASE**

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**808 B Avenue**

**401 SF**

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±5,200 Workforce Staff

ADT ± 194,029



Southwest Community College  
±29,000 Students Yearly

 BAYVIEW  
TOWER

**RAMADA**  
BY WYNDHAM



E 8 Ave ± 15,240



# SITE PLAN

## TENANT ROSTER

<b>COMING AVAILABLE</b>	401 SF	808 B Avenue
8th & B Poke	405 SF	806 B Avenue
Sabor Piri Piri	480 SF	804 B Avenue
Tahona Mercado	600 SF	802 B Avenue
Selah Studio	680 SF	800 B Avenue
Spine & Sport	2,924 SF	130 East 8th Street



# NEARBY RETAIL

- ① Tahona Mercado
- ② 8th & B Poke
- ③ Market on 8th
- ④ Napoleone's Pizza House
- ⑤ Niederfrank's Ice Cream
- ⑥ Mujer Divina
- ⑦ Hero's
- ⑧ San Diego Boba Tea
- ⑨ SnowPops
- ⑩ Slappy's
- ⑪ Wingstop
- ⑫ Walmart Supercenter
- ⑬ Smart & Final
- ⑭ Joann
- ⑮ Daiso
- ⑯ 85°C Bakery Cafe
- ⑰ CVS
- ⑱ Carl's Jr.
- ⑲ Dollar Tree
- ⑳ Panda Express





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# NATIONAL CITY



Situated in the South Bay region, National City enjoys a prime location with easy access to nearby cities and attractions. It is located just minutes away from downtown San Diego, making it an ideal choice for those who desire the amenities of a major city while still enjoying the relaxed coastal atmosphere. The city is home to numerous parks, recreational facilities, and community centers where residents can engage in outdoor activities, sports, and community events.

**PIER 32 MARINA** Pier 32 is a private marina where tenants can enjoy food, boating activities, or relax by the water. Pepper Park is an approximately 5.2-acre park located on the National City Bayfront adjacent to Pier 32 Marina. Park amenities include a boat launch ramp, picnic tables, restrooms, fishing pier, floating boat dock, playground equipment, lawn areas, and the National City Aquatic Center.

**HISTORIC SITES** In a city established in 1887, experiencing the history of Southern California is easy. Heritage Square is a 7.8-acre park is dedicated to the preservation of San Diego's Victorian architecture and Santa Fe Rail Depot showcases San Diego's rich streetcar and rail history.

**MARKET ON 8TH** South Bay's communal haven where people come together to unwind, work, and celebrate special moments. Whether you're seeking a tranquil place to relax, a dynamic venue for work, or the perfect setting for a memorable event, South Bay's first food hall is the place to be.

**INDUSTRIAL PORT** The National City Marine Terminal, located on the National City waterfront at the south end of San Diego Bay, is the most advanced vehicle import/export facility on the West Coast. A strong partnership with the International Longshore and Warehouse Union (ILWU) provides a skilled labor force to meet all shipping needs.

# DEMOGRAPHICS



## POPULATION

<b>1 Mile</b>	32,754
<b>3 Miles</b>	190,232
<b>5 Miles</b>	475,856



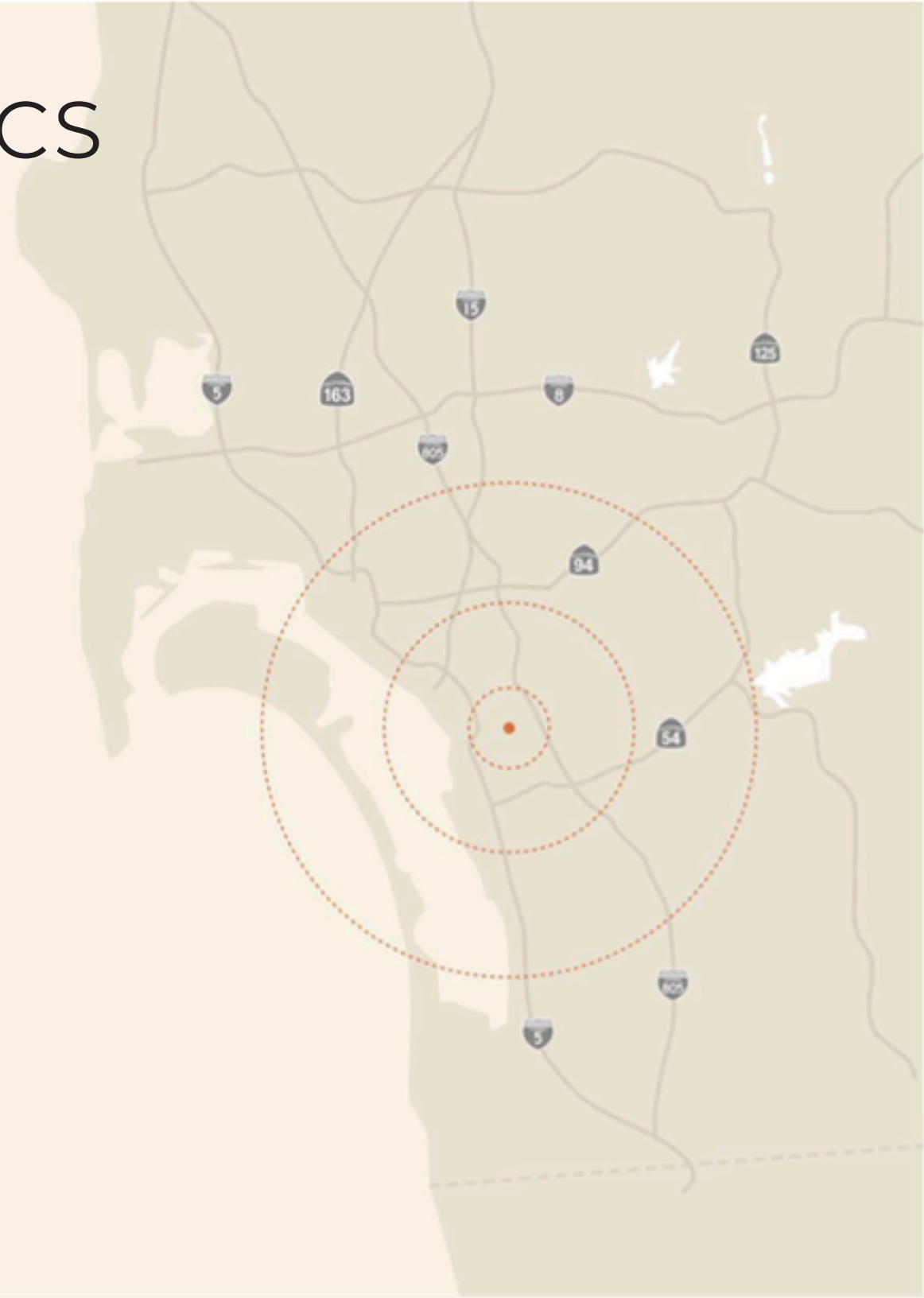
## DAYTIME POPULATION

<b>1 Mile</b>	20,596
<b>3 Miles</b>	109,317
<b>5 Miles</b>	316,622



## AVERAGE HH INCOME

<b>1 Mile</b>	\$74,762
<b>3 Miles</b>	\$86,129
<b>5 Miles</b>	\$113,049



# DISCLAIMER

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**Sullivan Roche**

858 546 5478

[sully.roche@cushwake.com](mailto:sully.roche@cushwake.com)

Lic ID 02087932



**Jill Morton**

619.955.2877

[jmorton@cgpinc.com](mailto:jmorton@cgpinc.com)

Lic ID 00868254

