

— FOR LEASE —
INDUSTRIAL WAREHOUSE

2050 WILSON AVENUE, SUITES A & C
NATIONAL CITY, CA 91950



± 2,875 INDUSTRIAL FLEX SPACE AVAILABLE

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**PACIFIC COAST
COMMERCIAL**
SALES - MANAGEMENT - LEASING

PROPERTY HIGHLIGHTS

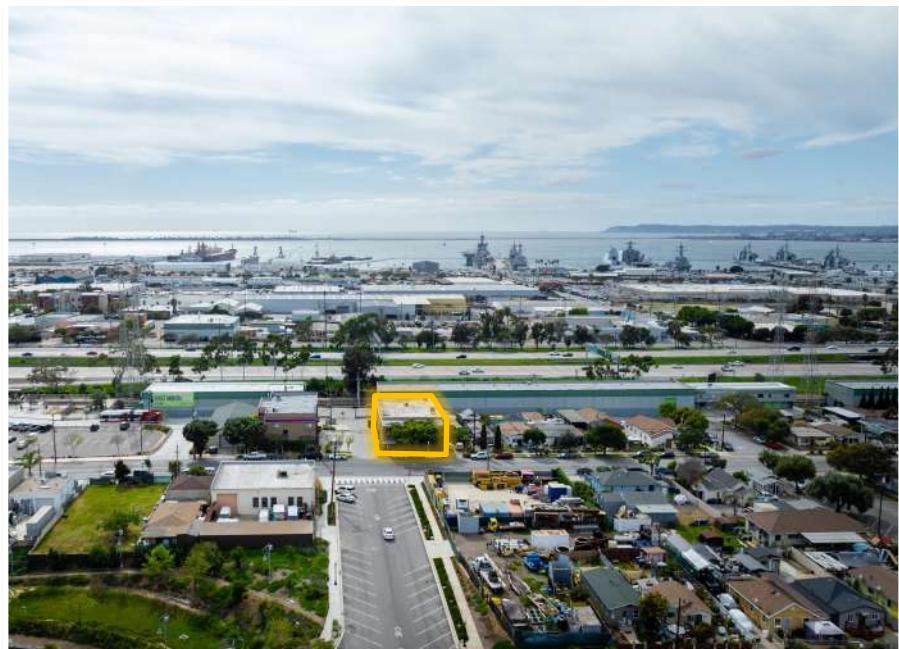
PROPERTY ADDRESS:	2050 Wilson Avenue National City, CA 91950
PROPERTY TYPE:	Industrial Flex
PROPERTY SIZE:	± 5,800 SF
AVAILABLE:	± 2,875 Suites A & C
ZONING:	I-7 (Click to View)
HIGHEST & BEST USES:	Maritime & Defense, or Light Industrial
AREA HIGHLIGHTS:	Close to Downtown, Next to I-5 & Close Proximity to I-54 and I-15 Freeways
PARKING:	6 Surface Spaces
LEASE RATE:	\$1.70 / SF MG



PROPERTY SUMMARY

Pacific Coast Commercial is pleased to present a leasing opportunity in an ideal location for businesses associated with the Maritime and Defense industries with a blend of office and warehouse space. Conveniently located in close proximity to the San Diego Naval Base and Naval Shipyard, this ± 2,875 SF Industrial Flex space offers easy accessibility to I-5 and in close proximity to I-15 and I-54 highways. The ground level (±60% of the space) is 48' x 39' and includes 1 reception, 1 small office, and 1 bathroom, and the second floor, (±40% of the space) has 3 offices and 1 bathroom.

For more information or to schedule a viewing, please contact Pacific Coast Commercial.

