

# 1533 WILSON AVE

1533 Wilson Ave | National City, CA  
FOR LEASE

## +/- 6,786 SQUARE FEET PLUS YARD!

\$1.60/SF Gross + Utilities



# THE SPACE

Location	1533 Wilson Ave National City, CA 91950
Square Feet	6,786
Rent Per SF (Monthly)	\$1.60
Lease Type	Gross
Floor	1st & 2nd

**Notes** Warehouse, office, restrooms, shower, kitchen, yard!

## HIGHLIGHTS

- FENCED YARD!
- Close to Ship Yard!
- Easy access to I-5!
- 3 grade-level roll ups!
- Warehouse and Office!
- Shower!
- Freestanding Building!
- Approx. 6,786 square feet!
- \$1.60/SF Industrial Gross!



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
20,110	169,016	429,060

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$76,004	\$89,826	\$110,768

### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
5,641	50,356	147,992



## PROPERTY FEATURES

NUMBER OF UNITS	1
BUILDING SF	6,886
LAND SF	11,900
LAND ACRES	.27
YEAR BUILT	1991
BUILDING CLASS	C
LOCATION CLASS	A
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	Ample
GRADE LEVEL DOORS	3
FENCED YARD	YES
OFFICE SF	1700

## MECHANICAL

HVAC	Yes
ELECTRICAL / POWER	Ample
LIGHTING	Yes

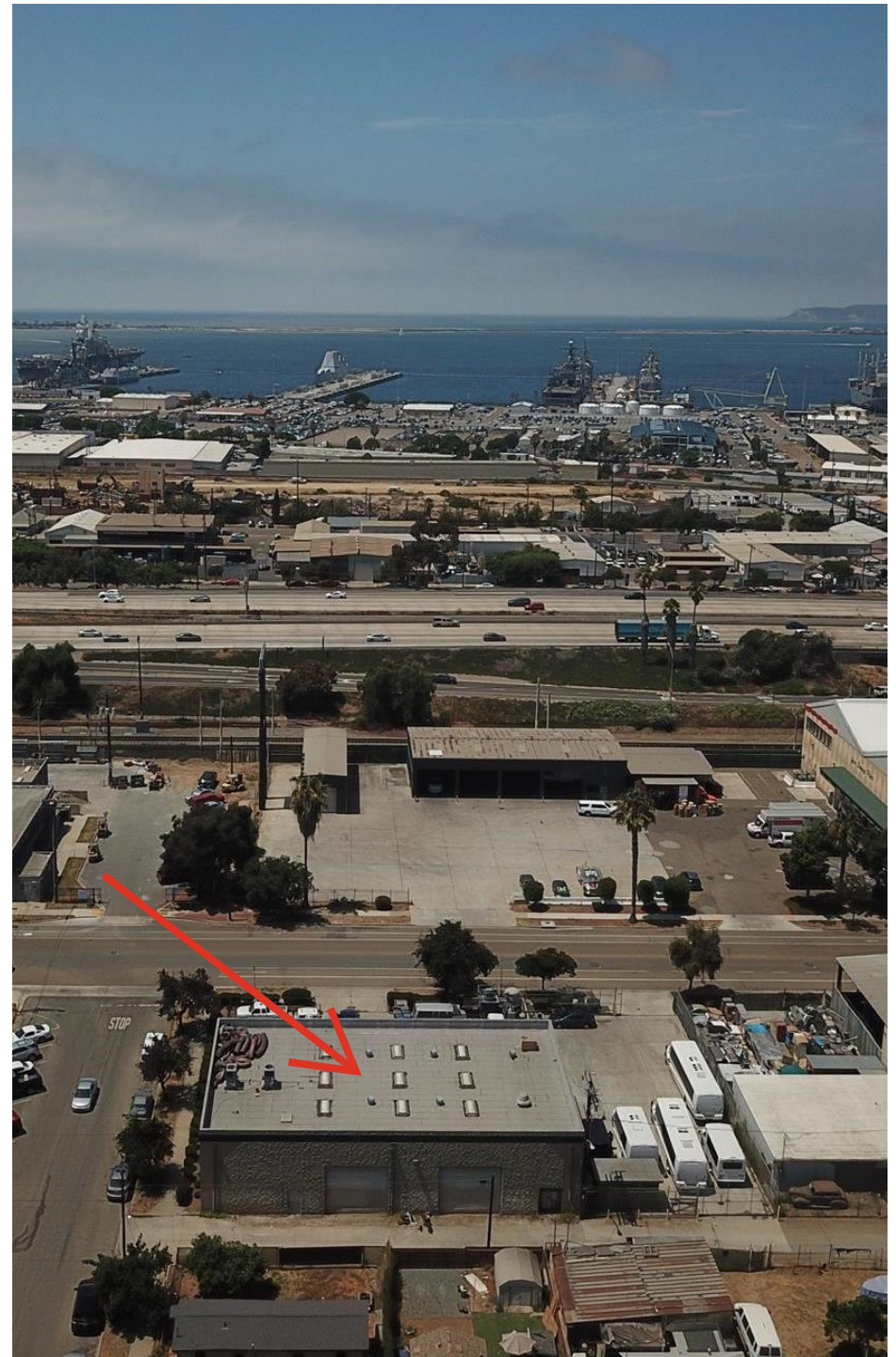
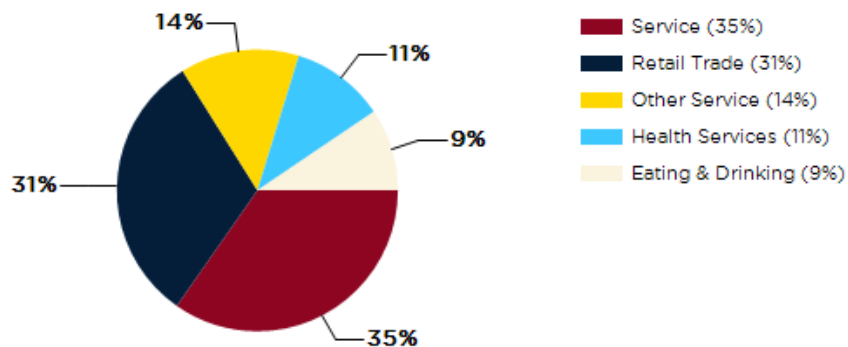
## TENANT INFORMATION

