

# OLD SCHOOLHOUSE SQUARE

500-600 E 8th Street, National City, CA 91950



Approx. 1,500 SF Retail / Office Space **For Lease**

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# Property Features



500-600 E 8th Street  
National City, CA 91950



For Lease  
Approx. 1,500 SF Retail/Office Space



## Old Schoolhouse Square

Approx. 30,790 SF Neighborhood Shopping Center  
Approx. 81,457 SF Lot



## Accessibility

Easy Freeway Access to I-5 and the I-805



## Parking

126 Parking Spaces (4.2/1,000)



## Zoning

MXC-2 Major Mixed-Use Corridor ([Link](#))



## Highest and Best Use

General Retail, Medical Office, Postal Services, etc.



## Signage

Pylon Signage; Landlord Offers Free Advertising for Tenants in  
The Filipino Press Weekly Newspaper

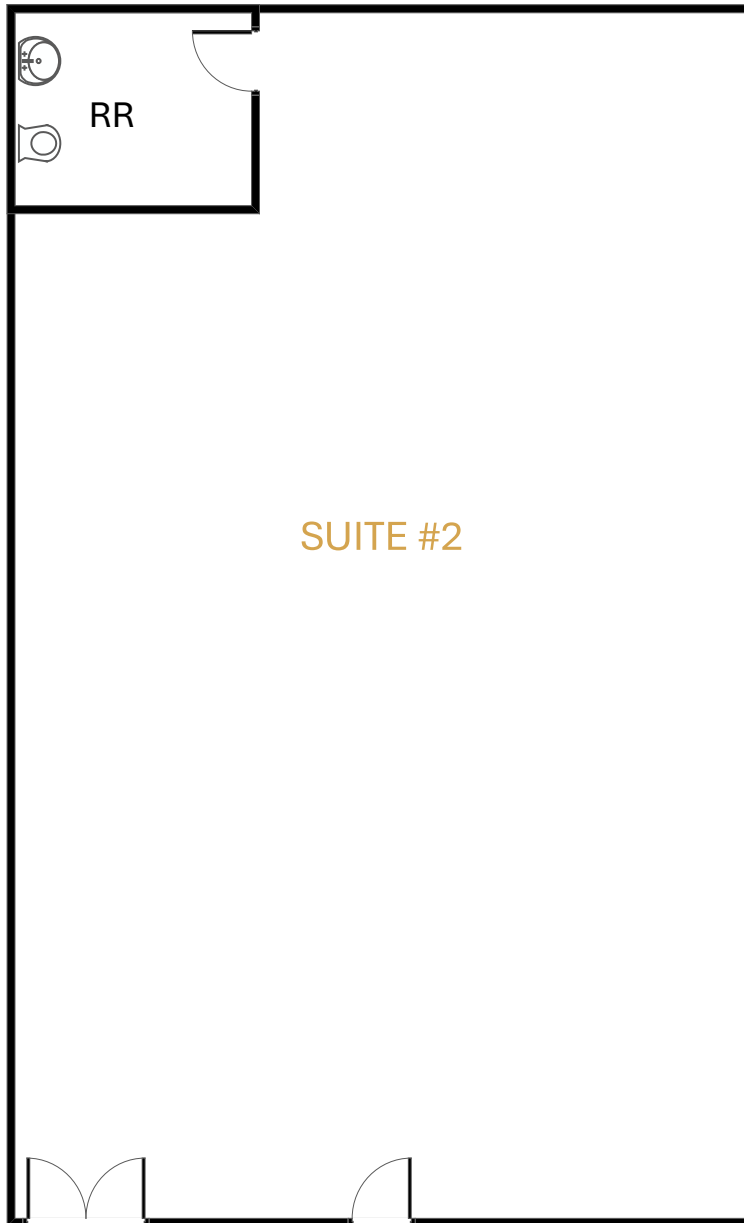


## Lease Rate

Contact Agent For Lease Rate (Triple Net)



