

FOR SALE OR LEASE!

317 National City Blvd. | National City, CA
OFFERING MEMORANDUM

REDUCED PRICE!!!

\$1,395,000 (\$177.14/sf)



For Sale or Lease!

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Exclusively Marketed by:

Phil Emery

Broker Associate
(619) 955-6070
Phil@AEcommercial.com
Lic: 01868707, 01802522





01 Executive Summary

- Investment Summary
- Location Summary

FOR SALE OR LEASE!

OFFERING SUMMARY

ADDRESS	317 National City Blvd. National City CA 91950
COUNTY	San Diego
BUILDING SF	7,875 SF
LAND SF	8,222 SF
YEAR BUILT	1930
YEAR RENOVATED	2023
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$1,395,000
PRICE PSF	\$177.14

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population	34,245	188,127	486,923
2022 Median HH Income	\$50,743	\$53,793	\$68,141
2022 Average HH Income	\$70,004	\$75,534	\$97,915

Purchase OR Lease Opportunity!

- 317 National City Blvd is a vacant commercial property that is currently for sale, and it presents an excellent opportunity for an owner/user to own real estate instead of leasing!

The property has a total building size of approximately 7,875 square feet, with ample space for a variety of businesses. The building features a unique and creative architecture that sets it apart from other commercial properties in the area, making it a standout location that is sure to attract attention from customers and clients.



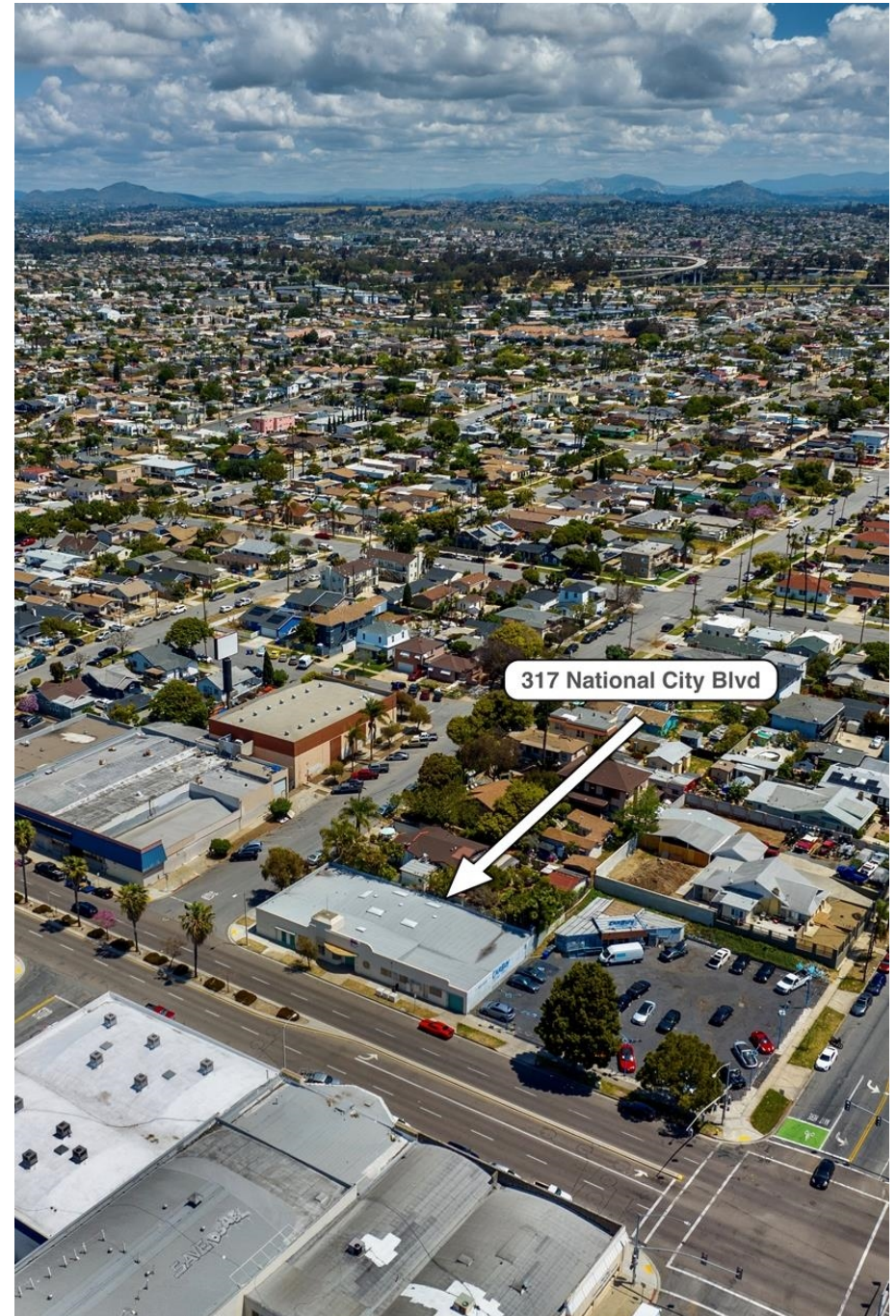
- The building also benefits from plenty of natural light, thanks to its skylights & windows and mostly open floor plan. This creates a bright and inviting atmosphere that is perfect for a variety of businesses.

