

**AVAILABLE NOW
RETAIL FOR LEASE**

Sweetwater Square

3003 - 3007 Highland Ave
National City, CA 91950



UPG
**URBAN
PROPERTY
GROUP** EST. 1989

858-874-1989

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**3003-3007 Highland Ave
National City, CA 91950**
ADDRESS

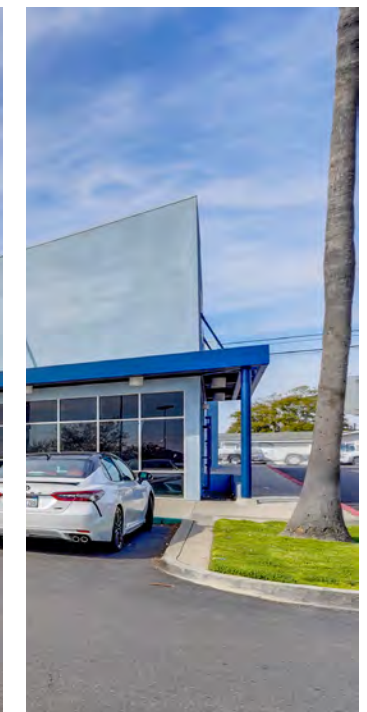
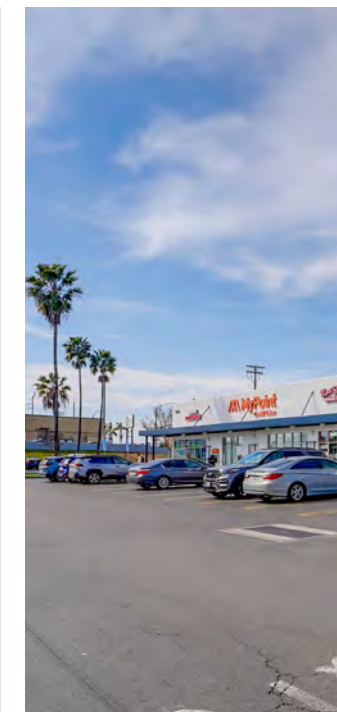
**±1,642 -
4,316 SF**
AVAILABLE SPACE

**\$3.25 - \$3.75
PSF, NNN**
LEASE RATE

**Retail
Shopping Center**
PROPERTY TYPE

HIGHLIGHTS

- Prime high profile location at one of the best intersections of National City
- Situated to draw from densely populated neighborhood including adjacent Chula Vista
- Fantastic freeway visibility and signage opportunity (pylon signage available)
- Large parking lot - approximately 449 spaces
- Convenient access via Hwy 54, I-5, and I-805 (500 feet from freeway exit and main thoroughfare)
- Co-tenancy with El Super, Chuze Fitness, Sonic, MyPoint Credit Union, and more
- Neighboring tenants include Walmart, LA Fitness, Best Buy, ALDI, Party City, CVS, and Westfield mall
- Located in the path of development in coastal National City
- Close proximity to the bayfront, multiple parks, shopping, and transportation options
- Pride of ownership property
- Minutes to 535-acre Chula Vista Bayfront redevelopment that will become a destination for San Diego