LEASE TYPE	Industrial Gross
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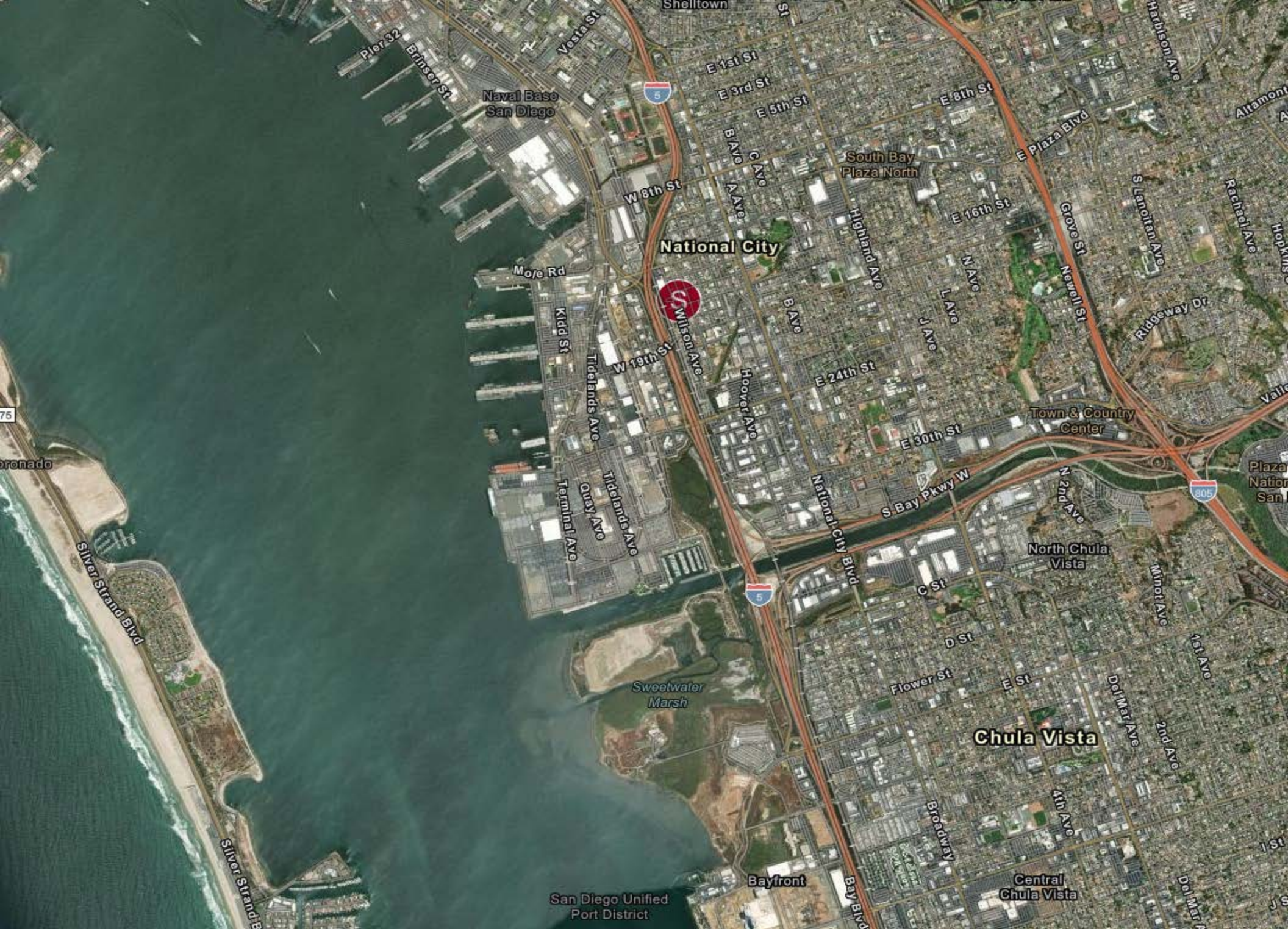