With the new roof, electrical, lighting, paint, and restroom updates, the Property is in turn-key condition for an owner/user or Tenant(s). There are multiple demising options to accommodate different businesses, or the entire building can be occupied by one business!

317 National City Blvd presents a fantastic opportunity for an owner/user looking to acquire a unique and versatile commercial property in a prime location. With its great frontage, ample space, and attractive design, this property is sure to be a valuable asset for years to come.

Sale Price: \$1,395,000 (\$177.14/sf)

Lease Rate: \$1.50/sf, NNN (est. \$.20/sf)



Location, Location, Location!

- The location of 317 National City Blvd offers several benefits to businesses and tenants, thanks to its proximity to several key areas:

Firstly, the property is located close to Interstate 5, one of the major highways in California, providing easy access to the entire San Diego region. This makes it a convenient location for tenants and customers coming from other parts of the city or from neighboring towns and cities.

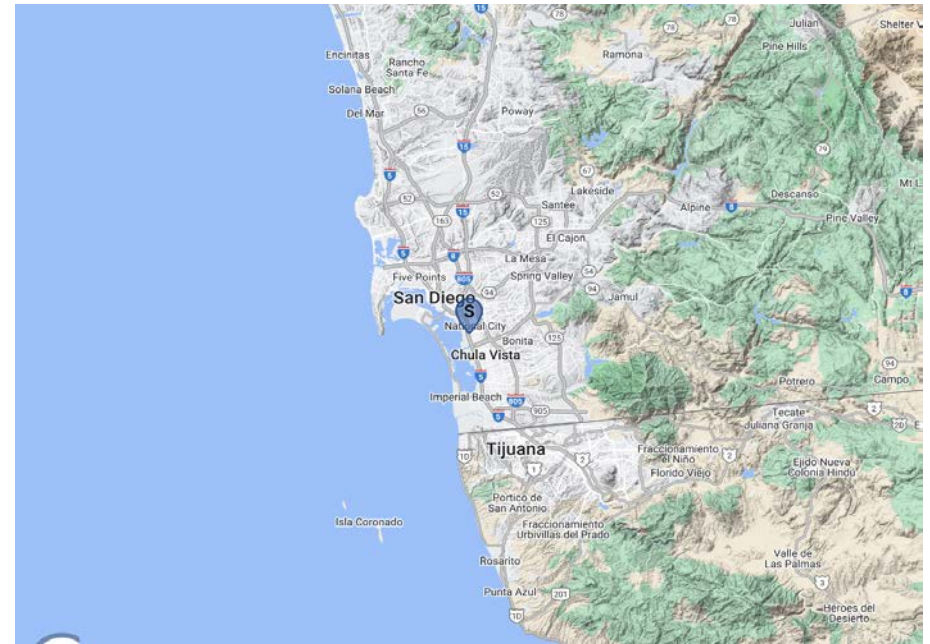
Secondly, the property is located just a few miles from Downtown San Diego, a thriving business and cultural hub. This proximity makes it easy for tenants to access the many amenities and services offered in the downtown area, such as restaurants, shops, and entertainment venues.

- Thirdly, the property is located near the US/Mexico border, providing easy access to businesses and customers on both sides of the border. This is particularly advantageous for businesses engaged in cross-border trade and commerce, as it allows for efficient and cost-effective transportation of goods and services.

