

# FOR LEASE SOUTH BAY PLAZA

1021-1145 HIGHLAND AVE  
NATIONAL CITY, CA 91950

## Highlights:

- 141,000 SF Shopping Center at SEC of Highland Ave and E. Plaza Boulevard
- Anchor and Shop Space Available
- Located in the heart of National City's retail area
- Within Close Proximity to Interstate 805 and Interstate 5
- Near Walmart, 99 Cent Store, CVS, Smart & Final, Big Lots, JoAnne Fabrics and Seafood City



*For more information about this property, please contact:*

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**COMMERCIAL**  
BROKERAGE • INVESTMENT • DEVELOPMENT

**SITE SOURCE**

# SITE PLAN

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1	(1021A)	AVAILABLE	37,500
1B*	(1021B)	AVAILABLE	3,100
1C*	(1021C)	AVAILABLE	15,650
2	(1023)	Angies Fashions	5,109
3	(1025)	Chinese City	3,709
4- 5		Sam's Beauty and Barber Supply	3,500
6	(1031)	Tutti Frutti	1,230
7	(1033)	Dr. Ronald M. Watson	1,230
8	(1035)	Healthy Smile	2,460
9	(1039)	Tri-Star Reality	1,230
10	(1037)	Lab Corp.	1,230
11	(1042)	Rent-A-Center	5,030
11B	(1041)	AVAILABLE	2,350
12	(1121)	AVAILABLE	5,260
12A	(1121)	Panda Express	2,000
13	(1123)	AVAILABLE	1,920
13A	(1123A)	AVAILABLE	1,068
14	(1127)	Dental Office	1,600
15	(1129)	AVAILABLE	2,400
16	(1131)	Coin Laundry	5,200
17-19	(1135)	AVAILABLE (Former Restaurant)	9,100
20	(1141)	Chuck E Cheese	3,000
21	(1143)	Chuck E Cheese	12,000
22	(1145)	AVAILABLE	4,000
24	(1145A)	AVAILABLE	2,136
25		AVAILABLE (Former Payless Shoe)	5,520
26	(Kiosk)	AVAILABLE	300

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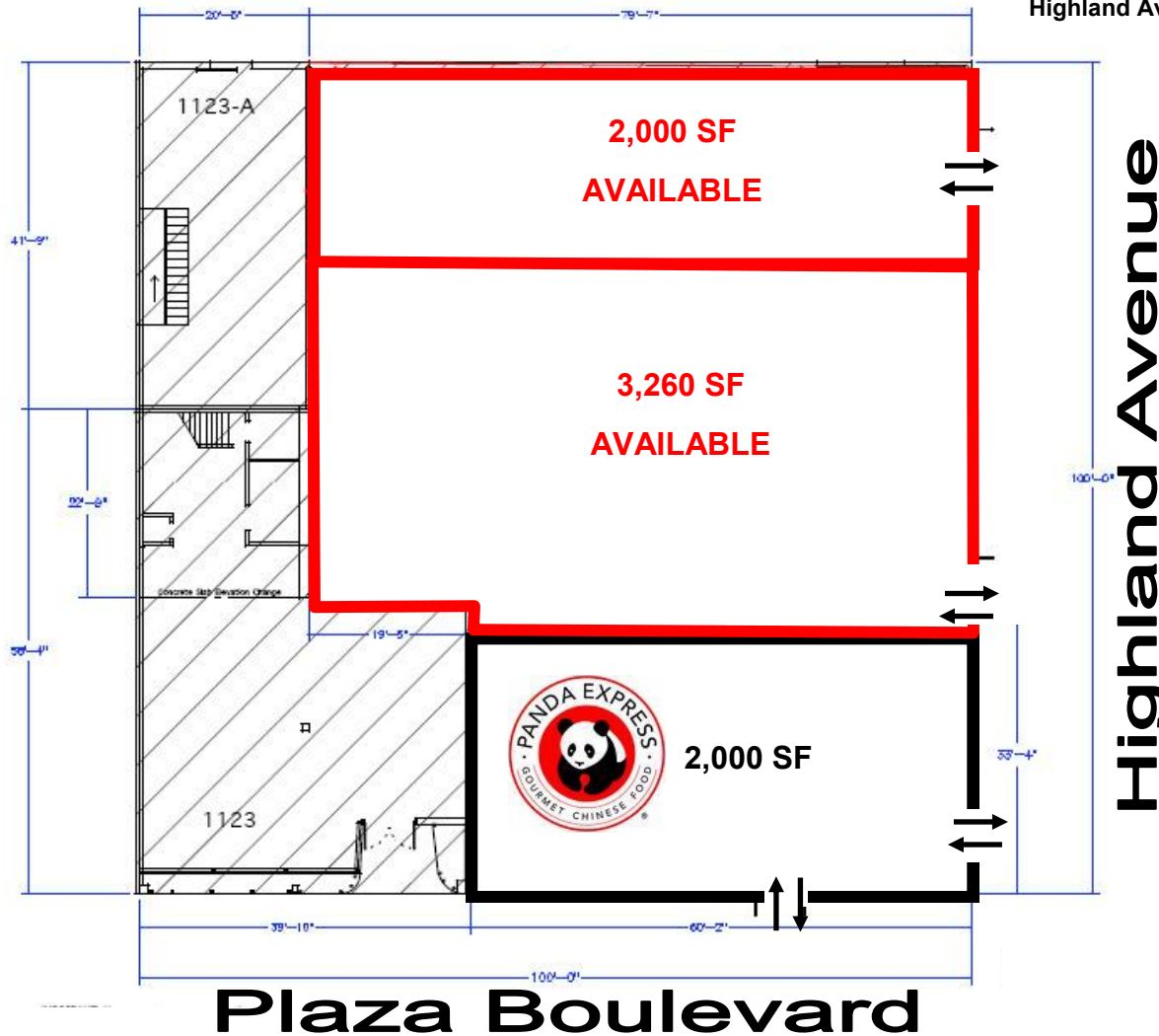
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# PROPOSED SITE PLAN

