

SWEETWATER CROSSINGS

1502-1920 SWEETWATER ROAD
NATIONAL CITY, CA 91950

COMMUNITY SHOPPING CENTER

198,999 Square Feet



Join an amazing anchor tenant line-up...

Mor
furniture for less

CVS/pharmacy

LA | FITNESS.

dd's
DISCOUNTS
(COMING SOON)

FOR LEASE

DESCRIPTION

- Opportunities ranging from 900-5,100 square feet within one of South County's largest and most successful regional shopping centers.
- Project located at the intersection of Interstate 805 & Highway 54 with more than 250,000 cars per day along Interstate 805.
- Strong co-tenancy with CVS/pharmacy, dd's Discounts (coming soon), Mor Furniture for Less, LA Fitness, Starbucks, Sherwin-Williams, Denny's and Carl's Jr.
- Other tenants in the trade area include Wal-Mart, Target, Ross Dress for Less, JCPenney and Best Buy.

TRAFFIC COUNT (SANDAG, CALTRANS)

- 26,300 average daily traffic on Sweetwater Road
- 228,000 average daily traffic on Interstate 805
- 129,000 average daily traffic on Highway 54

DEMOGRAPHICS (CLARITAS, 2014)

	1 MILE	3 MILES	5 MILES
2014 EST. POPULATION	22,301	194,777	459,217
2019 FORECAST POPULATION	23,193	201,043	474,851
AVERAGE H.H. INCOME	\$48,536	\$55,212	\$59,466
DAYTIME POPULATION	5,610	77,683	145,789



For more information, please contact:

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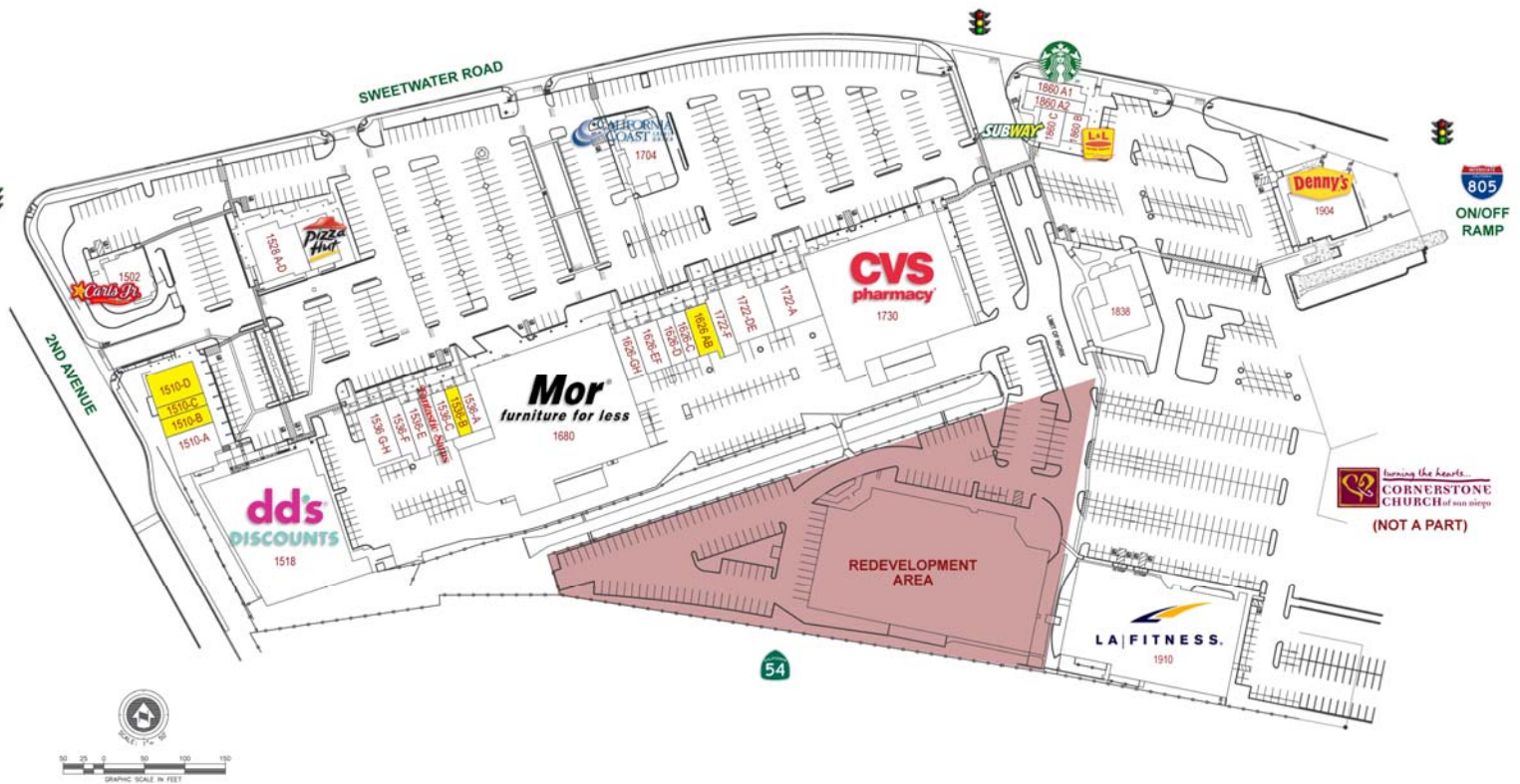
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RETAIL
FOR LEASE

UNIT	TENANT	SQ. FT
1502	Carl's Jr.	2,782
1510-A	Casa de Oro	2,550
1510-B	Available	1,800
1510-C	Available	900
1510-D	Available	2,400
1518	dd's Discounts (Coming Soon)	22,000
1528-A-D	Hanaoka Restaurant	3,257
1528-E&F	Pizza Hut	2,718
1536-A	Continental Cleaners	1,500
1536-B	Avis Rent A Car (Available 9/1/15)	950
1536-C	Nail Tekz	1,150
1536-D	Fantastic Sam's	900
1536-E	Jamshid Kashani DDS	1,200
1536-F	Pet Market	1,400
1536-G-H	Sherwin Williams	2,450
1600	Watermill Express	225
1608	Mor Furniture For Less	33,006
1626-A&B	Available	2,122
1626-C	San Diego Tanning	900
1626-D	More Styles by Karen	900
1626-E&F	Verizon/4G Wireless	2,160
1626-G&H	Mail Services Plus	1,440
1704	California Coast Credit Union	3,900
1722 A	Affordable Dentures	3,300
1722-D&E	Sally Beauty Company	2,950
1722-F	OneMain Financial	1,750
1730	CVS/pharmacy	24,650
1838	Unavailable	4,700
1860-A1	Starbucks	1,163
1860-A2	Limitless Nutrition	1,200
1860-B	L&L Hawaiian BBQ	1,070
1860-C	Subway	1,180
1904	Denny's	5,240
1908	SYNERGY Clinical Research	4,980
1910	LA Fitness	25,000
1914	Cornerstone Church	4,306
1920	Cornerstone Church	24,900



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