

PRICE REDUCTION

NNN LEASED RETAIL CONDO FOR SALE

801 NATIONAL CITY BLVD, NATIONAL CITY, CA 91950



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CAST
CAPITAL PARTNERS



AVAILABLE CONDOMINIUM SALE

Suite 102-104 4,464 SF

NOTES: 100% NNN Leased Investment Opportunity

- Suite 102-103 | 3,865 SF
The Association For Community Independence
Lease Expiration 1/31/2034
- Suite 104 | 599 SF
Alexa's Insurance, Inc (dba Farmers Insurance)
Lease Expiration 1/31/2029

SALE PRICE ~~\$1,897,200 (\$425/SF)~~
\$1,852,560 (\$415/SF)

CAP RATE = 6.3%

FREEWAY ACCESS

Located directly off I-5 with heavy traffic counts of **208,000 cars per day**

STRONG LOCATION WITH PARKING

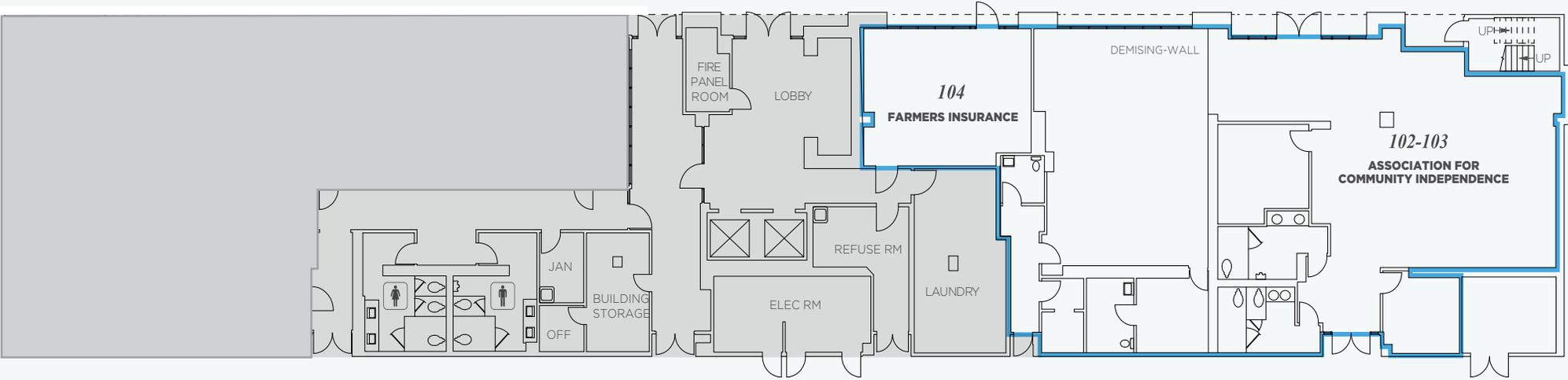
Positioned on the corner of National City Blvd and East 8th Street, the commercial spaces are located on new major arterial streets and have **twenty-seven (27) dedicated parking stalls** in the rear of the project

2026 NUMBERS

	SUITE	STRUCTURE	SQUARE FOOTAGE	LEASE COMMENCEMENT	LEASE EXPIRATION	INCREASES	MONTHLY RENT PSF	MONTHLY RENT	ANNUAL RENT
FARMERS INSURANCE	104	NNN	599 SF	2/1/2024	1/31/2029	3%	\$2.92	\$1,695	\$20,952.30
ASSOCIATION FOR COMMUNITY INDEPENDENCE	102-103	NNN	3,865 SF	11/1/2024	10/31/2034	3%	\$2.06	\$7,961.90	\$95,542.80

AVAILABILITY

NATIONAL CITY BLVD



27 DEDICATED PARKING STALLS IN THE REAR OF THE BUILDING.

□ SUITE 102-104:±4,464 SF

OPERATING NUMBERS

INCOME

Base Rent	\$116,495.10
Expense Reimbursements	\$38,485.47
Effective Gross Income	\$154,980.57
Less: Expenses	(\$38,485.47)
NET OPERATING INCOME	\$116,495.10

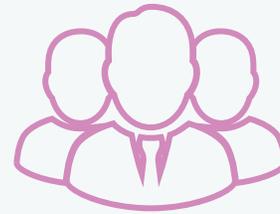
EXPENSES

Real Estate	(\$21,248.64)
HOA Fees	(\$10,284.84)
Insurance	(\$2,000.00)
Utilities	(\$2,000.00)
Water	(\$2,000.00)
Maintenance	(\$309.47)
Management Fees	(\$642.52)
TOTAL EXPENSES	(\$38,485.47)
EXPENSES PSF	\$0.72

