

# FOR LEASE

1231-1243 HIGHLAND AVE.,  
NATIONAL CITY, CA 91950

## Highlights:

- 2<sup>nd</sup> Gen Restaurant Space
- Owner has approved restaurant plans to work from.
- Excellent visibility along Highland Ave - +/-20,000 CPD
- Directly across Walmart
- Densely populated area with 207,954 population in a 3-mile radius.
- Onsite Parking
- Located in the heart of National City and surrounded by numerous businesses, retail, healthcare facilities, and restaurants.

## Available:

Suite 1231: ±2,541 SF Former Restaurant Space  
Suite 1235: ±1,200 SF Retail/Office Space  
(Can Combine up to ±3,741 SF)

## Suite 1231 — Landlord Incentives for a Restaurant Tenant:

- Two ADA restrooms
- HVAC System
- Grease interceptor
- Market Tenant Improvement Allowance Available

## NEIGHBORING RETAILERS



### Rob Bloom

Vice President  
Rob@duhscommercial.com  
619.269.6076  
CA Lic. #01302163

### Anthony Acosta

Associate  
Anthony@duhscommercial.com  
619.491.0048  
CA Lic. #01900150



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# ONSITE PARKING

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

# AERIAL

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