

FOR LEASE / VACANT LAND

2311 Sweetwater Rd. & 3320, 3330, 3336 Orange Street

National City, CA 91950

Lot Size: 30,389 SF

PROPERTY HIGHLIGHTS

- Corner location with good visibility
- Ideally situated between residential and commercial areas
- Easy access to and from I-805
- Potential for freeway visible signage
- Dense demographics
- Good traffic counts \pm 22,000 Cars Per Day

LEASE RATE: CONTACT AGENT

For more information about this property, please contact:

Tom Morgan
(619) 491-0048
Tom@DuhsCommercial.com
CA License: 00456112

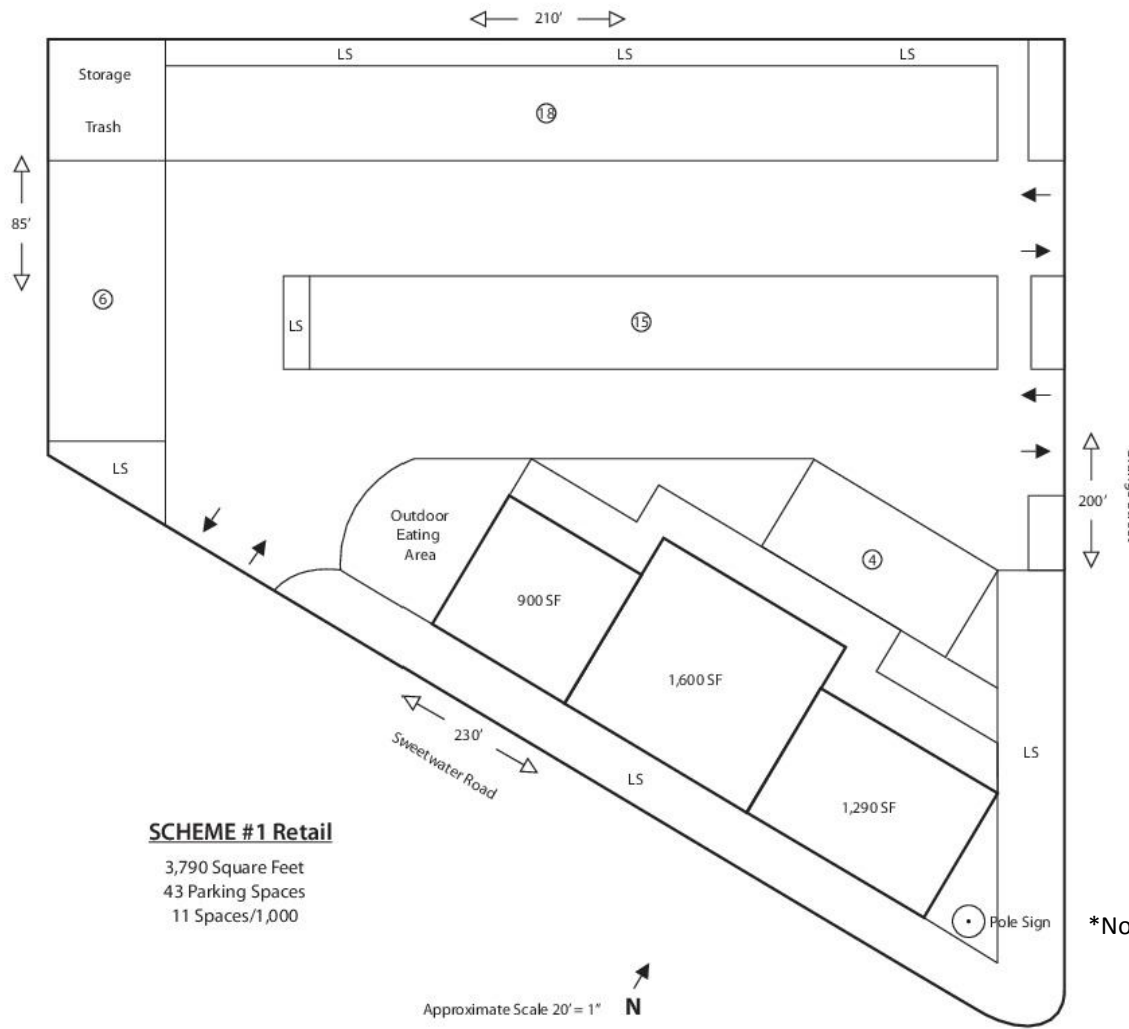


COMMERCIAL
BROKERAGE • INVESTMENT • DEVELOPMENT

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com

PROPOSED SITE PLAN #1



PROPERTY OVERVIEW

County: San Diego

Location Description: Vacant Land

Total Property SF: 30,389

APN 563 252 23

563 252 12

563 252 13

563 252 14

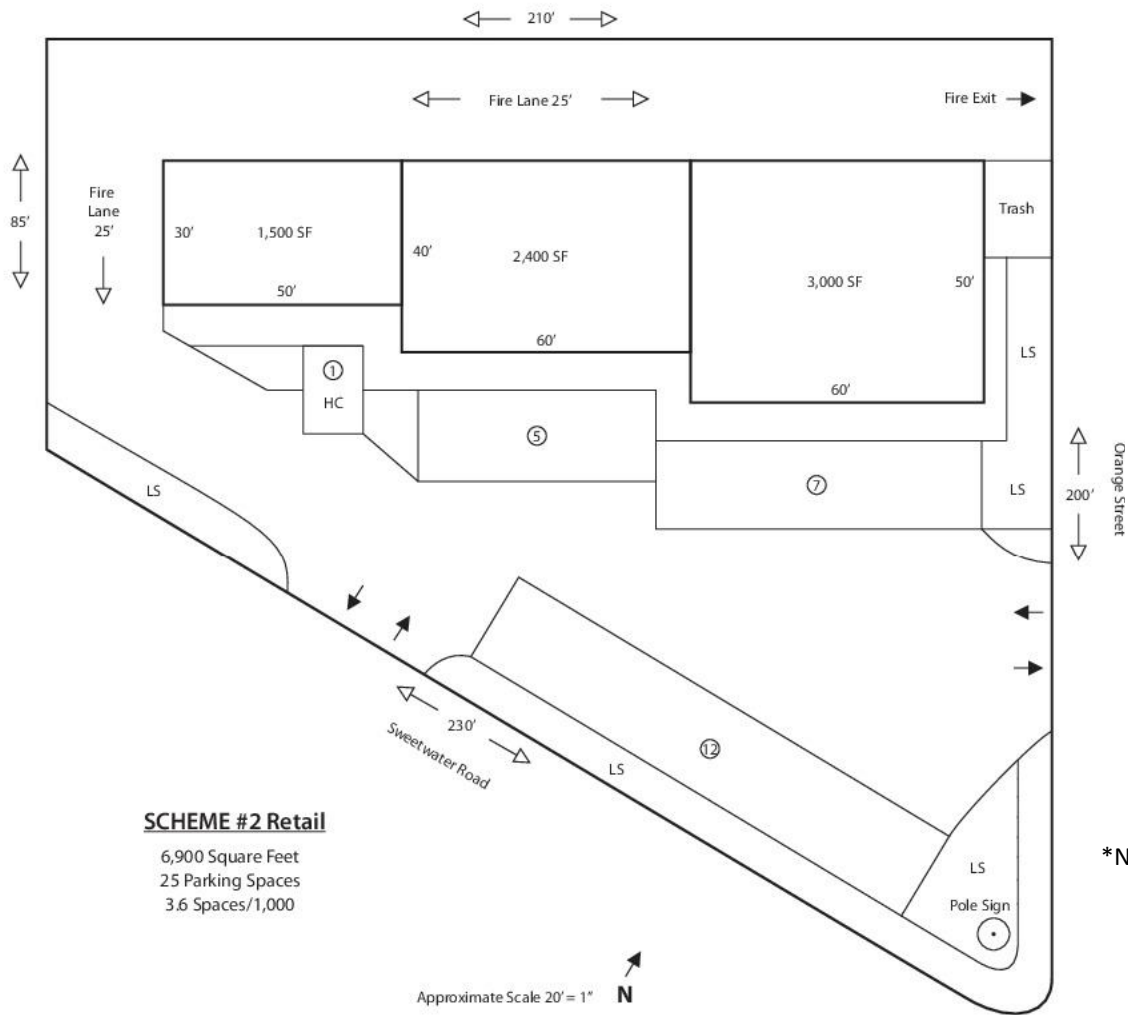
*Not drawn to scale. For illustration purposes only.

