

INDUSTRIAL WAREHOUSE | FOR LEASE

2687 National Ave, San Diego, CA 92113

9,600 SF AVAILABLE IN THE HEART OF BARRIO LOGAN

HIGHLIGHTS:

- **Building Size: 9,600 SF**
- **Lot Size: 13,544 SF**
- **High Ceilings and Dock High Door**
- **Easy Access to I-5 with traffic counts in excess of 158K ADT**
- **Excellent Freeway Visibility**
- **Close Proximity to NASSCAO Shipyard and Naval Station**
- **Tremendous Daytime Population**
- **Great Opportunity to enter in an Urban-Infill Redevelopment area**
- **Close Proximity to Petco Park and Downtown**
- **Owner recently upgraded electrical panel to 600 amps!**

For more information about this property, please contact:

Anthony Acosta

(619) 491-0335 ext. 18
Anthony@DuhsCommercial.com
CA License: 01900150

Rick Wu

(619) 491-0826
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PHOTOS

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AERIAL

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DEMOGRAPHICS: (2018)

	<u>1Mile</u>	<u>3Miles</u>	<u>5Miles</u>
Total Population:	25,470	200,608	505,816
Avg. HH Income:	\$43,750	\$81,219	\$75,008

TRAFFIC COUNT: (2017)

National Ave 12,600 ADT

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