- National City is located in San Diego County, California, and is known for its diverse community and rich history. The city offers a variety of amenities such as shopping centers, restaurants, and parks.
- The property is situated in a prime industrial area, close to major highways including Interstate 5 and Interstate 805, providing convenient access for transportation and logistics. Also within close proximity to the Navy Ship Yards making it easy access for any Navy contractor!
- National City is in close proximity to San Diego Bay, offering scenic views and recreational activities for residents and visitors alike.
- The neighborhood surrounding the property is a mix of industrial and residential areas, providing a balance of work and living spaces for employees and residents.
- The property is located near various businesses and industries, including manufacturing, distribution, and retail, making it a strategic location for companies looking to establish or expand their operations.

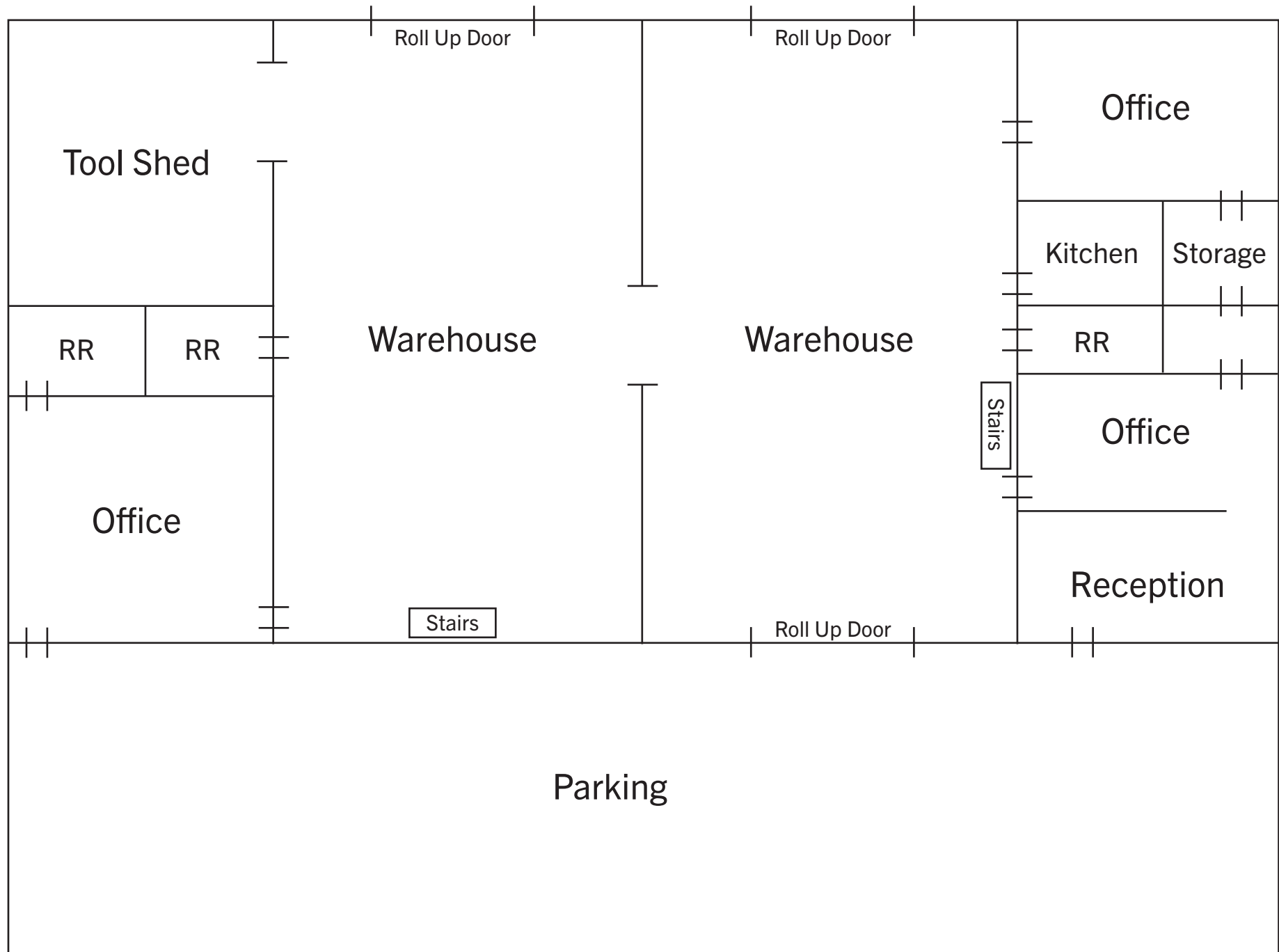
### Major Industries by Employee Count



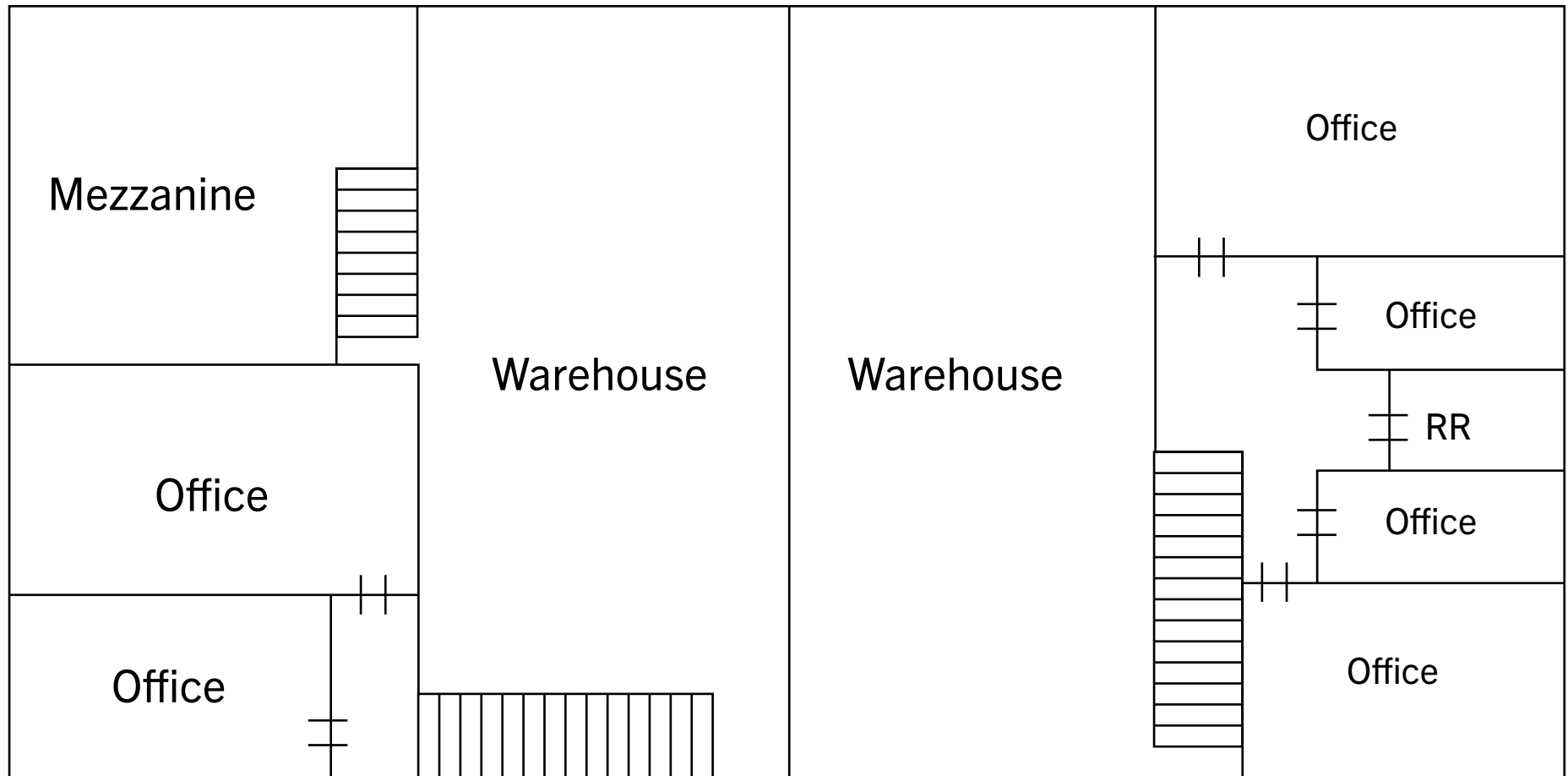








\*Illustrative only. Not to scale. Not exact.



**Second Floor**

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