

FOR SUBLEASE

GROVE PLAZA

SEC 805 FWY AND PLAZA BLVD., SUITE S, NATIONAL CITY, CA 91950

Highlights

- Sublease Space available – +/-1,461 SF Former Ice Cream Retail Space – Turn-key Fixturized with 3 compartment sink, grease trap, walk-in refrigerator and freezer
- Busy Center with Starbucks, Popeyes, Seafood City Supermarket, T-Mobile, and many more!
- Heavy Population Density – 3-mile trade area daytime population of +/-244,000
- Close proximity to I-805 on and off ramp – +/-233,000 vehicles per day
- Located on East Plaza Blvd, National City's busiest thoroughfare with +/-33,000 vehicles per day

JOIN:



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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



PHOTOS

GROVE PLAZA

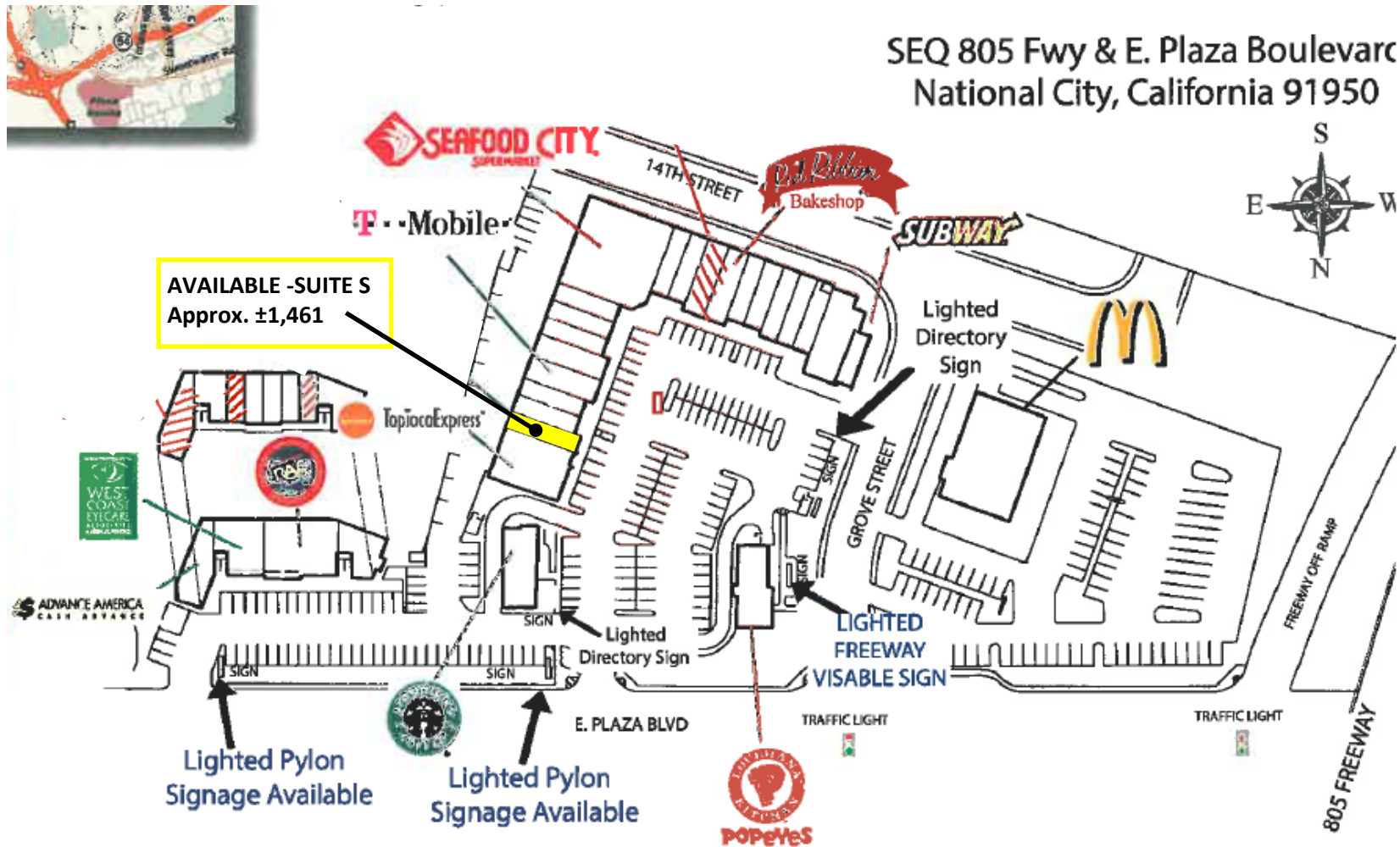
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SITE PLAN