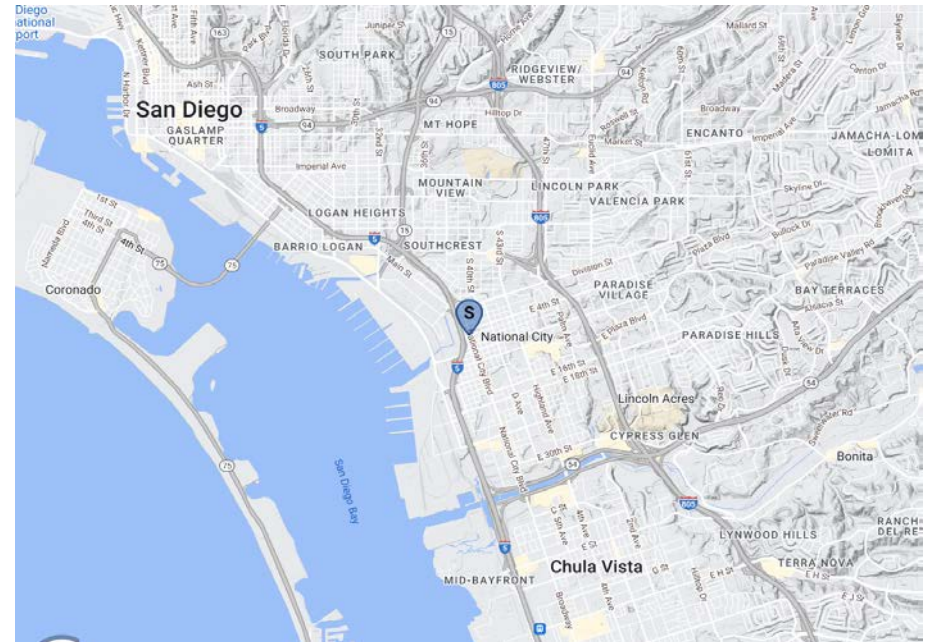
Fourthly, the property is located close to the Navy shipyards, a major employer in the region. This proximity can be advantageous for businesses looking to serve the needs of Navy personnel or contractors, as it makes it easy for them to access the shipyards and related facilities.

Overall, the location of 317 National City Blvd offers several benefits to businesses and tenants, including easy access to major highways, proximity to Downtown San Diego, the US/Mexico border, and the Navy shipyards. These advantages make it a highly desirable location for businesses seeking to establish a presence in the San Diego region.