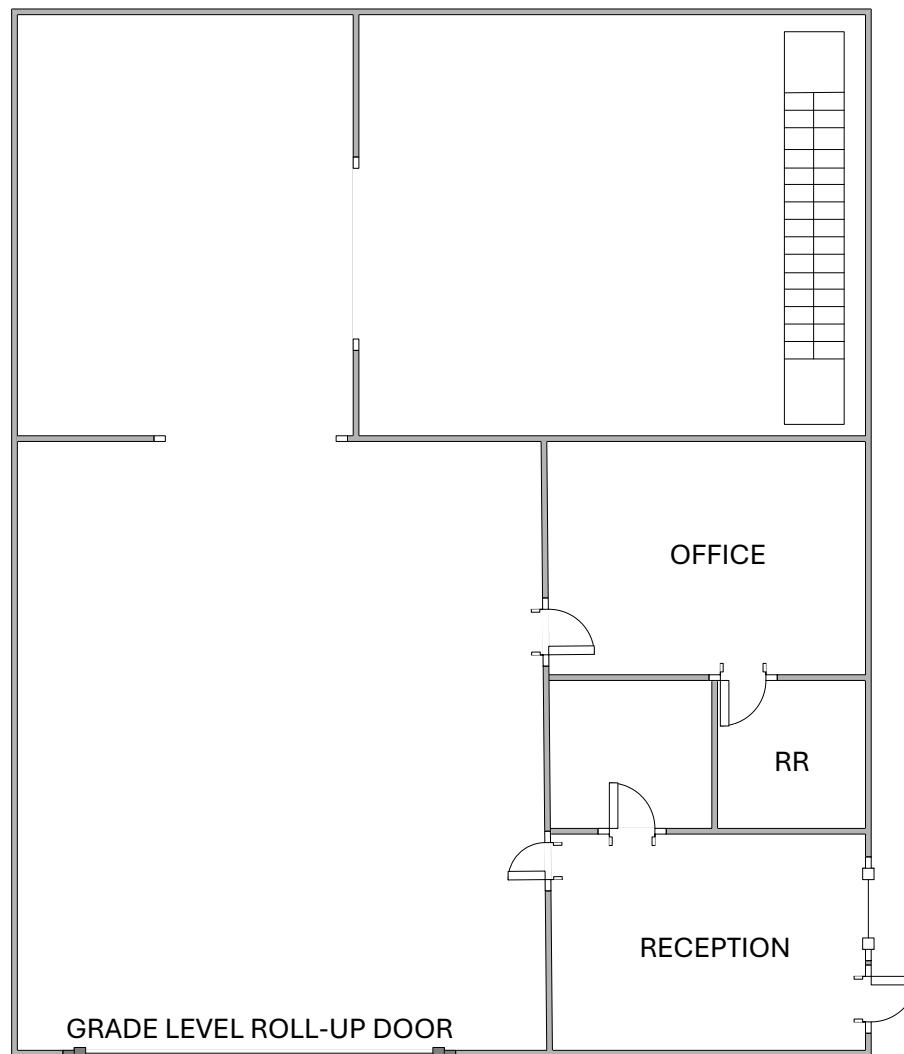
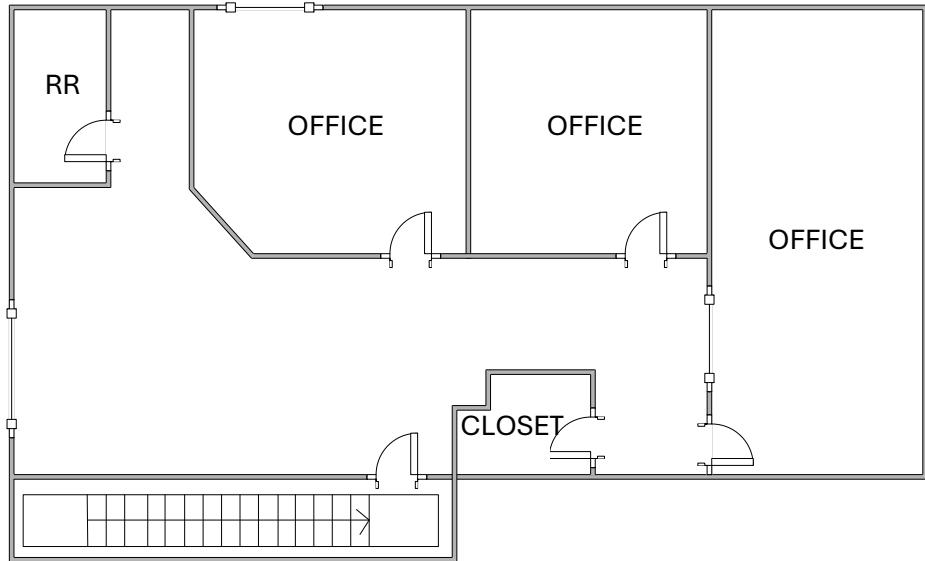


SPACE FEATURES

DOWNSTAIRS

AVAILABLE:	± 2,875 Suites A & C
FEATURES:	Climate-Controlled 16' W x 12' H - Grade Level (GL) Roll-Up Door Freeway Access to I-5, I-15 and Hwy 54 In Close Proximity to Downtown San Diego and San Diego International Airport Three Points of Ingress/Egress: Convenient Access for Customers & Staff
LEASE RATE:	\$1.70 / SF MG

UPSTAIRS



For more information or to schedule a viewing, please contact Pacific Coast Commercial.