# Floor Plan



## SUITE #2

1,500 SF Retail/Office Suite

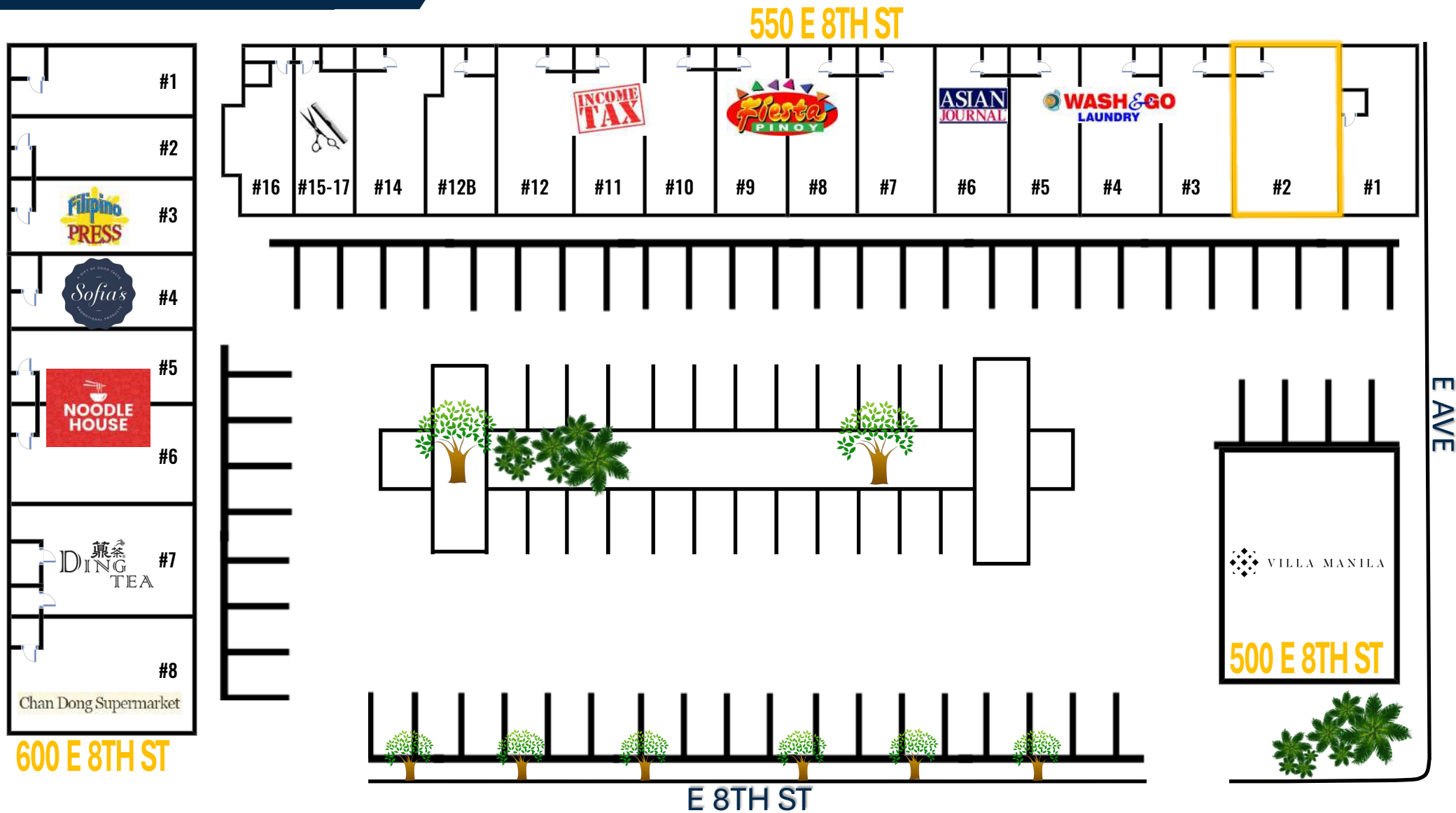
30' x 50'

Built-Out Restroom

Two (2) Entry Doors - 1 Single Door & 1 Double Hung Door

# Site Plan

\*Site Plan Not Fit to Scale; for Reference Purposes Only.



## TENANTS: 600 E 8TH ST

- #1 – Manager’s Office
- #2 – Taxes & Accounting
- #3 - Filipino Press
- #4 - Sofia’s Gift Shop
- #5-6 - Noodle House
- #7-8 - Chan Dong Oriental Supermarket

## TENANTS: 550 E 8TH ST

- #1 - Neurology & Spinal Cord Injury Doctor
- #2 – VACANT (1,500 SF Available)
- #3-5 - Wash & Go Laundry
- #6 - Asian Journal (1,000 SF Available)
- #7 – Frame It
- #8-9 - Fiesta Pinoy Bakery
- #10 - Kellos Super Discount
- #11 - Income Tax
- #12 - Dentist
- #12B - Manager’s Office
- #14 - Acupuncture
- #15 - Salon & Spa
- #16 - Tailoring & Cleaners
- #17 - Salon & Spa (Upstairs)