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AERIAL

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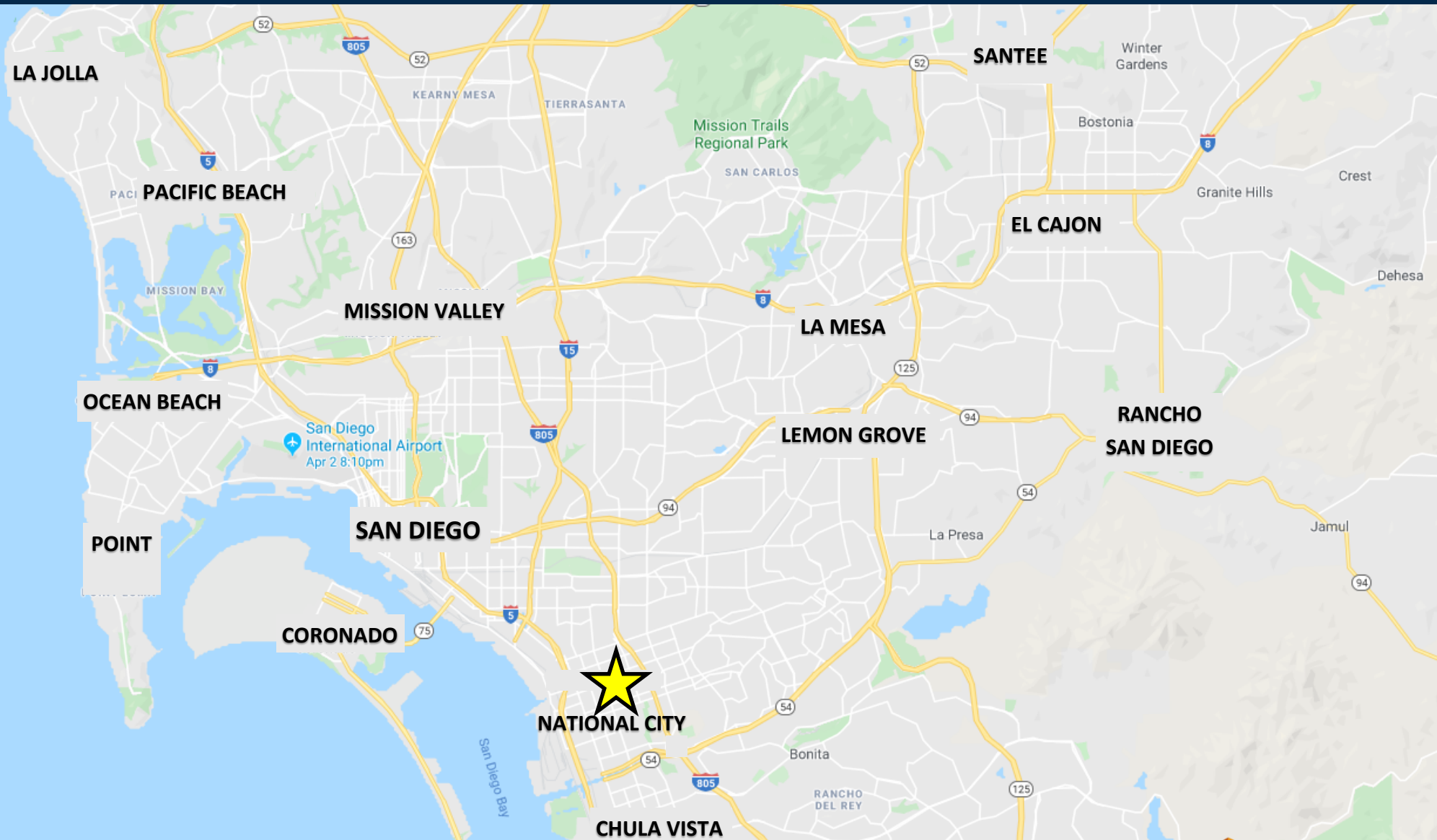
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MAP

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DEMOGRAPHICS

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	1 Mile	3 Mile	5 Mile
Population			
2019 Estimate	219,330	505,327	1,415,808
2024 Projection	223,228	518,727	1,464,863
Median Age	32.60	33.50	34.70
2019 Population By Race			
White	139,959 63.81%	342,913 67.86%	1,016,858 71.82%
Black	26,672 12.16%	56,756 11.23%	123,375 8.71%
Am. Indian & Alaskan	3,262 1.49%	7,850 1.55%	18,405 1.30%
Asian	38,890 17.73%	72,686 14.38%	182,590 12.90%
Hawaiian & Pacific Island	2,235 1.02%	4,495 0.89%	10,004 0.71%
Other	8,311 3.79%	20,626 4.08%	64,576 4.56%
Population by Hispanic Origin			
Non-Hispanic Origin	90,945 41.46%	218,888 43.32%	775,782 54.79%
Hispanic Origin	128,385 58.54%	286,439 56.68%	640,025 45.21%
Households			
2019 Estimate	59,679	150,352	487,271
2024 Projection	60,748	154,412	504,256
2010 Census	59,679	150,352	487,271
2019 Average Household Size	3.40	3.20	2.80
2019 Avg Household Income	\$63,358	\$71,325	\$83,336
2019 Occupied Housing			
Owner Occupied	24,989 41.87%	67,440 44.85%	220,350 45.22%
Renter Occupied	34,690 58.13%	82,912 55.15%	266,921 54.78%
2019 Median Home Value	\$373,659	\$403,741	\$466,359



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SITE SOURCE
REAL ESTATE NETWORK
North American Real Estate & Local Expertise