



# Sweetwater Plaza East

APPROX. 54,825 SF NEIGHBORHOOD RETAIL & OFFICE CENTER

1717 - 1747 Sweetwater Road | National City, CA 91950







# Property Overview

The large retail center, Sweetwater Plaza East, is situated in National City providing a variety of goods and services to the local community.

AVAILABILITY	SF
1727 - Suite 201-203	1,791 SF
1737 - Pad for Kiosk	272 SF

- Sweetwater Plaza East is a bustling neighborhood retail center, consisting of four buildings.
- Opportunity to join local and national tenants in the blossoming community of National City.
- Property benefits from high visibility off of Sweetwater Road, with convenient freeway access to I-805 and CA-54.
- The center offers 24/7 on-site maintenance and video surveillance.
- Situated in National City, in close proximity to Chula Vista, and three miles from San Diego Bay.
- Located between many of San Diego's commercial epicenters including two International Ports of Entry (Otay Mesa and San Ysidro), and Chula Vista Bayfront Master Plan.



# Specifications

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## Size / Rentable Building Area

54,825 SF

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## Min. Divisible

272 SF

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## Lease Type

+ Utilities

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## Parking

5/1,000 SF

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## Entry

Four points of entry on Sweetwater Road and Prospect Street.

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## Property Type

Retail Center

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## Max Contiguous

1,791 SF

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## Lease Term

Negotiable

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## Access

Less than one mile from I-805 and CA-54

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## Traffic (ADT)

Sweetwater Rd - 26,212



# Site Plan

BUILDING 1717	SUITE
Armed Forces Recruiting	101
BUILDING 1727 - 1st Floor	
Kyoto Foods	101
Farmers Insurance	102-104
Navy Federal Credit Union	105-107
Shipyards Staffing	108-109
Dentist	110
Insurance	111
Bay Cities Chiropractic	112-113
O'Leisure Nail Salon	114
Raspados Michuacan	115
All State Insurance	116
Physical Therapy	117
BUILDING 1727 - 2nd Floor	
AVAILABLE	201-203
Alingog Dental Inc.	204-207
Interamerican College	208-213
BUILDING 1747	
Salon Centric	101-103
MD Weightloss	104
Pet Store	105
Dunn-Edwards	106-107
Wells Fargo ATM	Kiosk
AVAILABLE - Pad for Kiosk	Kiosk



# Location Features

## SUBMARKET

National City boasts one of the healthiest business climates in Southern California, due to various businesses from all industries and sectors calling it home. Business types range from small family-owned operations to multi-million dollar corporations.

## HIGH VISIBILITY

Prominent street frontage and visibility from CA-54.

## FREEWAY

Less than one mile to/from I-805, and CA-54 with easy access to I-5 (via CA-54 West).

