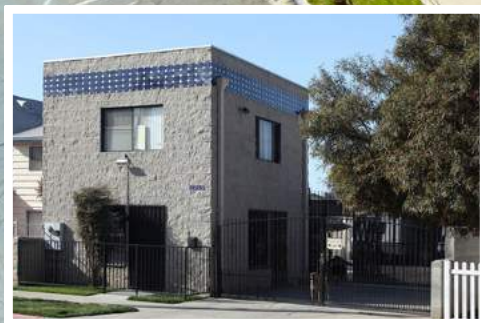


EXCLUSIVE OFFERING!

1212 COOLIDGE AVE

NATIONAL CITY, CA 91950



FOR SALE
SUBMIT ALL OFFERS!

BRET MORRISS

619-870-8665

bret.morriss@cast-cap.com

License #02037074

BUSTER HOY

619-952-7107

buster.hoy@cast-cap.com

License #02123670

CAST
CAPITAL PARTNERS

EXECUTIVE SUMMARY

CAST Capital Partners is proud to offer 1212 Coolidge Avenue, a versatile commercial property located in the heart of National City, CA. This property includes a freestanding ± 850 SF office building and ± 850 SF of covered outdoor storage, situated on a $\pm 4,000$ SF (0.09 AC) lot with double-gated parking, offering rare outdoor yard space and excellent usability of the property.

Positioned just off the I-5 Freeway, the property provides outstanding accessibility and visibility, making it an ideal opportunity for owner-users, contractors, service businesses, or investors seeking a well-located asset in a rapidly growing commercial corridor.

With flexible zoning and a compact yet efficient footprint, 1212 Coolidge Avenue presents an ideal mix of location, functionality, and future upside.





PROPERTY

PROPERTY HIGHLIGHTS



SUBMIT ALL OFFERS

SALE PRICE



APN: 559-033-13-00

PARCEL 1



15' FT

COVERED STORAGE CLEAR HEIGHT



Covered Parking/Storage, Private Office, Reception Desk/Area

FEATURES



MCR-2 MULTI-USE COMMERCIAL-RESIDENTIAL (48 DU/AC MAX)

ZONED



±850 SF

OFFICE BUILDING

±850 SF

COVERED OUTDOOR STORAGE



±4,000 SF (0.09 AC)