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PROPOSED SITE PLAN #2



DEMOGRAPHICS

TRAFFIC COUNT: ±22,000 ADT (2015)

SWEETWATER & CYPRESS 19,059

SWEETWATER & PROSPECT 28,485

POPULATION: (2016)

- 1 MILE: 19,960
- 3 MILES: 206,868
- 5 MILES: 466,903
-

AVERAGE HH INCOME: (2016)

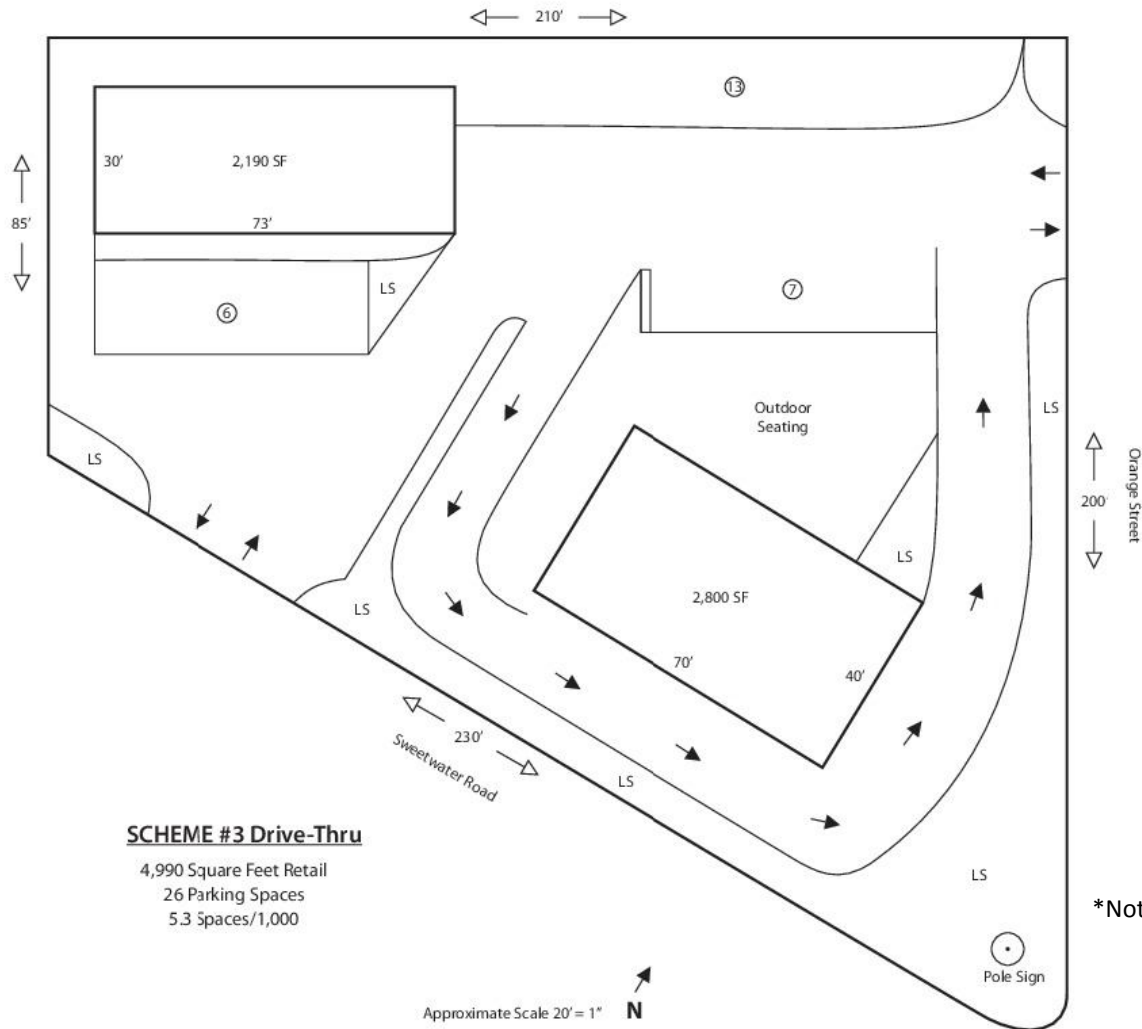
- 1 MILE: \$58,554
- 3 MILES: \$62,191
- 5 MILES: \$67,576