## PROXIMITY

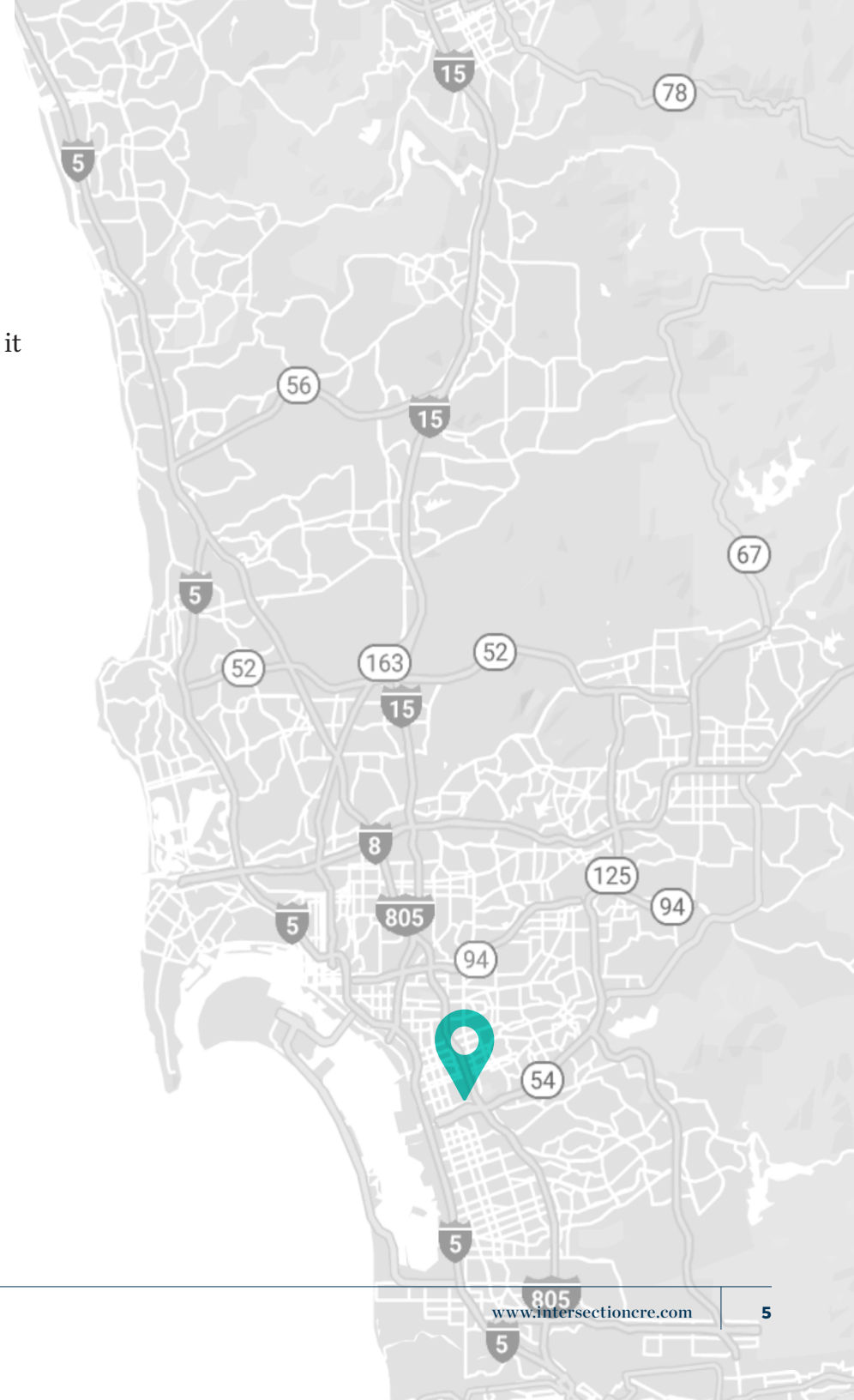
Otay Mesa Port of Entry (14-miles)

San Ysidro Port of Entry (10-miles)

