

FORMER
EXPRESS
TIRE

5,290 SF AVAILABLE
FOR LEASE

820 HIGHLAND AVENUE, NATIONAL CITY, CA 91950

CBRE

PROPERTY INFO



Prime access to I-5 & I-805 Freeway



Prime freestanding building with good visibility from Highland Avenue



Easy ingress & egress with ample parking



Former automotive repair shop (Express Tire)

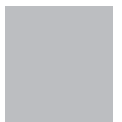


Centrally located in National City

TRAFFIC COUNTS

Highland Avenue 19,000 ADT

E. 8th Street 17,400 ADT



DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2018 Population	40,173	213,151	507,543
2023 Population	41,881	220,001	530,089
2010 Population	37,488	202,554	478,118
2000 Population	36,437	197,347	463,559
Percent Pop Change: 2010 to 2018	0.84%	0.62%	0.73%
Percent Pop Change: 2017 to 2023	0.84%	0.63%	0.87%

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2018 Households	11,339	56,377	160,073
2023 Households	11,794	58,124	168,662
2010 Households	10,599	53,837	149,873
2000 Households	10,372	53,799	142,700
Percent HH Change: 2010 to 2018	0.82%	0.56%	0.80%
Percent HH Change: 2016 to 2023	0.79%	0.61%	1.05%
Average Household Size	3.46	3.53	3.02

HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
2018 Average Household Income	\$51,801	\$58,608	\$74,483
2023 Average Household Income	\$60,289	\$68,424	\$89,123
2018 Median Household Income	\$38,426	\$42,864	\$52,006
2023 Median Household Income	\$43,038	\$49,429	\$60,068
2018 Per Capita Income	\$15,248	\$17,537	\$24,903
2023 Per Capita Income	\$17,549	\$20,082	\$29,720

HOUSING UNITS	1 Mile	3 Miles	5 Miles
2018 Housing Units	11,920	60,064	172,846
Occupied Units	11,339	56,377	160,073
2018 Owner-Occupied Housing Units	2,602	21,070	64,957
2018 Renter-Occupied Housing Units	8,737	35,307	95,116
2018 Median Home Value	\$345,039	\$366,587	\$426,848
2018 Average Home Value	\$430,474	\$423,881	\$547,448

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For more
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