TOTAL SF	4,464 SF
PRICE	\$1,897,200.00 \$1,852,560.00
CAP RATE	6.3%



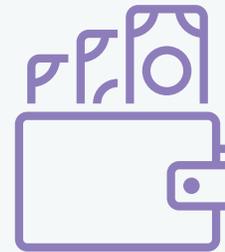
DEMOGRAPHICS



459,758
POPULATION



484,205
DAYTIME
POPULATION



\$98,069
AVERAGE
HH INCOME



34.1 YRS
MEDIAN AGE

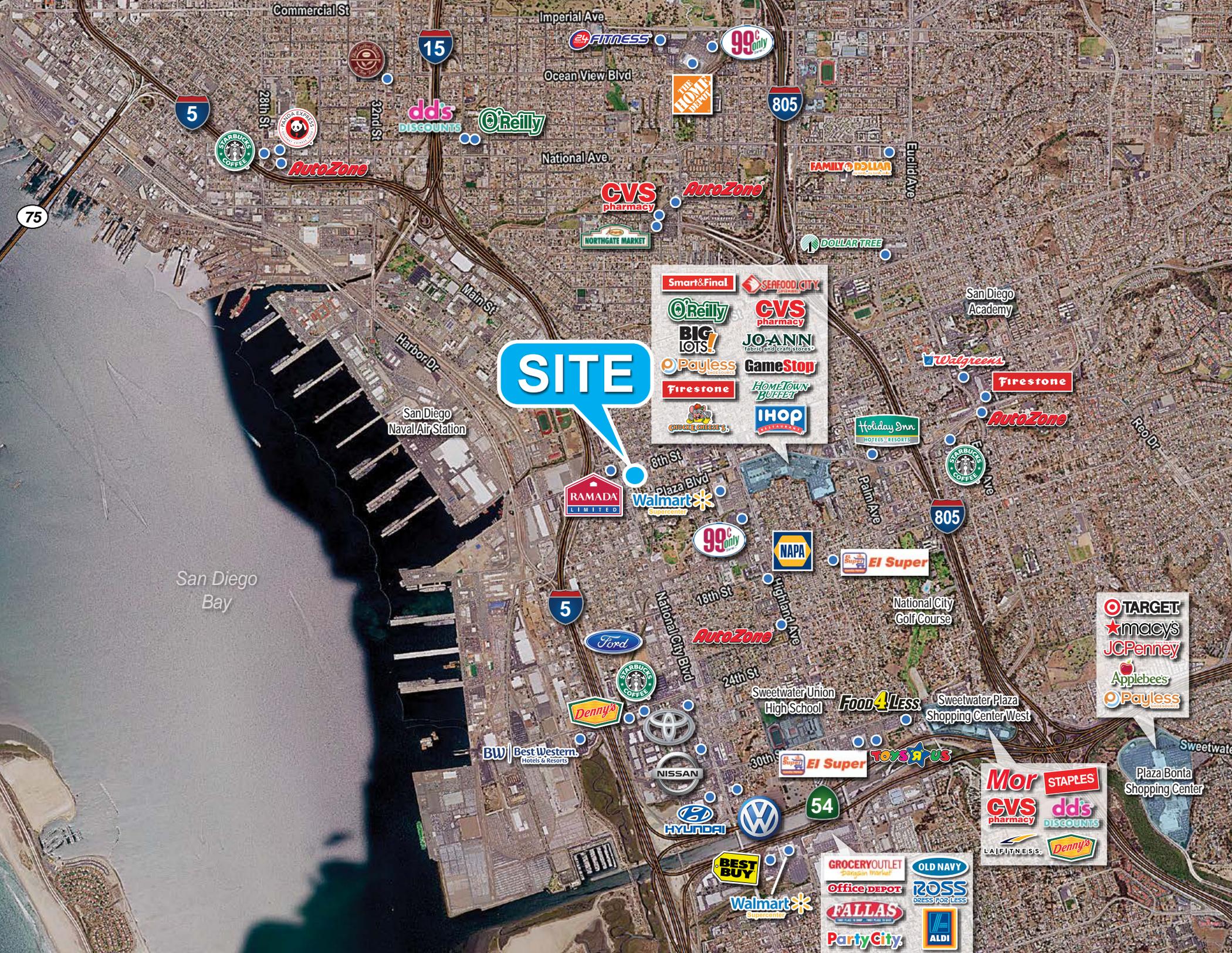


155,326
TOTAL
HOUSEHOLDS



1 MILE
TO THE
PACIFIC OCEAN





SITE

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

TARGET
macy's
JCPenney
Applebee's
Payless

Mor	STAPLES
CVS pharmacy	dds DISCOUNTS
LAIFITNESS	Denny's

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

BEST BUY
Walmart Supercenter

RAMADA LIMITED
Walmart Supercenter

El Super

NAPA

99c only

5

805

54

5

15

5

15

805

75

San Diego Bay

San Diego Naval Air Station

San Diego Academy

National City Golf Course

Sweetwater Union High School

Sweetwater Plaza Shopping Center West

Plaza Bonta Shopping Center

STARBUCKS COFFEE

PANDA EXPRESS

AutoZone

dd's DISCOUNTS

O'Reilly

24 FITNESS

99c only

THE HOME DEPOT

FAMILY DOLLAR

CVS pharmacy

AutoZone

NORTHGATE MARKET

DOLLAR TREE

Smart & Final

SEAFOOD CITY

O'Reilly

CVS pharmacy

BIG LOTS!

JO-ANN fabrics and craft stores

Payless

GameStop

Firestone

HOMETOWN BUFFET

CHUCKY CHEESE'S

IHOP RESTAURANT

Holiday Inn HOTELS + RESORTS

Walgreens

Firestone

AutoZone

RAMADA LIMITED

Walmart Supercenter

99c only

NAPA

El Super

Ford

AutoZone

STARBUCKS COFFEE

Denny's

TOYOTA

18th St

24th St

Sweetwater Union High School

FOOD 4 LESS

Sweetwater Plaza Shopping Center West

BW Best Western Hotels & Resorts

NISSAN

El Super

TOYS R US

HYUNDAI

VW

54

BEST BUY

Walmart Supercenter

GROCERYOUTLET

OLD NAVY

Office DEPOT

ROSS DRESS FOR LESS

PALLAS

ALDI

Party City

Mor

STAPLES

CVS pharmacy

dds DISCOUNTS

LAIFITNESS

Denny's



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