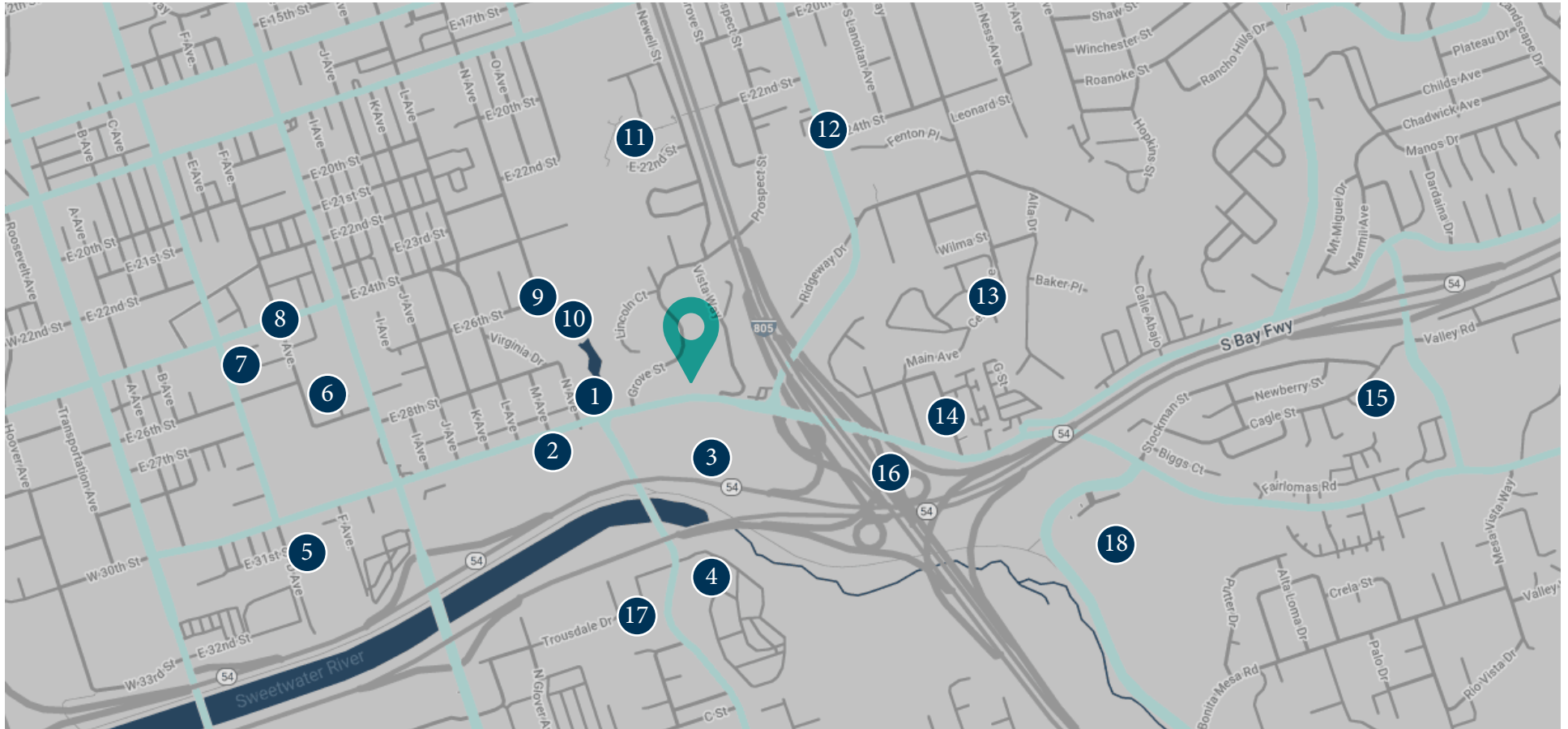
Coronado Bridge (9-miles)

Downtown San Diego (8-miles)

San Diego International Airport (11-miles)



# Location Details



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|---------------------------------|---|------------------------------|--|
| 1. National City Golf Course    | 7. Olivewood Elementary                   | 12. National City Fire Dept. | 18. Westfield Plaza Bonita<br>Macys's, Nordstrom Rack, Target,<br>JCPenney Home, Express, Cotton<br>On, Jared, Kay Jewelers, LensCrafters,<br>Lane Bryant, Shoe Palace, Victoria's<br>Secret, AT&T, Applebee's |
| 2. Food 4 Less                  | 8. Social Security Administration         | 13. La Vista Memorial Park   |  |
| 3. LA Fitness                   | 9. Olivewood Gardens                      | 14. Super 8 by Wyndam        |  |
| 4. KOA Resort                   | 10. International Community<br>Foundation | 15. Sweetwater Heights Park  |  |
| 5. National City Swap Meet      | 11. Camacho Recreation Center             | 16. Park and Ride            |  |
| 6. Sweetwater Union High School |   | 17. Chula Vista DMV          |  |

# Demographics

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## Number of Employes (1 mile)

6,451

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## Number of Businesses (1 mile)

810

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## 2023 Total Population (1 mile)

21,522

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## Average Household Income (1 mile)

\$75,123

POPULATION	1 MILE	3 MILE	5 MILE
2023 Total Population	21,522	197,119	450,258
2028 Projected Population	20,804	192,831	440,830

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2023 Total Households	6,401	56,173	129,240
2028 Projected Households	6,179	56,328	127,550

INCOME	1 MILE	3 MILE	5 MILE
2023 Average Household Income	\$75,123	\$80,677	\$87,437
2023 Median Household Income	\$55,702	\$61,504	\$67,236



# Get in Touch.



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## Disclosure

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