

FOR LEASE

Sweetwater Square

NEC Highland Ave & Highway 54, National City, CA



FEATURES

- Center currently 100% leased. A new potential space approximately 2,000 SF- Available soon!
- One of the best intersections in the trade area
- Hwy 54 is the dominant retail corridor in South San Diego County
- Great freeway visibility
- Over 793,000 people in a 7-mile radius
- Average household income of \$58,831 in 7-mile radius

TRAFFIC COUNTS

(Google Earth Pro 2010)

| | |
|-------------------------|-------------|
| Highland Ave at 30th st | 30,838 ADT |
| Hwy 54 | 104,263 ADT |
| E 30th St | 20,331 ADT |

ANCHORED BY:



CLOSE TO



RI RETAIL INSITE

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A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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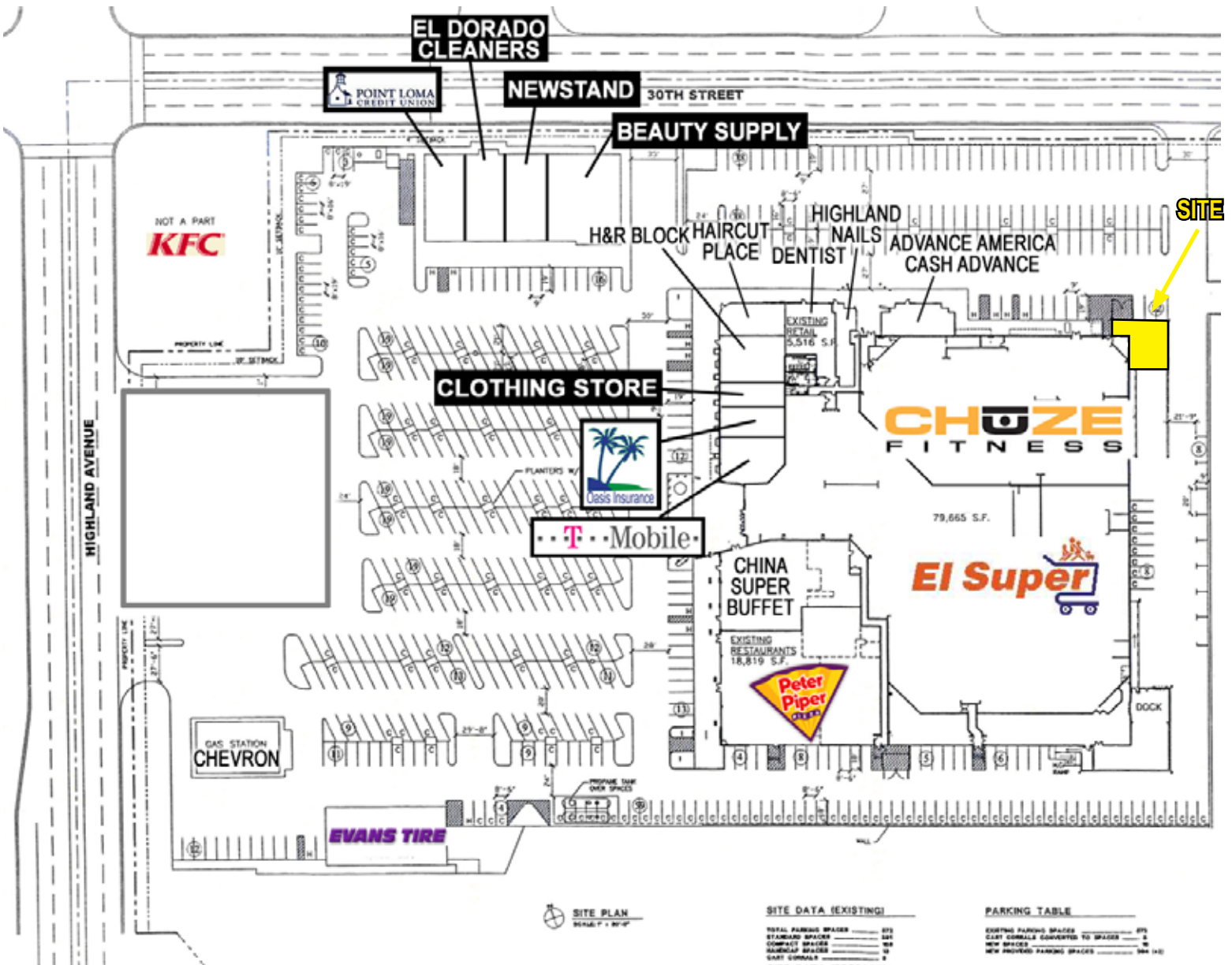