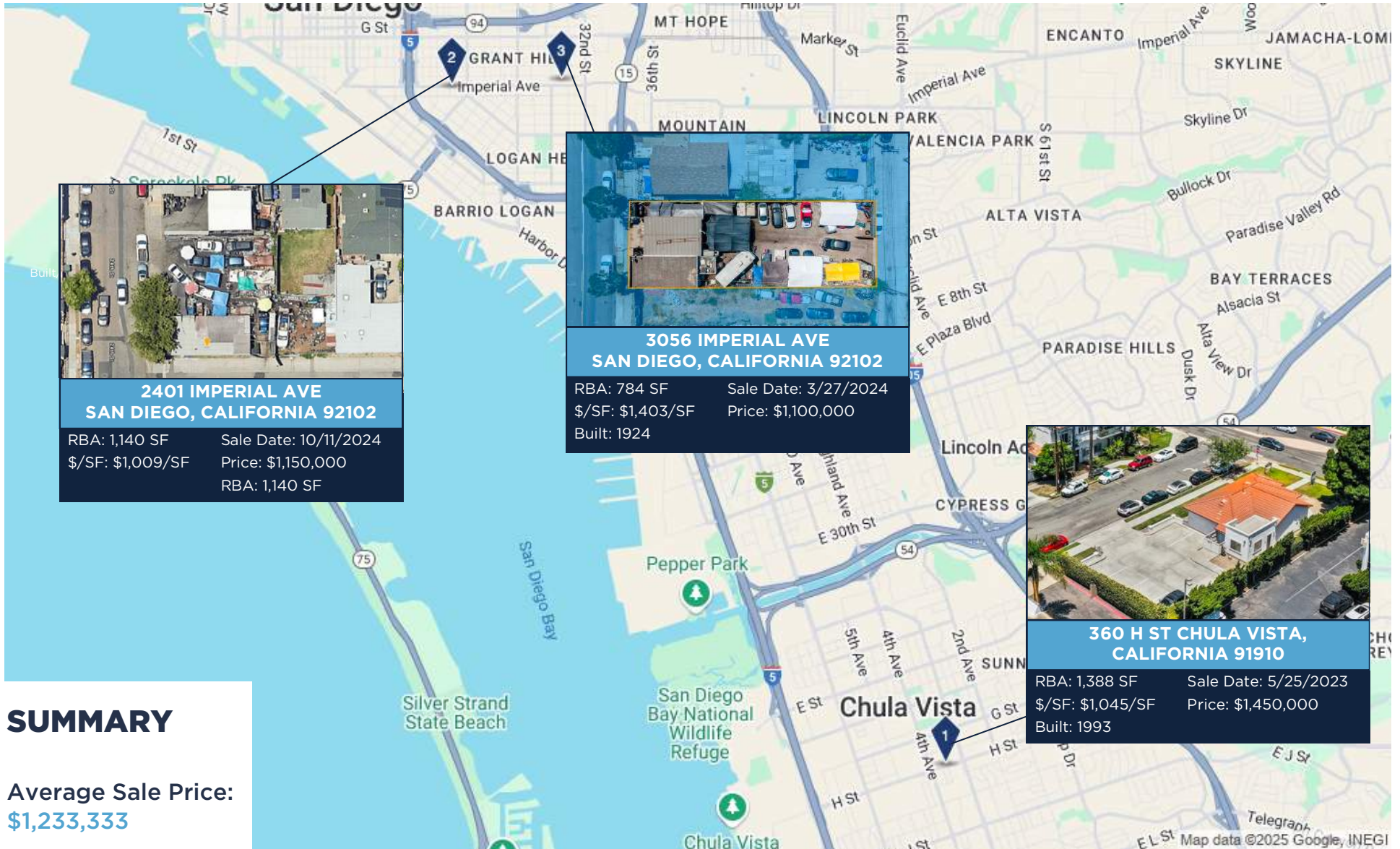
LOT SIZE



4 Parking Spaces, Fenced In Secured Yard

EXTERIOR

SOLD COMPARABLES



**2401 IMPERIAL AVE
SAN DIEGO, CALIFORNIA 92102**

RBA: 1,140 SF Sale Date: 10/11/2024
 \$/SF: \$1,009/SF Price: \$1,150,000
 RBA: 1,140 SF



**3056 IMPERIAL AVE
SAN DIEGO, CALIFORNIA 92102**

RBA: 784 SF Sale Date: 3/27/2024
 \$/SF: \$1,403/SF Price: \$1,100,000
 Built: 1924



**360 H ST CHULA VISTA,
CALIFORNIA 91910**

RBA: 1,388 SF Sale Date: 5/25/2023
 \$/SF: \$1,045/SF Price: \$1,450,000
 Built: 1993