Regional Map



Locator Map





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PROPERTY FEATURES

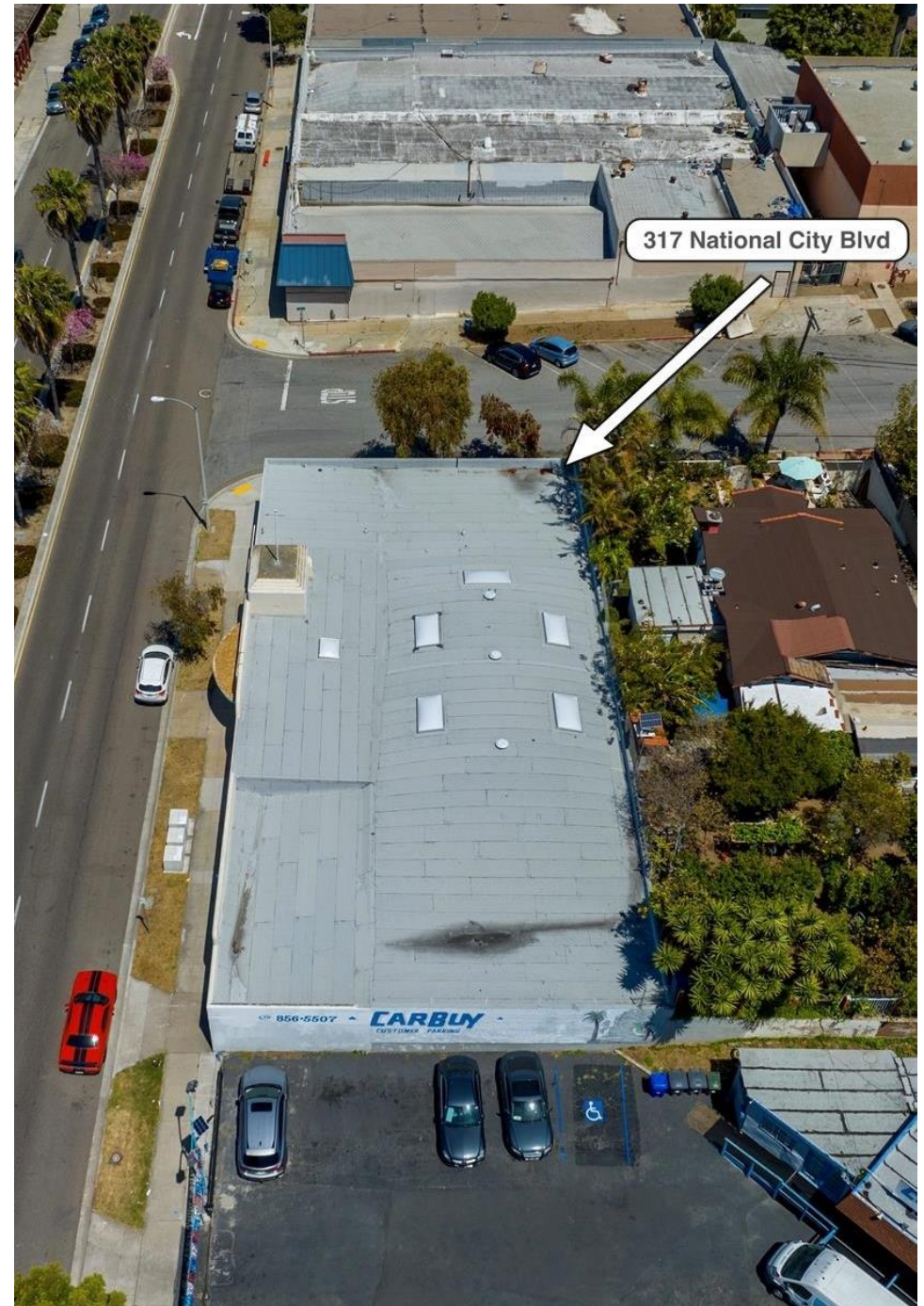
NUMBER OF TENANTS	1
BUILDING SF	7,875
LAND SF	8,222
YEAR BUILT	1930
YEAR RENOVATED	2023
# OF PARCELS	One
TOPOGRAPHY	Level
NUMBER OF STORIES	One
NUMBER OF BUILDINGS	One
NUMBER OF PARKING SPACES	Street
STREET FRONTAGE	130'
CORNER LOCATION	Yes
OCCUPANCY	Available!