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SITE PLAN

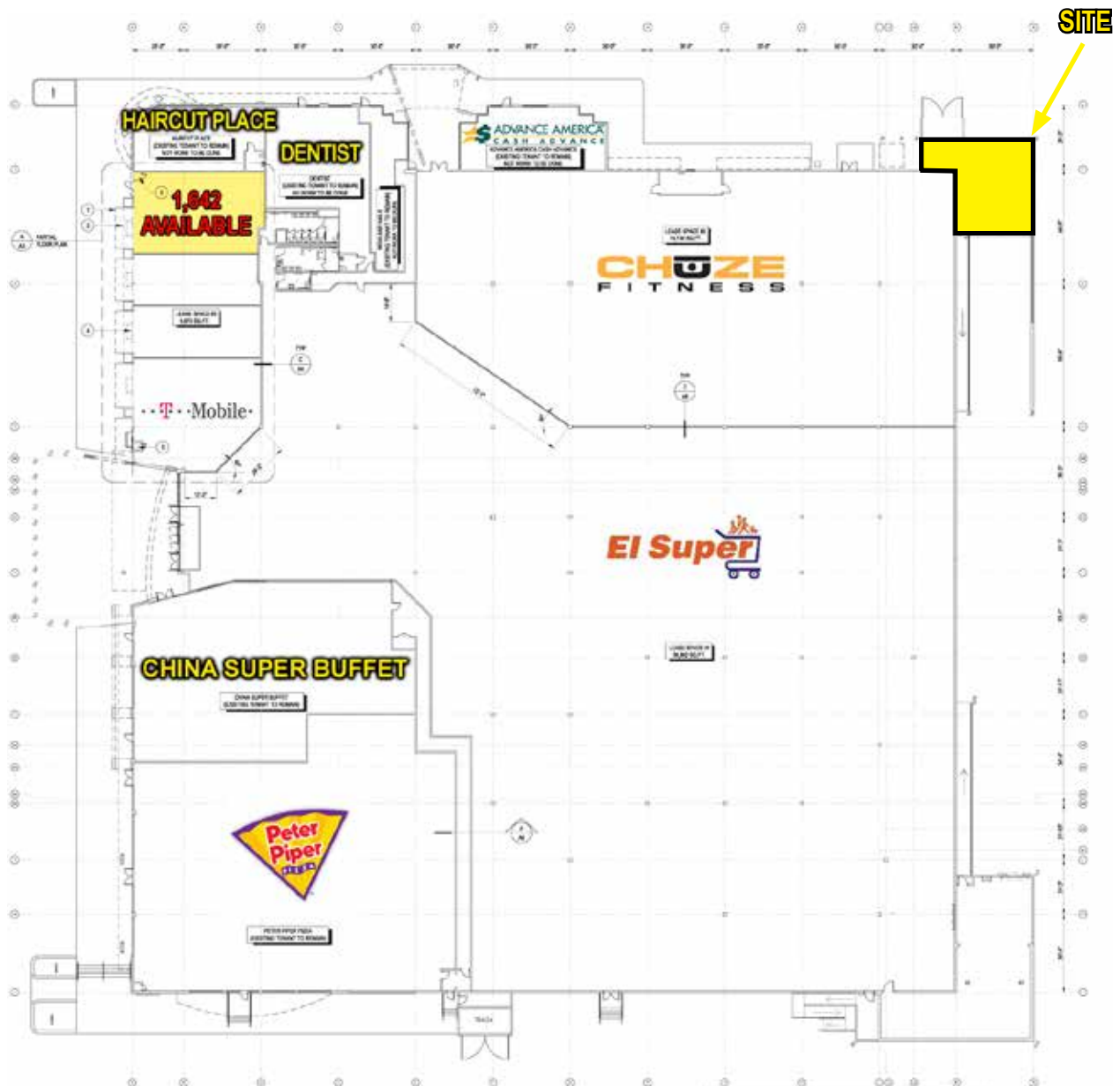


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PROPOSED SITE PLAN



EXPANDED DEMOGRAPHIC PROFILE

Estimated 2016 • Calculated Using Proportional Block Groups

Highland Ave & State Hwy 54 | National City, CA

|  POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--|--------------|--------------|---------------|
| Estimated Population | 29,022 | 190,229 | 462,596 |
| Forecasted Population (2021) | 31,705 | 204,622 | 491,049 |
|  HOUSEHOLDS | | | |
| Households | 8,931 | 54,894 | 132,555 |
|  AVG HHD INCOME | | | |
| Estimated Avg Household Income | \$58,998 | \$68,770 | \$73,830 |
| Avg Family Income | \$53,872 | \$63,368 | \$69,264 |
|  MEDIAN HH INCOME | | | |
| Estimated Median Household Income | \$43,739 | \$51,568 | \$56,428 |
| Median Family Income | \$44,765 | \$52,235 | \$57,801 |
|  \$\$\$ PER CAPITA INCOME | | | |
| Est. Proj. Per Capita Income | \$23,289 | \$24,933 | \$24,089 |
|  \$\$ OTHER INCOME | | | |
| Est. Proj. Median Disposable Income | \$37,739 | \$43,232 | \$46,711 |
|  DAYTIME DEMOS | | | |
| Total Number of Businesses | 798 | 4,825 | 9,555 |
| Total Number of Employees | 8,683 | 77,529 | 143,242 |
|  RACE & ETHNICITY | 1 MILE | 3 MILES | 5 MILES |
| White | 13,301 51.0% | 83,253 47.3% | 192,592 44.5% |
| Black or African American | 1,262 4.8% | 12,904 7.3% | 42,289 9.8% |
| American Indian & Alaskan Native | 299 1.1% | 1,681 1.0% | 3,663 0.8% |
| Asian | 1,884 7.2% | 22,489 12.8% | 57,417 13.3% |
| Hawaiian & Pacific Islander | 122 0.5% | 1,351 0.8% | 3,218 0.7% |
| Other Race | 7,810 30.0% | 44,688 25.4% | 108,721 25.1% |
| Two or More Races | 1,390 5.3% | 9,07 5.5% | 24,545 5.7% |
|  AGE DISTRIBUTION | | | |
| Median Age | 33.01 yrs | 33.06 yrs | 33.40 yrs |
|  HOUSING | | | |
| Total Housing Units | 8,647 | 54,324 | 132,775 |