

**AVAILABLE
FOR SALE**
Entire Site

133 HIGHLAND AVE
FOR LEASE

821 E 2ND ST
FOR LEASE

HIGHLAND AVE

E 2ND ST

821 E 2ND ST & 133 HIGHLAND AVE

NATIONAL CITY, CA 91950

**WAREHOUSE
& RETAIL
OPPORTUNITY**

.....
AVAILABLE FOR
SALE & LEASE

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CAST
CAPITAL PARTNERS



821 E SECOND STREET WAREHOUSE & SHOWROOM OPPORTUNITY

Available Space: 4,800 SF

- ±800 SF showroom/office
- ±4,000 SF warehouse
- 8,276 SF (0.19 AC) lot

Features:

- Two restrooms, including one with shower
- Small kitchen area
- HVAC in main office
- 13' clear height
- Two roll-up doors (8' and 12')
- Secured parking for 10 vehicles
- 120/240V Single-Phase, 3-Wire, 30A Main (≈7.2 kW capacity)

FOR RENT 2-year lease term | \$7,500/month + NNN

FOR SALE \$1,500,000





RECENTLY COMPLETED
FLOORING RENOVATIONS



133 HIGHLAND AVENUE

RETAIL INVESTMENT OPPORTUNITY

Proforma NOI \$116,400/year

For Sale 1,900,000

Cap Rate 6.13%

Property Details:

- 3,482 SF building
- 12,651 SF (0.29 AC) lot
- 1985 built
- Tenants on short term leases



AVAILABLE SPACE

RETAIL SUITE C

Available Space: ±1,150 SF

- Open retail/showroom layout
- One private office
- One restroom

Parking

- Four dedicated spaces (two in front, two in rear)