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PROPOSED SITE PLAN #3



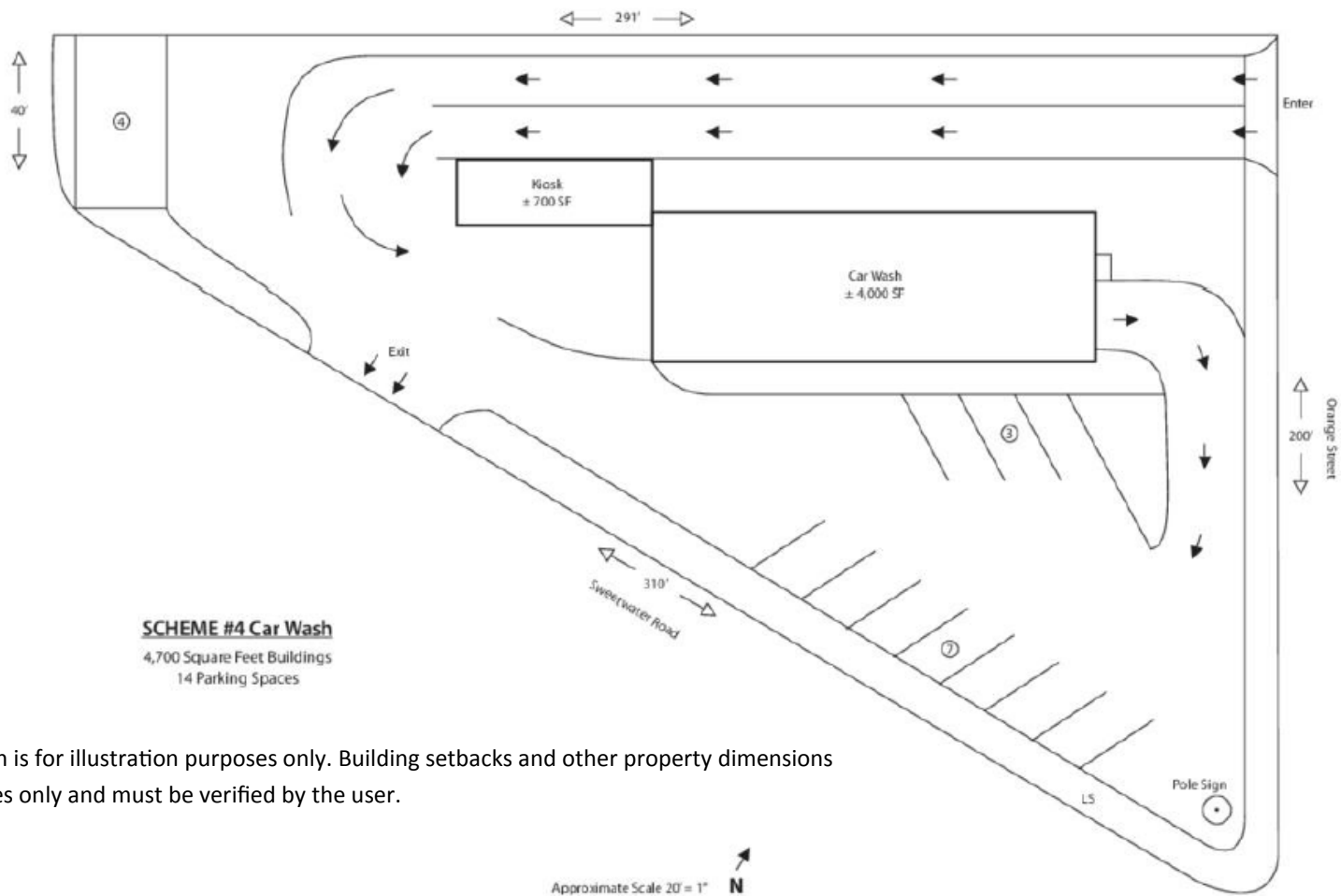
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PROPOSED SITE PLAN #4



