

FOR SALE OR LEASE

18 Unit Mixed Use / Opportunity Zone Development

.64 Acres - 65 FT Height Limit

5,100 SF Retail



1605-1639 National City Blvd
National City, CA 91950



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FOR SALE OR LEASE

1605-1639 NATIONAL CITY BLVD, NATIONAL CITY

> OPPORTUNITY:

1605-1639 National City Boulevard is a 5,100 sq ft building on a 27,879 sq ft lot offering a business owner or developer the opportunity to capitalize on prime commercial space on National City Blvd. The property was recently re-zoned to allow for mixed use development with the potential for 18 units with a 65 ft height limit. Ownership will consider a sale leaseback during the developer entitlement period. Additionally, the property falls within the Opportunity Zone allowing preferential tax benefits for investors to maximize gains.

> [OPPORTUNITY ZONES | CALIFORNIA COMMUNITY ECONOMIC DEVELOPMENT](#) <

> VERSATILE USAGE:

With its flexible zoning and spacious layout, this property is suitable for a variety of businesses and purposes. A business owner can run multiple businesses from the property and it is ideal for an auto repair and or car dealership or a variety of other uses including car wash, tire shop or other commercial use.

> AMPLE SPACE:

Spanning across .64 acres, the property offers development options or a commercial use. Additional parking is also available on both National City Blvd. and the adjacent side street allowing for many retail options.

> HIGH VISIBILITY:

The property features a prominent storefront facade, providing an ideal platform

for showcasing your business and attracting potential customers. The signage opportunities further enhance visibility, ensuring that your brand stands out along National City Boulevard.

> CONVENIENT AMENITIES:

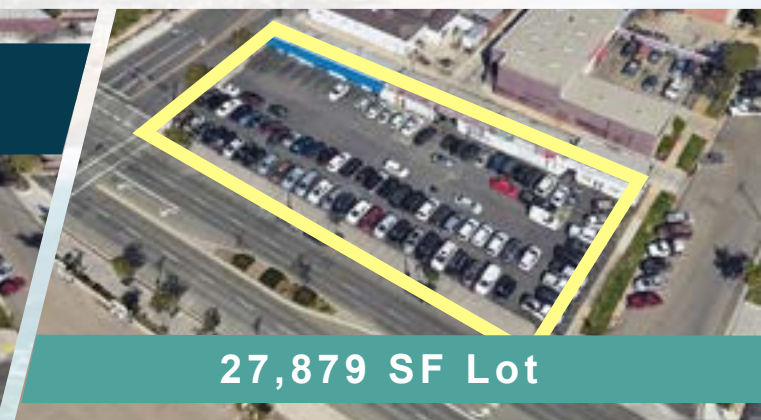
Surrounding the property are thriving businesses including restaurants, shops, banks, “the mile of cars” and public transportation options, making it convenient for both customers and employees. Additionally, ample parking facilities nearby ensure hassle-free accessibility for clientele.

> INVESTMENT POTENTIAL:

National City is experiencing rapid growth and development, making it an attractive investment opportunity. The property falls in the Opportunity Zone boundaries allowing for additional tax advantages and long term profitability. Whether you’re looking to establish your business or add to your investment portfolio, this property offers the potential for long-term appreciation and profitability.

> THE OPPORTUNITY ZONE:

Opportunity Zones are identified by state governors and approved by the U.S. Treasury Department. Investors can receive tax benefits by investing in Opportunity Zones through a Qualified Opportunity Fund. Preferential tax advantages are given to investors based on the holding period of the investment. The goal is to channel private capital into lower income areas to foster business growth, real estate development, and job creation, while offering attractive tax benefits to investors.



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1605-1639 NATIONAL CITY BLVD, NATIONAL CITY