SUMMARY

Average Sale Price:
\$1,233,333

OWN VS LEASE ANALYSIS

CAST CAPITAL PARTNERS

OWN VS. LEASE FINANCIAL ANALYSIS

OWN				LEASE			
Purchase Assumptions				Lease Assumptions			
Size (Square Feet)			1,700 SF	Size (Square Feet)			1,700 SF
Purchase Price	\$500 PSF	\$	850,000	Lease Rate			\$3.25 PSF/Mo.
Tenant Improvements	TBD	\$	-				
Loan Amount	5.90% Int. Rate	90% LTV	\$ 765,000				
Total Cost		\$	850,000	Monthly Rent			\$5,525
Start-up Costs				Start-up Costs			
Downpayment	10%	\$	85,000	Prepaid Rent/Security Deposit		\$	11,050
Closing Costs (Environmental, Appraisal, Escrow)		\$	8,000	Improvements		\$	-
Total Cost (out of pocket)		\$	93,000	Total Cost (out of pocket)		\$	11,050
Monthly Costs				Monthly Costs			
	PSF/Mo.		\$ Amount/Mo.		PSF/Mo.		\$ Amount/Mo.
Mortgage Payment	\$ (2.87)	\$	(4,882)	Lease Rate	\$ (3.25)	\$	(5,525)
Operating Expenses/CAM's/HOA	\$ (0.45)	\$	(765)	Operating Expenses/CAM's	\$ (0.20)	\$	(340)
Property Taxes	\$ (0.50)	\$	(850)	Property Taxes	\$ -	\$	-
Amortized TI Payment	\$ -	\$	-	Amortized TI Payment	\$ -	\$	-
Insurance	\$ (0.07)	\$	(119)	Insurance	\$ -	\$	-
Utilities	\$ (0.20)	\$	(340)	Utilities	\$ (0.20)	\$	(340)
Total Monthly Costs	\$ (4.09)	\$	(6,956)	Total Monthly Costs	\$ (3.65)	\$	(6,205)
Ownership Benefits (Estimated Yr. 1)				Lease Benefits (Estimated Yr. 1)			
	PSF/Mo.		\$ Amount/Mo.		PSF/Mo.		\$ Amount/Mo.
Monthly Debt Repayment (principal - 15 yr avg)	\$ 0.09	\$	1,796	+Income Taxes Benefit	\$ 1.35	\$	2,296
Monthly Expense Tax Writeoff Benefit	\$ 0.04	\$	767	+Improvements Depreciation Tax	\$ -	\$	-
Monthly Depreciation Tax Benefit	37% \$ 0.03	\$	538				
Monthly Interest Tax Benefit (15 yr avg)	\$ 0.06	\$	1,142				
Cost After Tax and Principal Paydown	\$ (1.60)	\$	(2,713)	After Tax Cost	\$ (2.30)	\$	(3,909)
Other Benefits				Other Benefits			
Avg. Monthly Appreciation Over 15-Years	3.00%	\$	2,673				
Other Rental Income		\$	-				
Effective Monthly Gain / (Cost)	\$ (0.02)	\$	(41)	Effective Monthly Gain / (Cost)	\$ (2.30)	\$	(3,909)

Additional Benefits of Ownership	
Average Annual Effective Cost Savings	\$46,423
Average Annual Principal Paydown	\$21,550
Annual Wealth Creation	\$67,972
15 Year Wealth Creation	\$1,019,584

*Financial Information Disclaimer: Buyer responsible for independently verifying the information in the Memorandum. Any reliance on it is solely at your own risk.

KEY INFORMATION

FOR INVESTORS / BUSINESS OWNERS

If you are considering this property, here's how future use may align with current zoning regulations.

FOR INVESTORS & BUSINESS OWNERS

Zoning Context

1212 Coolidge Avenue is located in a mixed-use commercial area designed to support walkable, pedestrian-oriented development with integrated residential and commercial uses. The specific zoning classification "MCR-2" in National City reflects the city's goals for transit-oriented, livable spaces.

Permitted Uses May Include:

- Light Industrial
- Contractor
- Creative office or live/work use
- Medical, dental, or professional services
- Boutique retail or wellness services
- Food and beverage (no alcohol or drive-thru without additional permits)
- Health-related uses such as physical therapy, acupuncture, or salons

Prohibited Uses:

- Automotive repair, auto sales, or storage
- Body shops, salvage operations, or similar industrial uses
- Manufacturing or warehousing involving heavy equipment or hazardous materials

Planning Priorities in National City:

- Encourage neighborhood-serving businesses and compact development
- Promote walkability and reduce reliance on auto-centric uses
- Align new businesses with the city's long-term economic and mobility goals

For specific permitted uses and development standards, refer to the City of National City's zoning code or contact city staff directly for project-specific guidance.