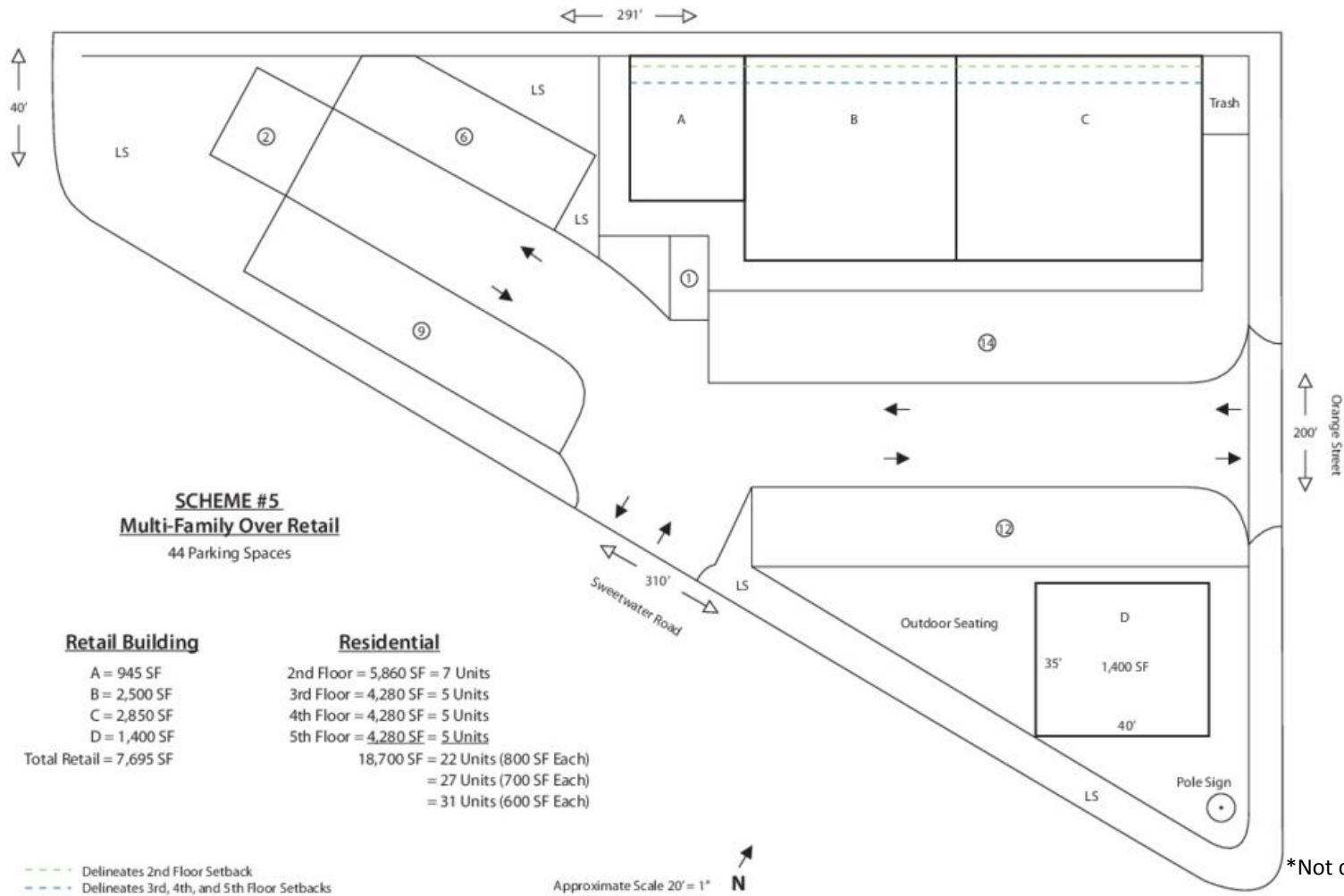
*Each design is for illustration purposes only. Building setbacks and other property dimensions are estimates only and must be verified by the user.

