

For Lease | ± 1,000 SF Commercial Kitchen Available | National City, CA

2525 Highland Ave,
National City, CA 91950

REDUCED RENT!

~~\$4,500/mo.~~

\$3,250/mo. gross, plus utilities

Leasing Special:

One (1) month abated rent for a qualified tenant, contingent upon a minimum of a three (3) year lease!



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COMMERCIAL
BROKERAGE · INVESTMENT · DEVELOPMENT

PROPERTY SUMMARY

2525 Highland Ave,
National City, CA 91950



- Fully equipped commercial kitchen space with full kitchen, type 1 hood system, walk-in box, and sinks.
- Located in the heart of National City, surrounded by businesses, retail, healthcare facilities, and much more!
- Densely populated area with over 200,000 in a 3-mile radius
- Close proximity to I-5 and I-805 freeways
- Less than 10 minutes from Downtown San Diego.
- Potential on-site parking.



DEMOGRAPHIC

2525 Highland Ave,
National City, CA 91950

	1 Mile	3 Miles	5 Miles
2023 Population By Race	24,961	183,862	445,965
White	18,573	127,244	307,178
Black	1,512	17,083	47,228
Am. Indian & Alaskan	502	3,010	7,054
Asian	3,297	26,990	91,957
Hawaiian & Pacific Island	178	1,708	3,843
Other	900	7,256	18,706
Hispanic Origin	16,927	115,206	297,575
2023 Average Households Size			
2023 Estimate	6,509	51,370	134,488
2023 Avg Household Income	\$65,721	\$77,399	\$85,914
2023 Occupied Housing			
Owner Occupied	1,618	20,258	58,898
Renter Occupied	4,664	29,943	73,592
2023 Median Home Value	\$48,228	\$58,813	\$64,595