ZONED: MCR-2 MULTI-USE COMMERCIAL-RESIDENTIAL (48 DU/AC MAX)

PERMITS & APPLICATION

If your proposed business requires any of the following, applications are available through the City's Planning Department.

MINOR USE PERMIT (MUP) or CONDITIONAL USE PERMIT (CUP)

- May be required for select commercial uses such as restaurants or retail with alcohol sales.

PLANNED DEVELOPMENT PERMIT (PDP)

- Required for major redevelopment or significant site improvements.

BUILDING PERMIT

- Required for any interior or exterior tenant improvements.

IMPORTANT ZONING NOTE:

Automotive-related businesses and heavy industrial uses are not permitted at this property. The City of National City is actively working to transition away from these uses in mixed-use commercial zones.

NEXT STEPS

If your intended use fits within the allowable categories, you may proceed without additional permits. For other uses, early coordination with the Planning Department is highly recommended to evaluate entitlements and compliance.



CONTACT FOR INQUIRIES:

PEDRO GARCIA

**Economic Development Manager
City Manager's Office**

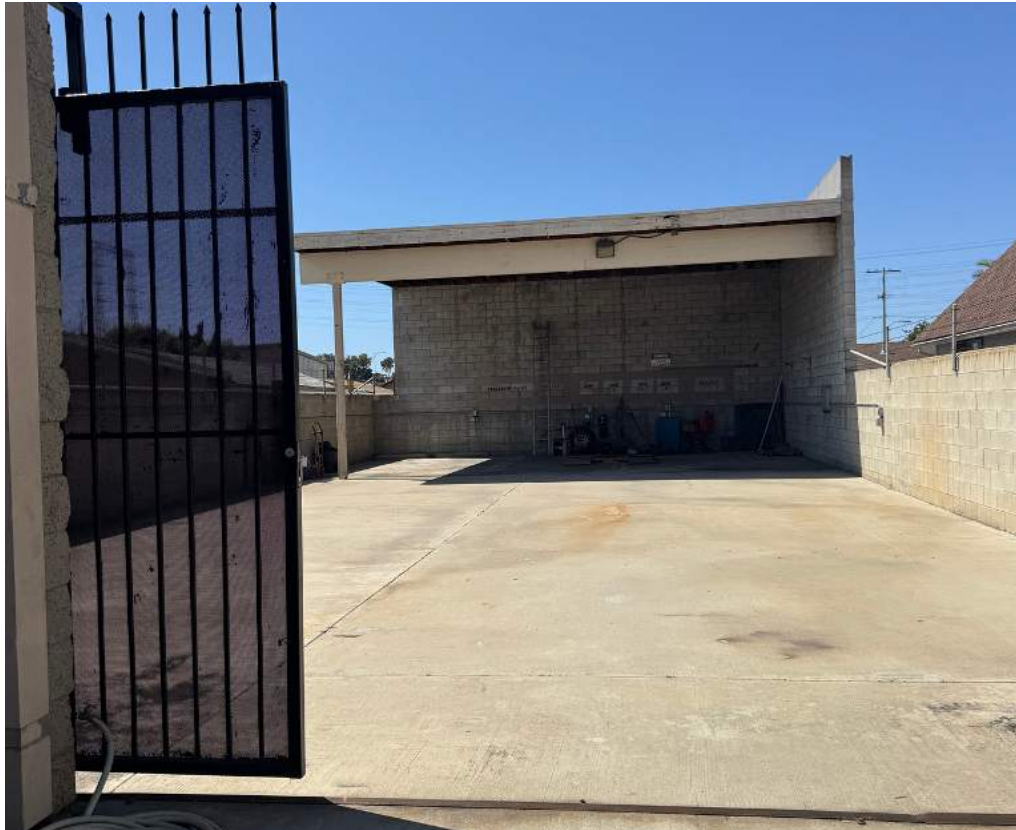
Email: pgarcia@nationalcityca.gov

Phone: (619) 336-6133

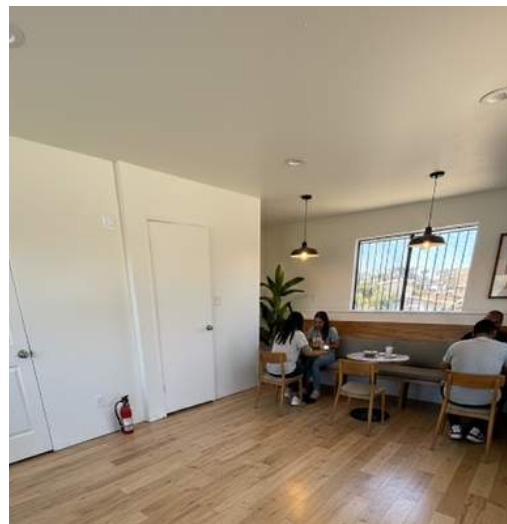
1243 National City Blvd, National City, CA 91950

City Hall Hours: Monday to Thursday,
7:00am - 6:00pm (Closed Fridays)

AS IS



RENDERING



I-5 FREEWAY

HOOVER AVE

GOOLIDGE AVE

HARDING AVE

CIVIC CENTER DR.

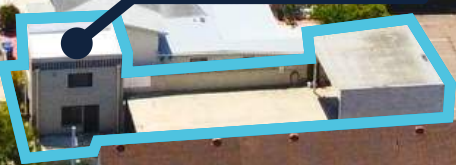
CIVIC CENTER DR.

PROPERTY

GOOLIDGE AVE

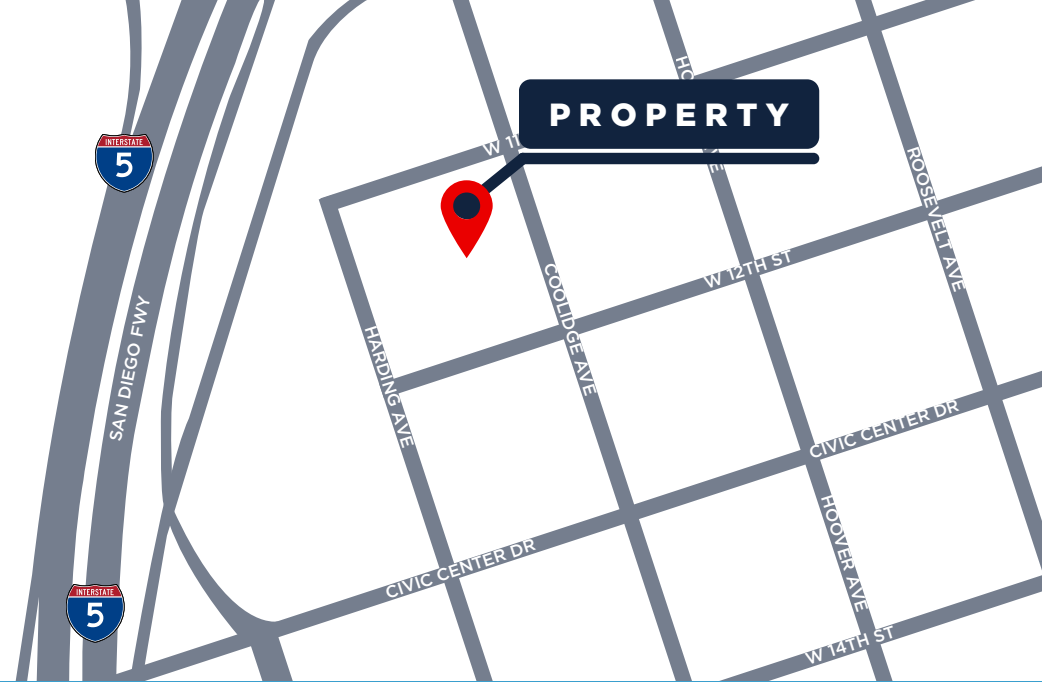
W 12TH ST

W 12TH ST



LOCATION

- High visibility corner property near I-5 and SR-54
- Easy access to Downtown San Diego and Mexico border
- Prominent signage opportunity
- Close to National City's 8th Street Trolley Station