3003 Highland Ave Suite 104

±4,316 SF

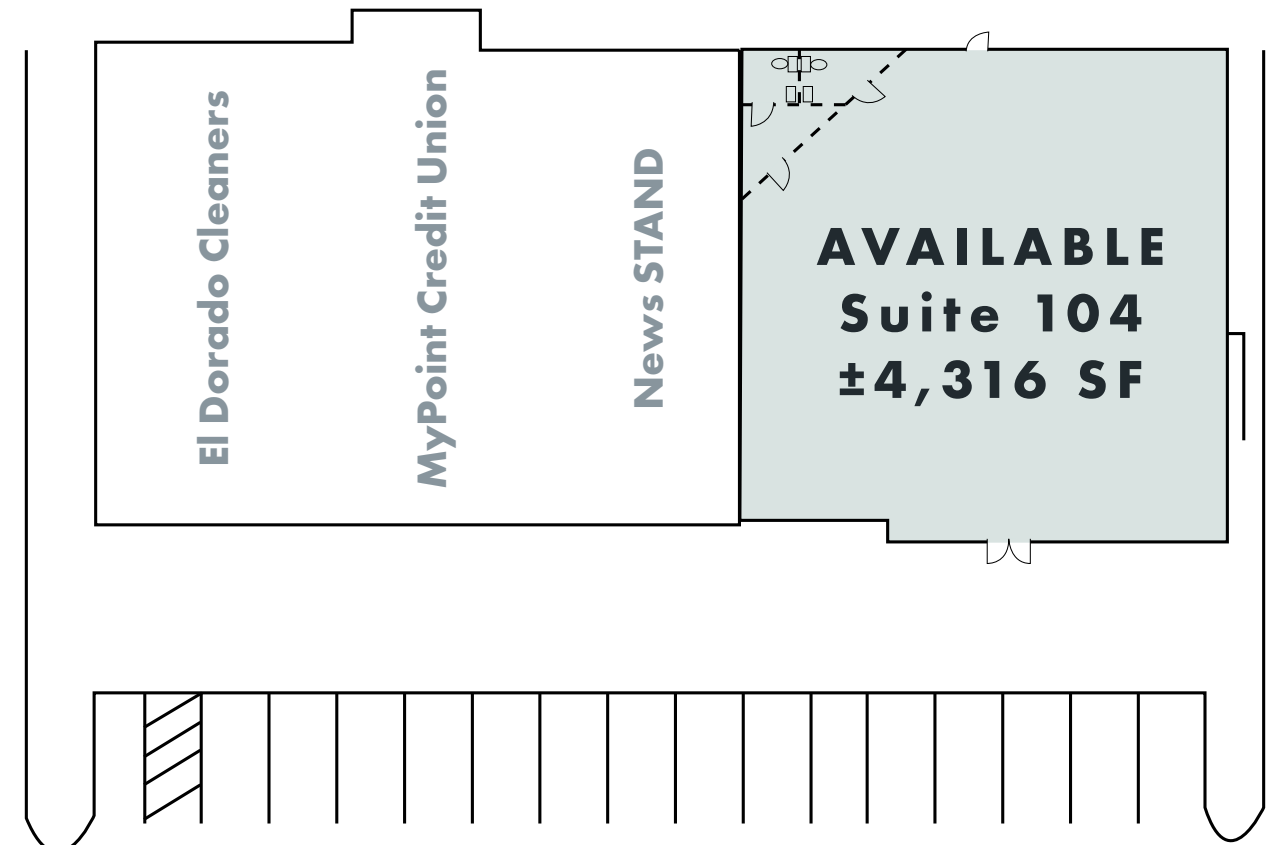


Large Retail Presence & Signage Opportunity

Space Highlights

Large open space, two restrooms, double door entrance, great window line, highly visible signage, back door access, parking directly in front of suite

E 30TH STREET - 19,381 VPD

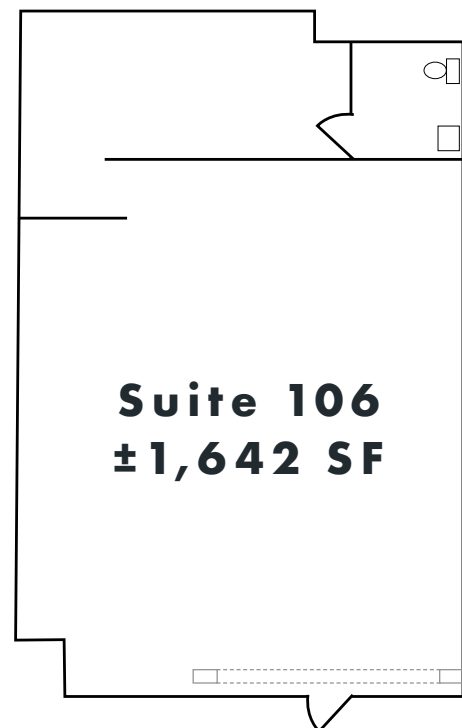


3007 Highland Ave Suite 106

±1,642 SF



Large open space, dedicated restroom, back of space can be used as office/storage