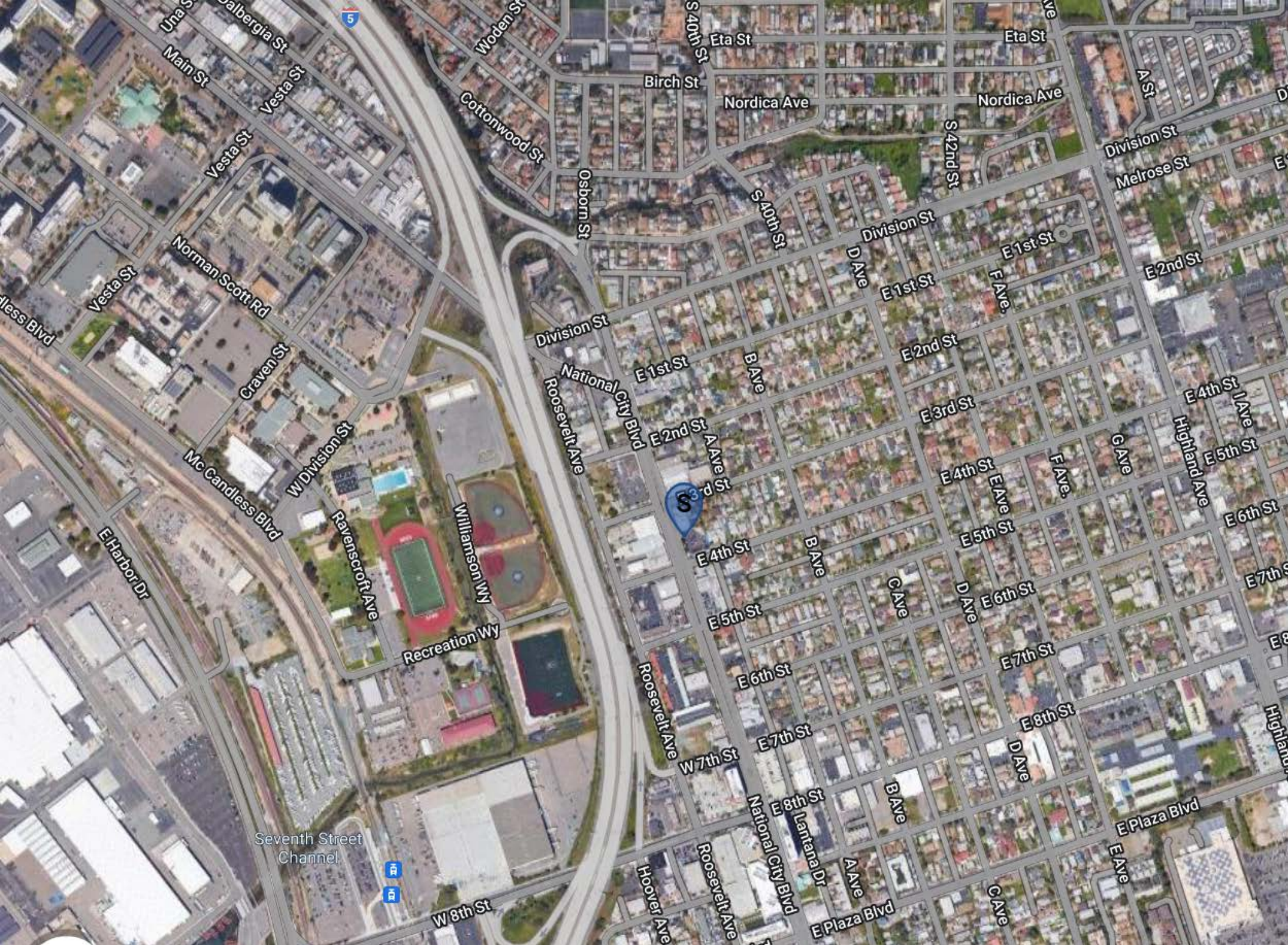
RECENT IMPROVEMENTS

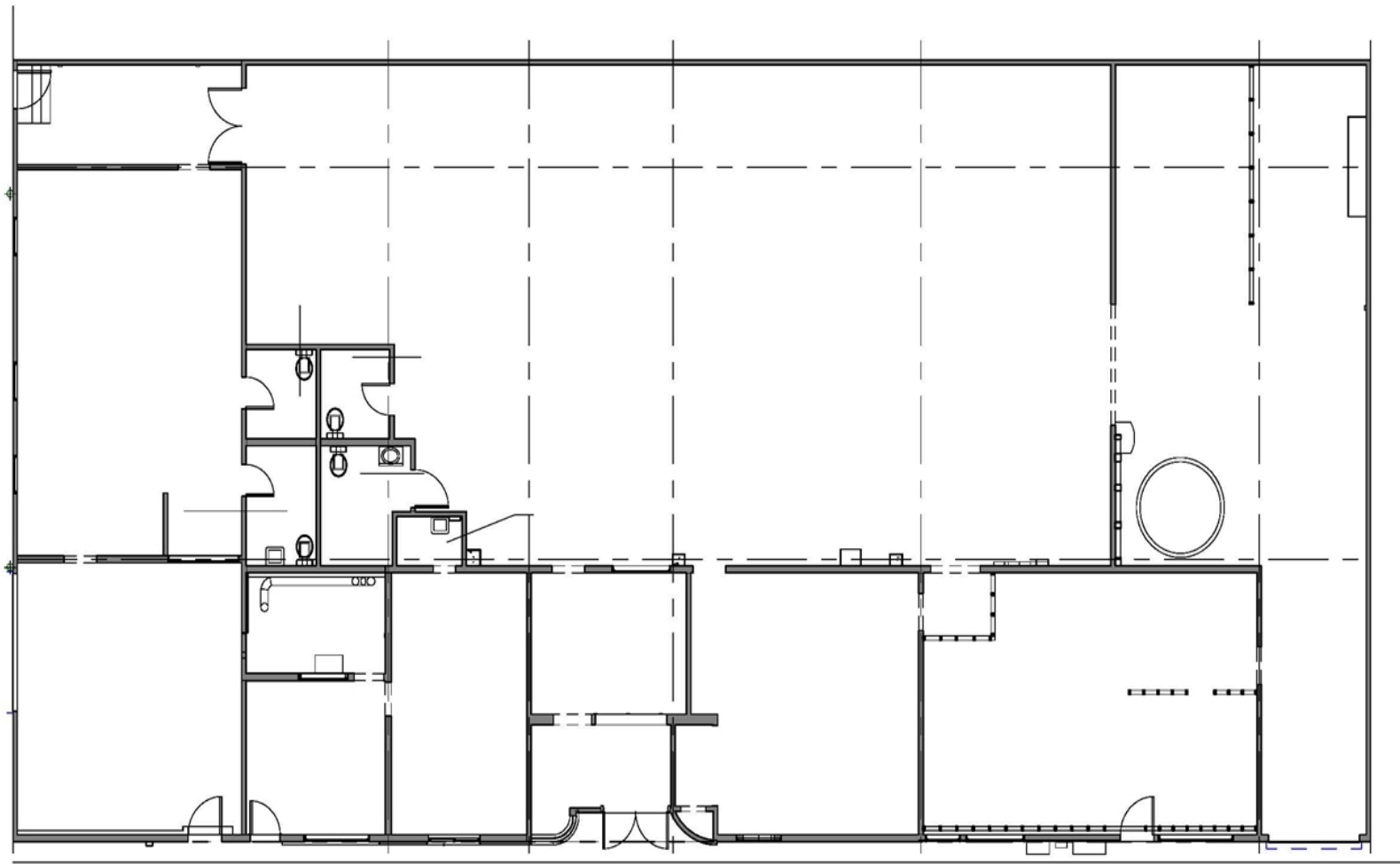
PAINT	Fresh Interior & Exterior
ROOF	New Roof
ELECTRICAL / POWER	New distribution w/ submeters
LIGHTING	New throughout
RESTROOMS	Remodeled