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\*This is a proposed space plan for the former Hollywood Video space facing  
Highland Avenue, approximately 7,280 SF.



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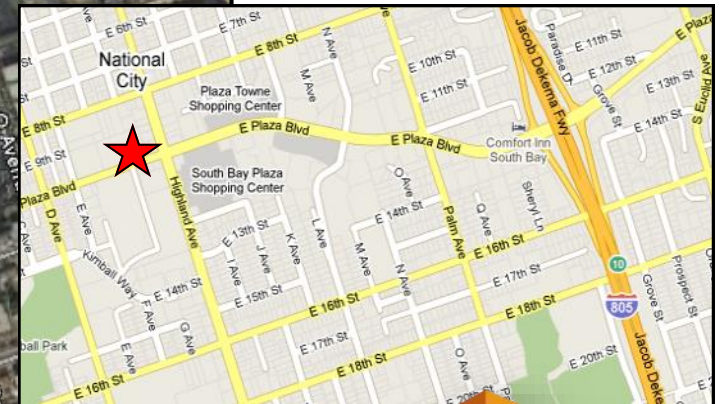


# AERIAL

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Population	1 Mile	3 Mile	5 Mile
2019 Total Population:	<b>40,686</b>	<b>202,783</b>	<b>496,403</b>
2024 Population:	<b>41,859</b>	<b>206,868</b>	<b>510,823</b>
Pop Growth 2019-2024:	<b>2.88%</b>	<b>2.01%</b>	<b>2.90%</b>
Average Age:	<b>34.80</b>	<b>34.80</b>	<b>36.30</b>
Households			
2019 Total Households:	<b>11,614</b>	<b>54,239</b>	<b>158,421</b>
HH Growth 2019-2024:	<b>3.21%</b>	<b>2.05%</b>	<b>3.36%</b>
Median Household Inc:	<b>\$40,473</b>	<b>\$43,560</b>	<b>\$54,090</b>
Avg Household Size:	<b>3.40</b>	<b>3.40</b>	<b>2.90</b>
2019 Avg HH Vehicles:	<b>2.00</b>	<b>2.00</b>	<b>2.00</b>
Housing			
Median Home Value:	<b>\$372,919</b>	<b>\$369,812</b>	<b>\$414,712</b>
Median Year Built:	<b>1968</b>	<b>1968</b>	<b>1973</b>



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