

# FOR LEASE

**8TH STREET AND PALM AVENUE**  
1626-1722 E 8TH STREET, NATIONAL CITY, CA 91950

## Highlights

- Carnival Grocery Store Anchored Center
- Excellent Traffic Counts
- Excellent Visibility

**Available: See Site Plan**

**Scott Duhs**

Partner

[Scott@duhscommercial.com](mailto:Scott@duhscommercial.com)

619-491-0614

CA Lic. # 01048874



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



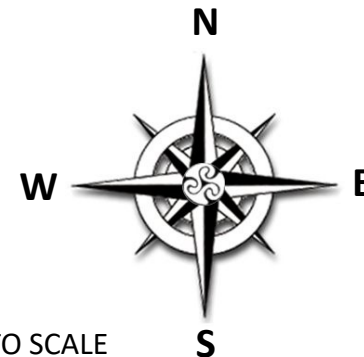
# SITE PLAN

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**Palm Avenue**

Los Nico's 755 SF	<b>Suite 1620</b>
King's Liquor & Deli 1,980 SF	<b>Suite 1626</b>
Chinese 1,500 SF	<b>Suite 1626</b>
Metro PCS 825 SF	<b>Suite 1630/32</b>
Metro PCS 825 SF	<b>Suite 1636</b>
Pizza 825 SF	<b>Suite 1638</b>
Barber 750 SF	<b>Suite 1640</b>
Chicken Restaurant	<b>Suite 1712</b>
Nail Salon 825 SF	<b>Suite 1714</b>
Ice Cream Shop 750 SF	<b>Suite 1716</b>
Cleaners 750 SF (MTM)	<b>Suite 1718</b>
Alpha Cargo 825 SF	<b>Suite 1720</b>
Bakery 1,155 SF	<b>Suite 1722</b>
<b>CARNIVAL</b> SUPERMARKET Suite 1750 16,200 SF	

**8th Street**



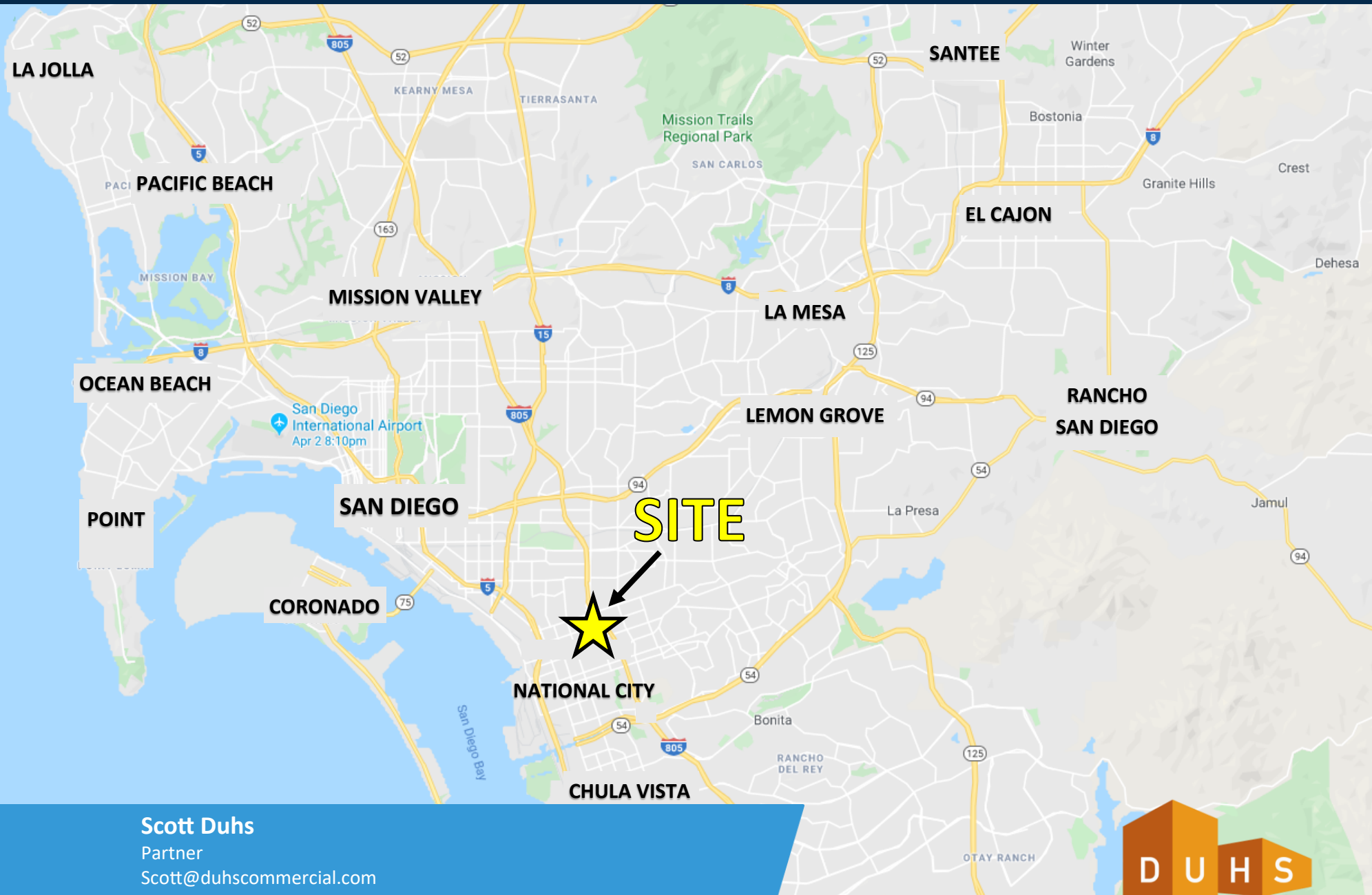
NOT DRAWN TO SCALE





# REGIONAL MAP

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**COMMERCIAL**

BROKERAGE • INVESTMENT • DEVELOPMENT

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# DEMOGRAPHICS

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## 2020 DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total Population:	42,290	225,257	529,162
Average HH Income:	\$60,418	\$65,879	\$77,789

## TRAFFIC COUNT:

E 8th Street:	17,790 ADT (2018)
I-805:	223,681 ADT (2020)

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