TRAFFIC STREET	CROSS STREET	VOLUME	DISTANCE
Highland Ave	8th St	28,400	0.10 mi
National City Blvd	E 9th St	23,100	0.25 mi
Plaza Blvd	Euclid Ave	27,600	0.30 mi
8th St	Palm Ave	21,750	0.18 mi
D Ave	Roosevelt Ave	19,980	0.22 mi

DEMOGRAPHICS	1 MILE	3 MILE
Population	29,780	210,965
Households	9,340	67,580
Median HH Income	\$56,700	\$61,245
Daytime Employees	7,490	53,210



NATIONAL CITY AND SURROUNDING MARKETS

CENTRALLY LOCATED WITH EASY ACCESS TO MAJOR TRANSPORTATION CORRIDORS

National City offers a strategic location just minutes from Downtown San Diego, the U.S.-Mexico border, and major freeways including I-5, I-15, SR-54, and SR-94. Known for its long-standing commercial roots and business-friendly environment, National City continues to attract industrial, retail, and service-based businesses looking to benefit from its proximity to the Port of San Diego and Naval Base San Diego. This dense, urban community supports a strong labor pool, walkable neighborhoods, and direct access to public transportation.

NATIONAL CITY NEIGHBORHOOD QUICK FACTS



260K
POPULATION
WITHIN 3 MILES



52%
RENTER-OCCUPIED
HOUSING UNITS
WITHIN 1 MILES



\$640K
MEDIAN HOUSING
UNIT VALUE
WITHIN 5 MILES



11,500
HOUSEHOLDS
WITHIN 5 MILES



\$62K
MEDIAN HOUSEHOLD
INCOME WITHIN
5 MILES



4.3%*
CITY UNEMPLOYMENT
RATE *JULY 2023

NEIGHBORHOOD SHOPPING | PLAZA BONITA MALL

MACY'S | TARGET | AMC | H&M | APPLE STORE (COMING SOON)