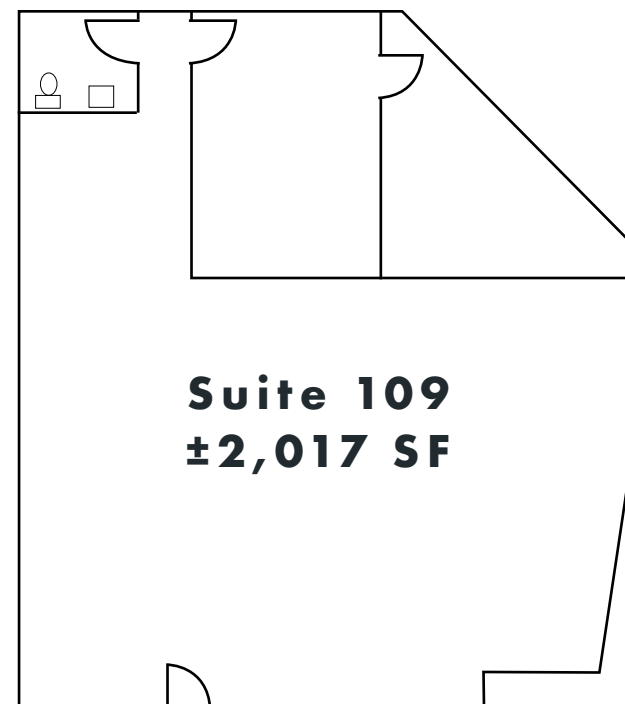


3007 Highland Ave Suite 109

±2,017 SF



Large open space, restroom, multiple separate storage/office spaces





ALDI DOLLAR TREE Smart & Final OLD NAVY petco
HOBBY LOBBY ROSS DRESS FOR LESS Office DEPOT Sola SALONS

Walmart BEST BUY UPS

National City Swap Meet

SUBARU VW HYUNDAI HARLEY-DAVIDSON MOTORCYCLES

Sweetwater Union High School

Sweetwater Square

Immediate Access from Freeway - 500ft

Starbucks

COTI'S TACO SHOP

Exxon

metro by T-Mobile

HIGHLAND AVE - 25,684 VPD

54/SOUTH BAY FREEWAY - 133,326 VPD

E 30TH STREET - 19,381 VPD

DISCOVER NATIONAL CITY



BUSINESSES

National City presents an enticing array of business prospects against the backdrop of Southern California's innovation-driven economy. With its strategic proximity to major transportation routes and diverse demographic makeup, National City serves as a promising destination for entrepreneurs and corporations to establish and expand their ventures within a dynamic urban landscape.

STRONG WORK FORCE

The workforce in National City is skilled, diverse, and adaptable, with a range of industries and businesses operating in the city. It is home to a talented pool of professionals and skilled workers across numerous industries, contributing to the city's vibrant economy.

431,476
POPULATION

160,882
DAYTIME POPULATION

\$85,624
AVG HOUSEHOLD INCOME

126,622
HOUSEHOLDS



Nestled in the heart of Southern California, National City offers a delightful year-round climate, diverse landscapes, and an array of outdoor activities, making it the ideal hub spot for exploring the wonders of San Diego.

Conveniently located just 5 miles south of downtown San Diego, National City invites you to discover its renowned attractions, picturesque parks, acclaimed breweries, rich artistic heritage, delectable culinary scenes, and a captivating historic downtown.

The National City Transit Center serves as a gateway to seamless travel experience across San Diego County. Hop of the Trolley linking National City with neighboring communities along the coastline, spanning over 20 miles with numerous stops. Additionally, express bus routes whisk travelers to Downtown San Diego, while local bus services cater to exploring the treasures of South Bay.

*Demographics and market information produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Demo within 5mi radius.





IN THE PATH OF DEVELOPMENT

Most of the projects that enter the pipeline for National City are smaller with a few notable developments. These new developments could increase to tap into demand for this submarket, along with the approval of the Barrio Logan community plan - increasing the number of area residents (from 4,000 to 12,000), and the number of jobs by 30%.

NATIONAL CITY TO BEAUTIFY CITY WITH \$5M

National City has been awarded nearly \$5 million to clean up trash and transform public places, as part of Clean California grants. National City is one of more than 100 projects to receive part of the grants in Clean California - these grants are for local beautification and place-making for the community. The grants will generate 3,600 jobs statewide.

GAYLORD PACIFIC RESORT AND CONVENTION CENTER

Located in Southern California and set to open in the early summer of 2025 the Gaylord Pacific Resort and Convention Center will be the premier meeting and convention hotel on the West Coast. This beautiful and expansive hotel fronts San Diego Bay to the west and the Chula Vista Marina to the south providing unimpeded views across the bay to the Pacific Ocean.

The sixth hotel in the Gaylord Hotels brand portfolio will have 1,600 guest rooms and suites, as well as more than 477,000 square feet of function and convention space, including a 140,000 sq. ft. carpeted exhibit and meeting Flex Hall.



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