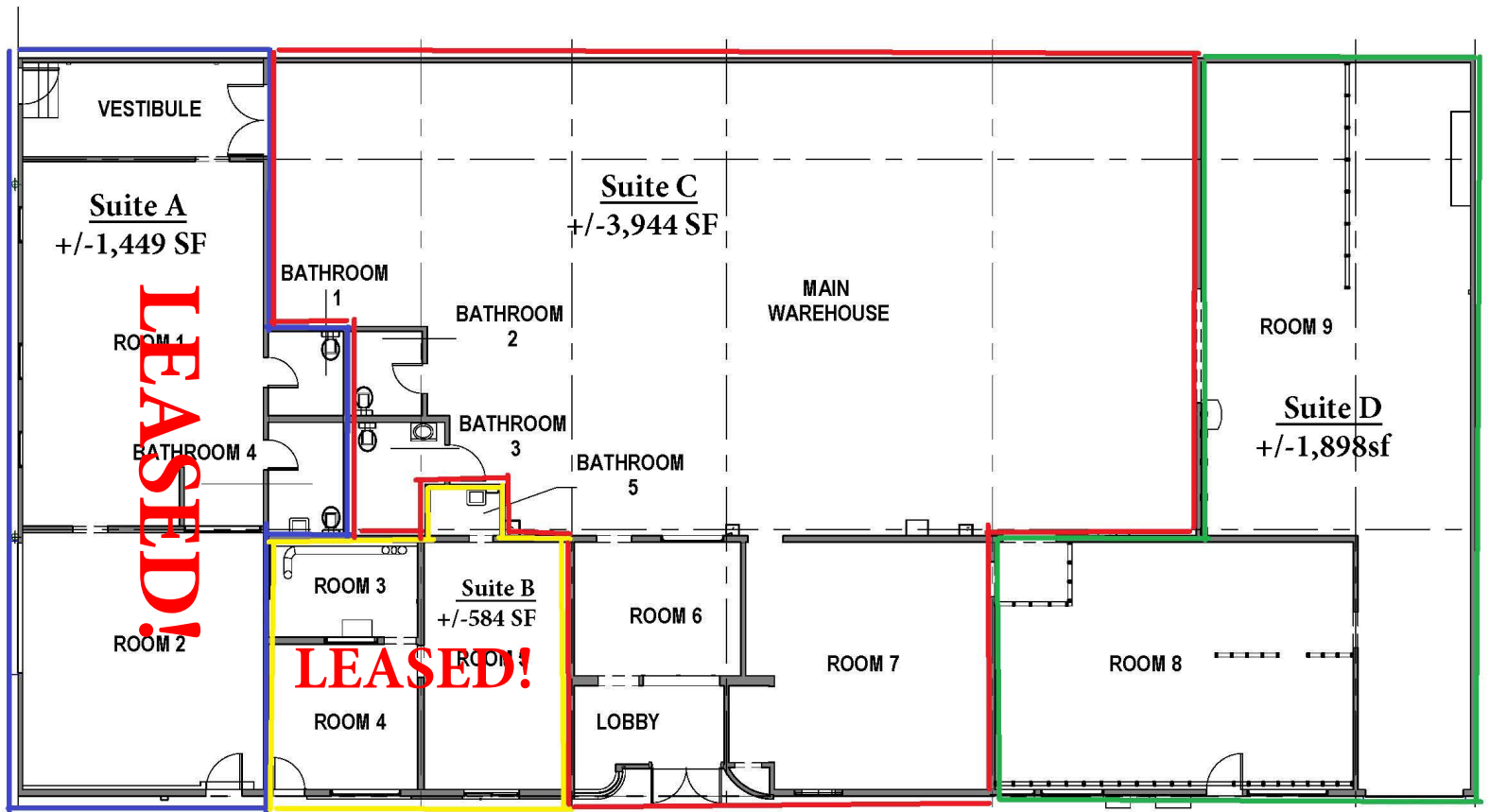
TENANT INFORMATION

LEASE TYPE	NNN
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Suite C - +/- 3,944 square feet

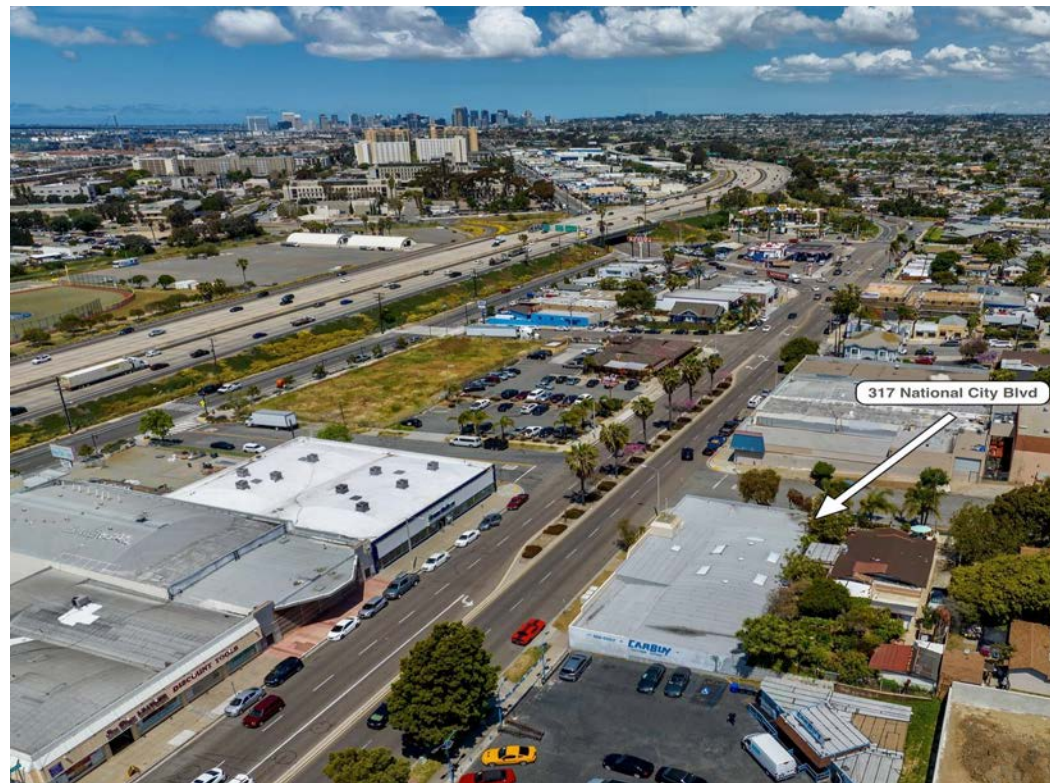
Suite D - +/- 1,898 square feet

Entire Suite - +/- 5,842 square feet

\$1.50/sf, NNN







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