1.5 MILES
FROM THE PROPERTY

120+
SHOPS & DINING OPTIONS

NEIGHBORHOOD CONVENIENCES

WITHIN A FIVE TO TEN-MINUTE DRIVE FROM THE PROPERTY



PRIMARY EDUCATION

NATIONAL SCHOOL DISTRICT | SWEETWATER UNION HIGH SCHOOL DISTRICT

Includes: Kimball Elementary, National City Middle, Sweetwater High

100K+
STUDENTS SERVED

45+
SCHOOLS & CENTERS



DEMAND DRIVERS



2.5 MILES
From the property

35K+
Active-duty military and
civilian employees

\$6.1B+
Regional economic impact



5 MILES
From the property

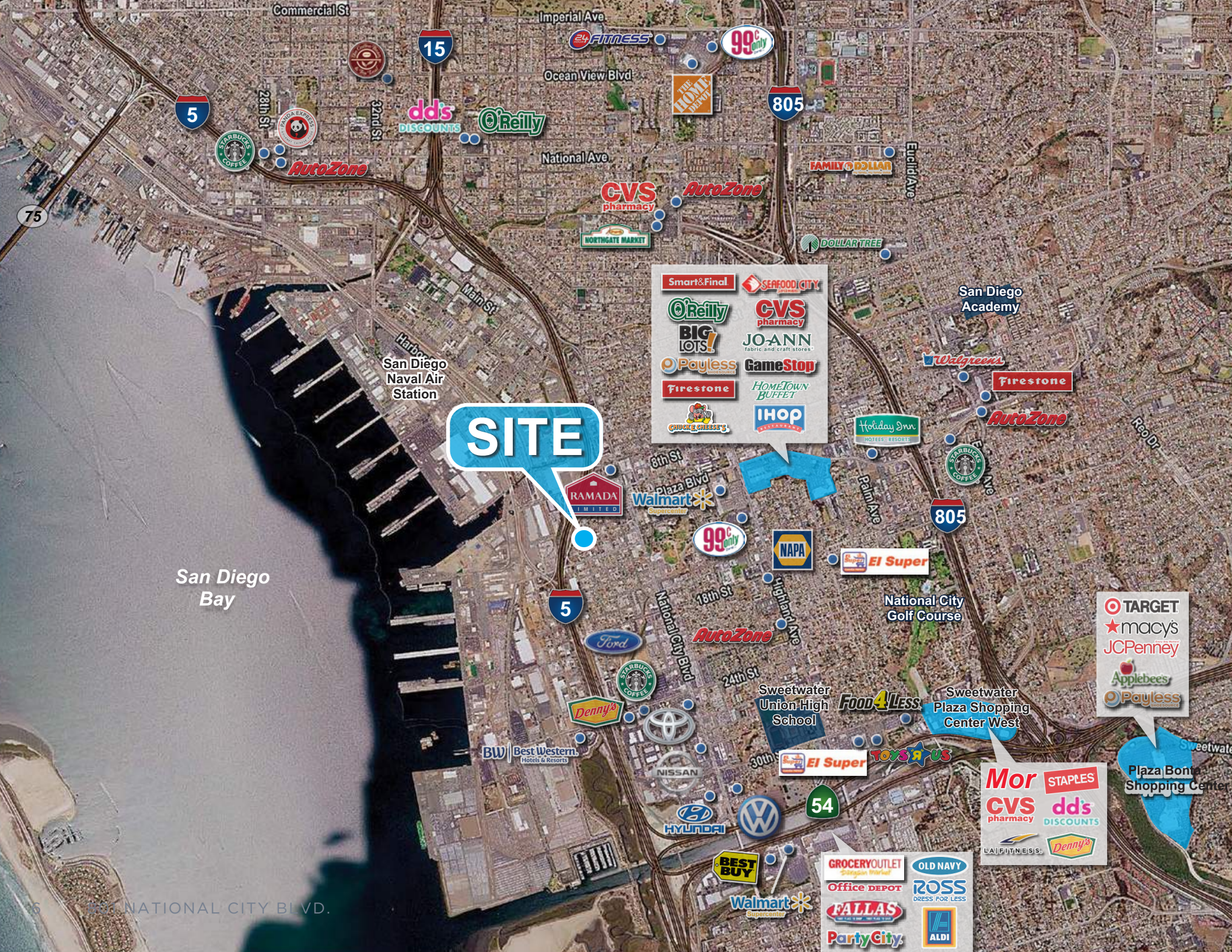
100K+
Workers in government,
tech, tourism, and services



4 MILES
From the property

7K+
Projected jobs

535-ACRE
Development including
resort, convention center,
retail, and public parks



SITE

Smart&Final	SEAFOOD CITY
O'Reilly	CVS pharmacy
BIG LOTS!	JO-ANN fabric and craft stores
Payless	GameStop
Firestone	HOMETOWN BUFFET
CHUCKE CHEESE'S	IHOP RESTAURANT

TARGET
macy's
JCPenney
Applebee's
Payless

Mor	STAPLES
CVS pharmacy	dd's DISCOUNTS
LAI FITNESS	Denny's

GROCERYOUTLET	OLD NAVY
Office DEPOT	ROSS DRESS FOR LESS
PALLAS	ALDI
Party City	

San Diego Bay



1212 COOLIDGE AVENUE

NATIONAL CITY, CA 91950

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