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PROPOSED SITE PLAN #5

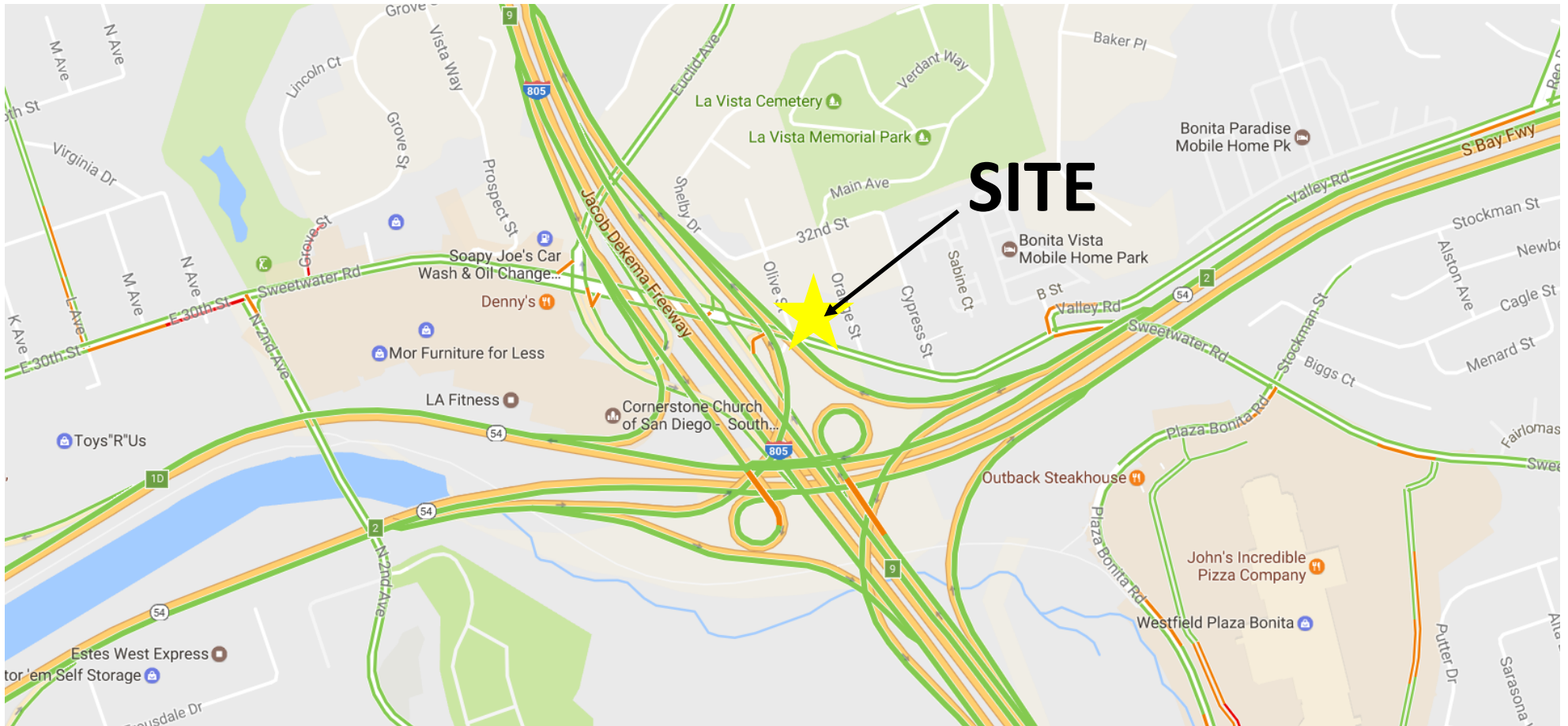


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AERIAL



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PROPERTY PHOTOS



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