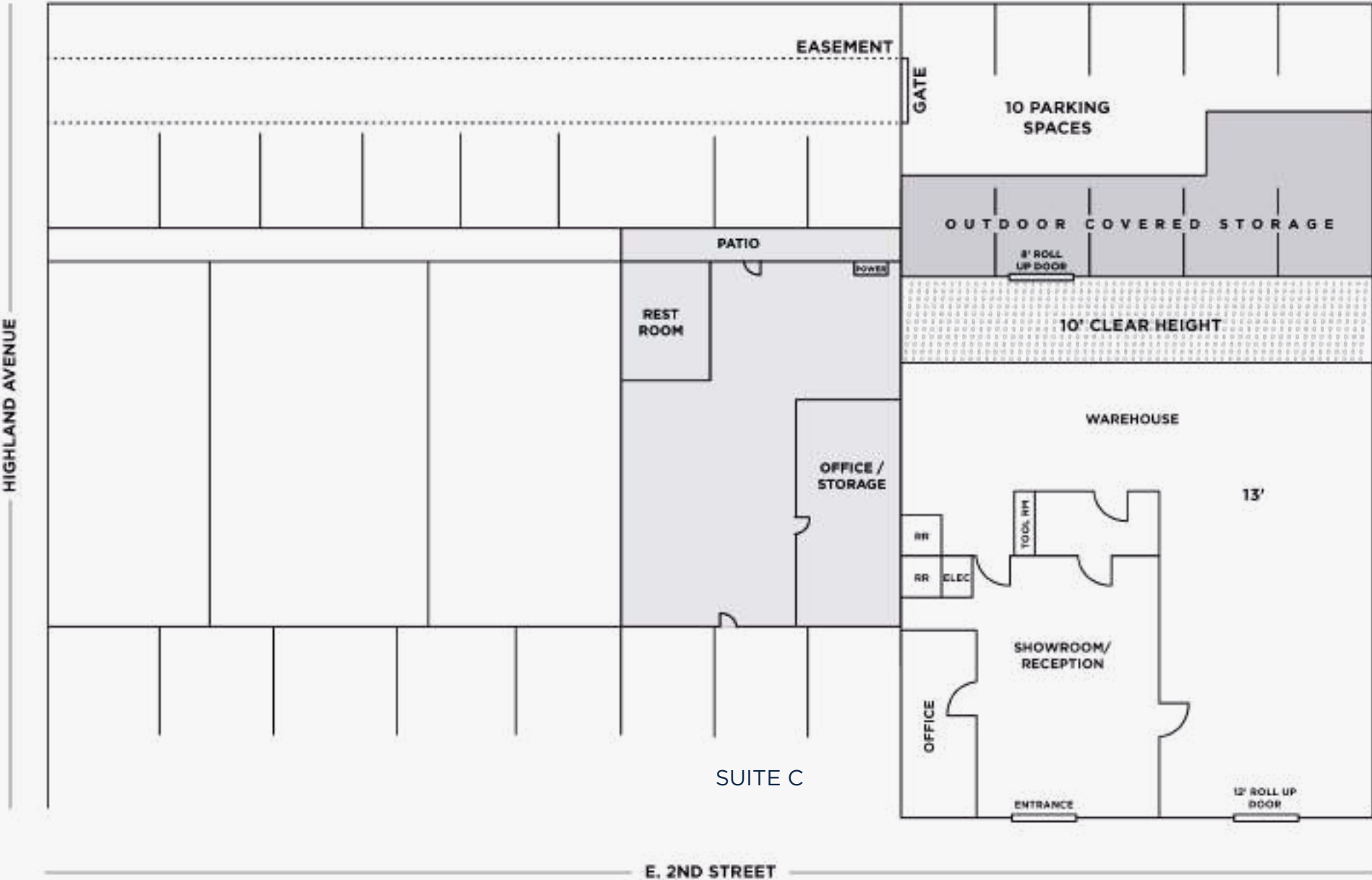
Power

- 120/240V Single-Phase, 3-Wire, 30A Main (≈7.2 kW capacity)

Perfect for boutique retail, service providers, or showroom users looking for visibility and convenience.

For Rent \$1.90/SF/month + NNN

FLOOR PLAN



133 HIGHLAND AVE
RETAIL STRIP CENTER

821 E SECOND STREET
WAREHOUSE & SHOWROOM

NATIONAL CITY AND SURROUNDING MARKETS

CENTRALLY LOCATED WITH EASY ACCESS TO MAJOR TRANSPORTATION CORRIDORS

National City offers a strategic location just minutes from Downtown San Diego, the U.S.-Mexico border, and major freeways including I-5, I-15, SR-54, and SR-94. Known for its long-standing commercial roots and business-friendly environment, National City continues to attract industrial, retail, and service-based businesses looking to benefit from its proximity to the Port of San Diego and Naval Base San Diego. This dense, urban community supports a strong labor pool, walkable neighborhoods, and direct access to public transportation.

NATIONAL CITY NEIGHBORHOOD QUICK FACTS



260K
POPULATION
WITHIN 3 MILES



52%
RENTER-OCCUPIED
HOUSING UNITS
WITHIN 1 MILES



\$640K
MEDIAN HOUSING
UNIT VALUE
WITHIN 5 MILES



11,500
HOUSEHOLDS
WITHIN 5 MILES



\$62K
MEDIAN HOUSEHOLD
INCOME WITHIN
5 MILES



4.3%*
CITY UNEMPLOYMENT
RATE *JULY 2023

NEIGHBORHOOD SHOPPING | PLAZA BONITA MALL

MACY'S | TARGET | AMC | H&M | APPLE STORE (COMING SOON)

