

For Sublease

1903 Highland Avenue
National City, CA 91950

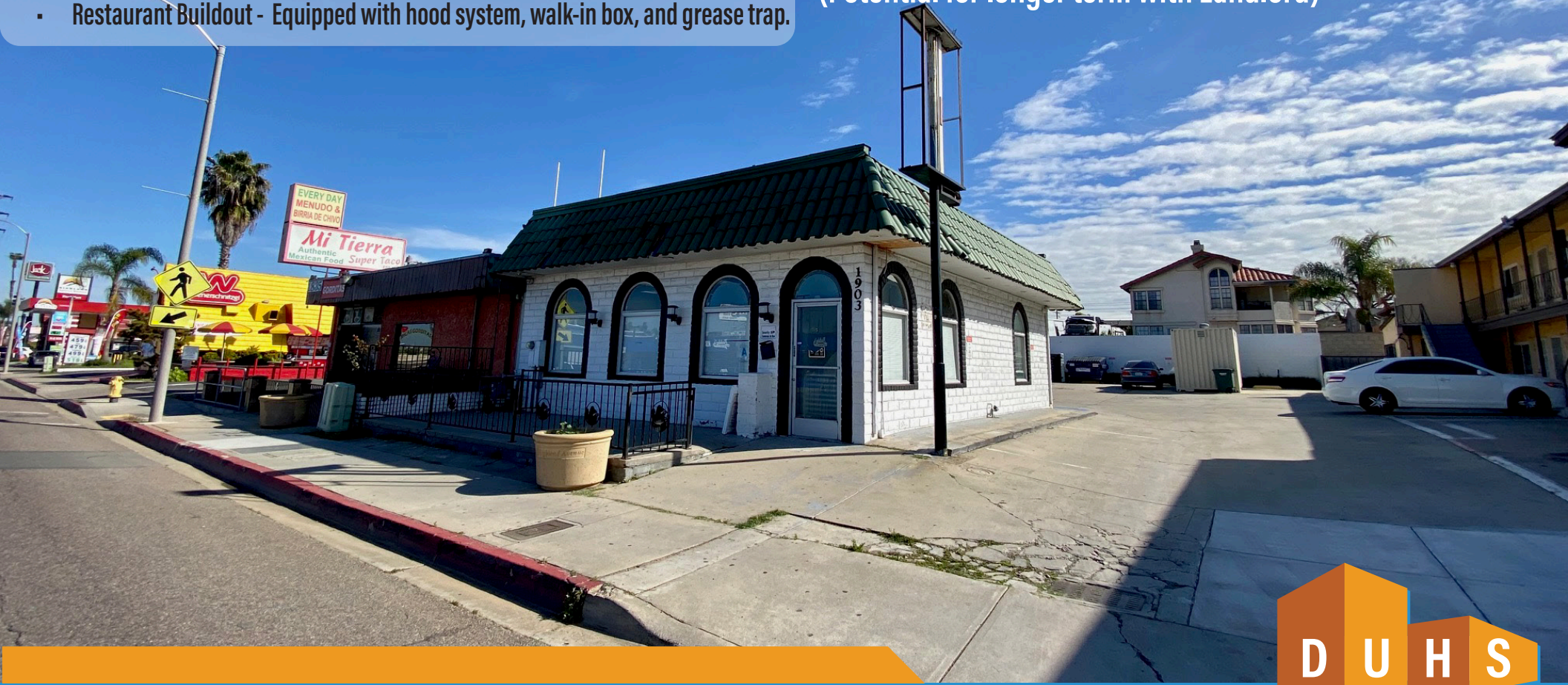
Freestanding Restaurant in the Heart of National City

Highlights:

- Rare Onsite Parking - Approx. 7,035 SF Lot
- Located Along Highland Ave, a Main North-South Thoroughfare
- Great Visibility with Existing Pylon Signage.
- Restaurant Buildout - Equipped with hood system, walk-in box, and grease trap.

Building: +/-1,352 SF

Sublease Term: Through January 09, 2026
(Potential for longer term with Landlord)



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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.

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Aerial Map



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Demographics

	1 Mile	3 Miles	5 Miles
Population			
2023 Estimate	33,625	190,138	458,842
2028 Projection	32,718	185,865	451,219
Growth 2010-2023	2.59%	0%	3.02%
Population By Race			
White	24,082	130,661	314,631
Black	2,055	19,132	49,935
Am. Indian & Alaskan	694	3,138	7,227
Asian	5,285	28,007	63,626
Hawaiian & Pacific Island	262	1,807	3,927
Hispanic	22,390	120,865	265,715
Other	1,247	7,392	19,494
Households			
2023 Estimate	8,388	52,326	142,465
2028 Projection	8,121	51,097	140,541
2020 Avg Household Income	\$62,634	\$75,549	\$87,266
Occupied Housing			
Owner Occupied	2,018	20,217	61,311
Renter Occupied	6,371	32,108	81,155



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