DEMOGRAPHICS

	2 mile	5 mile	10 mile
POPULATION			
Total Population (2024)	70,650	420,349	1,312,836
Total Population (2029)	70,083	417,848	1,304,889
Median Age	33.1	36.9	36.8
Avg Household Income	\$67,788	\$92,384	\$103,868
Total Businesses	3,089	21,057	70,837
Total Employees	69,621	218,160	596,828
Consumer Spending	\$551 M+	\$4.4 B+	\$15.9 B+
HOUSEHOLDS			
Owner Occupied	4,934	54,570	199,667
Renter Occupied	15,037	83,411	257,937
Total Households	20,176	138,650	460,298



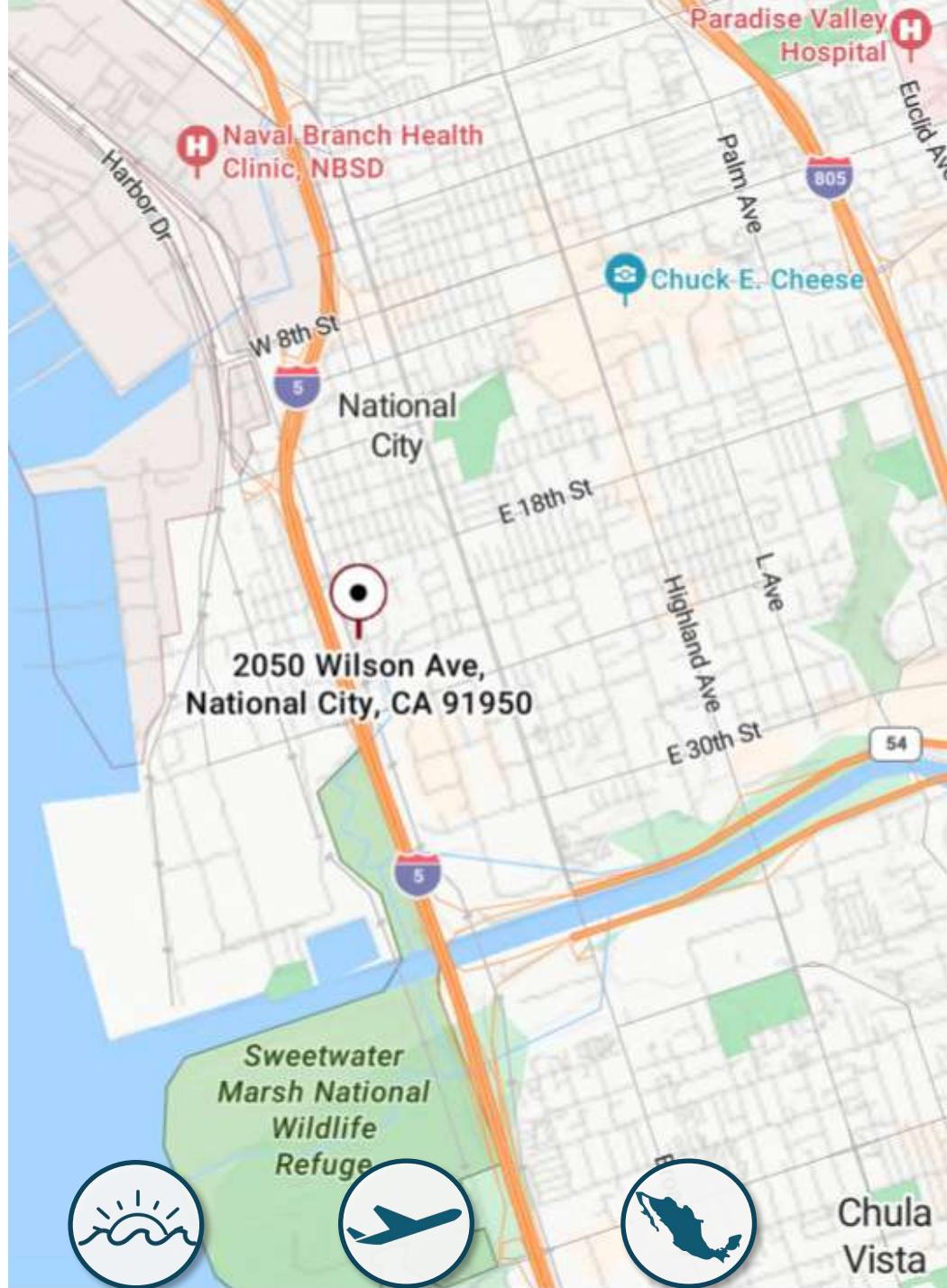
5
MINUTES
San Diego
Naval Base



10
MINUTES
Sharp Chula Vista
Medical Center



15
MINUTES
Brown Field
Municipal Airport



17
MINUTES
Imperial Beach



19
MINUTES
San Diego
International



20
MINUTES
US-Mexican Border

NEARBY AMENITIES



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified prior to transaction.