1.5 MILES
FROM THE PROPERTY

120+
SHOPS & DINING OPTIONS

NEIGHBORHOOD CONVENIENCES

WITHIN A FIVE TO TEN-MINUTE DRIVE FROM THE PROPERTY



PRIMARY EDUCATION

NATIONAL SCHOOL DISTRICT | SWEETWATER UNION HIGH SCHOOL DISTRICT

Includes: Kimball Elementary, National City Middle, Sweetwater High

100K+
STUDENTS SERVED

45+
SCHOOLS & CENTERS



DEMAND DRIVERS



2.5 MILES
From the property

35K+
Active-duty military and
civilian employees

\$6.1B+
Regional economic impact



5 MILES
From the property

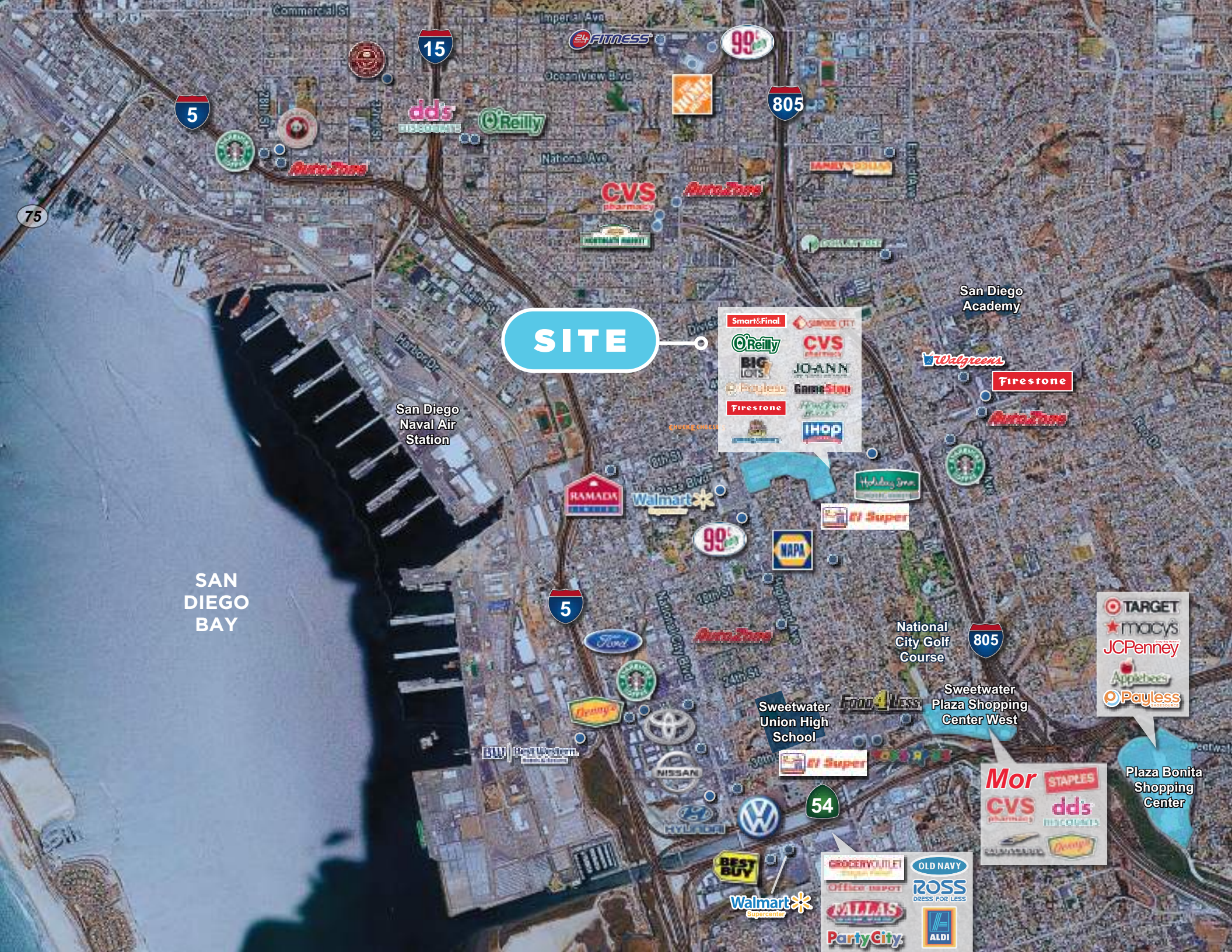
100K+
Workers in government,
tech, tourism, and services



4 MILES
From the property

7K+
Projected jobs

535-ACRE
Development including
resort, convention center,
retail, and public parks



75

5

15

805

SITE

Smart&Final	SURF CITY
O'Reilly	CVS
BIG LOYS	JO-ANN
Payless	GameStop
Firestone	IHOP

SAN DIEGO BAY

San Diego Naval Air Station

San Diego Academy

5

805

National City Golf Course

Sweetwater Union High School

Sweetwater Plaza Shopping Center West

TARGET
macys
JCPenney
Apples
Payless

Plaza Bonita Shopping Center

54

Mor	STAPLES
CVS	dd's
Walmart	Old Navy
Party City	ROSS
	ALDI

GROCERY OUTLET	OLD NAVY
Office Depot	ROSS
WALMART	ALDI
Party City	

RAMADA

Walmart

7 Super

99

MAP

Ford

Drum's

Starbucks

NISSAN

HYUNDAI

VW

BEST BUY

Walmart Supercenter

GROCERY OUTLET	OLD NAVY
Office Depot	ROSS
WALMART	ALDI
Party City	

Food 4 Less

7 Super

Mor

STAPLES

CVS

dd's

Office Depot

ROSS

ALDI

WALMART

Party City



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