- > PRICE: \$4,500,000
- > PRICE PER SQUARE FOOT: \$156



**1605-1639 NATIONAL CITY
BLVD., NATIONAL CITY, CA**



USE: MIXED



BUILDING SIZE: 5,105 SF



LOT SIZE: 27,879 SF



18 UNITS + COMMERCIAL



**ZONING: GENERAL COMMERCIAL /
MIXED USE / OPPORTUNITY ZONE**



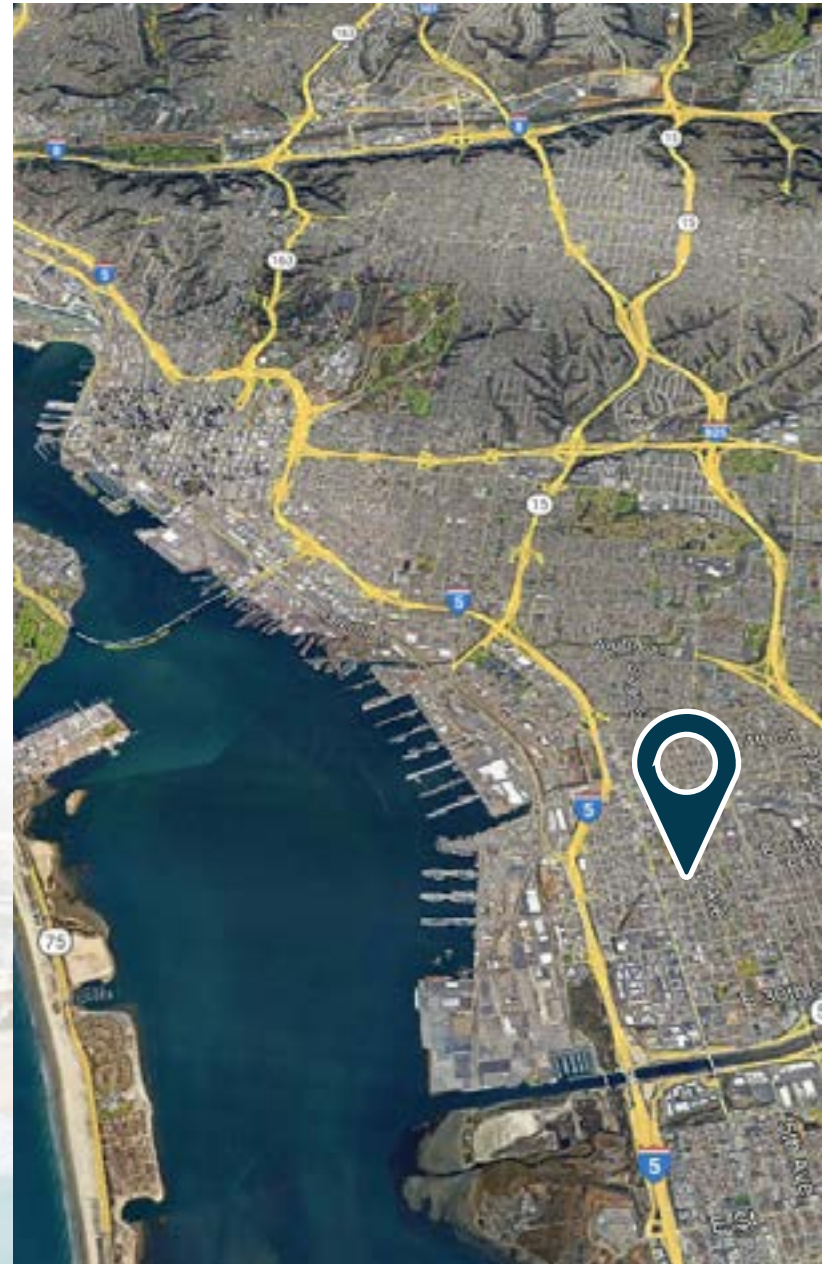
APN: 560-151-01



65 FT HEIGHT LIMIT



**FRONTAGE ON NATIONAL
CITY BLVD.**



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1605-1639 NATIONAL CITY BLVD, NATIONAL CITY



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1605-1639 NATIONAL CITY BLVD, NATIONAL CITY

> NATIONAL CITY, CALIFORNIA: WHERE HISTORY MEETS MODERNITY

Nestled in the heart of San Diego County, National City, California, offers a unique blend of historical charm, cultural diversity, and modern attractions. As one of the oldest cities in San Diego County, National City boasts a rich heritage dating back to the 18th century, making it a fascinating destination for history enthusiasts. Here's a glimpse into what makes National City a captivating place to visit.

> HISTORICAL LANDMARKS:

National City is home to several significant historical landmarks that offer insight into its past. Visitors can explore the Kimball House Museum, a beautifully preserved Victorian home showcasing period furnishings and artifacts. Additionally, the Brick Row on Heritage Square provides a glimpse into the city's architectural history with its row of historic brick buildings dating back to the late 19th century.

> CULTURAL DIVERSITY:

With its diverse population, National City offers a vibrant tapestry of cultures, reflected in its cuisine, festivals, and community events. Visitors can experience

the flavors of Mexico at the city's numerous authentic eateries or explore the bustling markets and shops along Avenue de la Revolución, where Spanish and Mexican influences converge.

> Outdoor Recreation:

Nature enthusiasts will find plenty to explore in National City and its surrounding areas. The city's parks offer scenic spots for picnics, leisurely strolls, and family outings. Nearby destinations such as Sweetwater Marsh National Wildlife Refuge provide opportunities for birdwatching and observing native wildlife in their natural habitats.

> Shopping and Dining:

National City boasts a diverse culinary scene, with an array of restaurants offering everything from traditional Mexican cuisine to international flavors. Visitors can indulge in delicious tacos, pupusas, or seafood dishes at local eateries. The city's shopping districts feature a mix of boutiques, specialty stores, and malls, providing ample opportunities for retail therapy.

> NATIONAL CITY BAYFRONT | PORT OF SAN DIEGO <