## TENANTS: 500 E 8TH ST

- Villa Manilla Restaurant



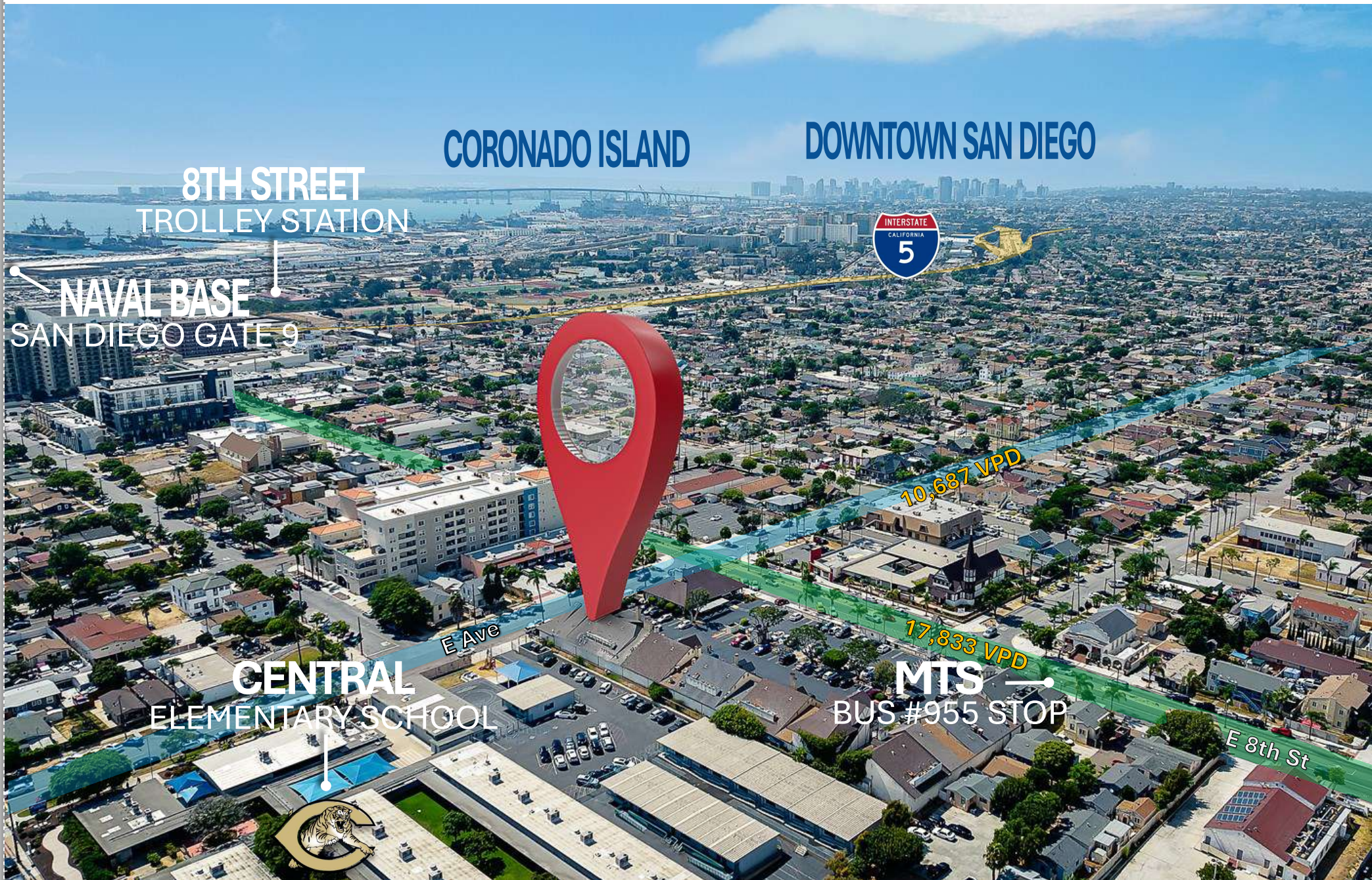
# Property Photos

It offers 3 building structures with stable long-term tenants and close proximity to the Central Elementary School, St. Mary's Catholic Church, St. Matthew's Episcopal Church, MTS #955 Bus Stop, San Diego Navy Base Gate #9, the I-5 and the I-805.





# Property Location





# Demographics

	1 MILE	5 MILE
Population (2023)	39,872	490,768
Households	9,881	157,841
Consumer Spending	\$3.5M	\$24.6M
Avg. Household Income	\$61,489	\$73,775
Median Home Value	\$412,264	\$489,732
Employees	9,697	105,201
Businesses	1,256	6,346

# Drive Times

- 1**

**2 MIN**

CENTRAL  
ELEMENTARY SCHOOL
- 2**

**3 MIN**

I-5 FREEWAY
- 3**

**4 MIN**

I-805 FREEWAY
- 4**

**4 MIN**

NAVAL BASE  
SAN DIEGO GATE 9  
AND 8TH STREET  
TROLLEY STATION
- 5**

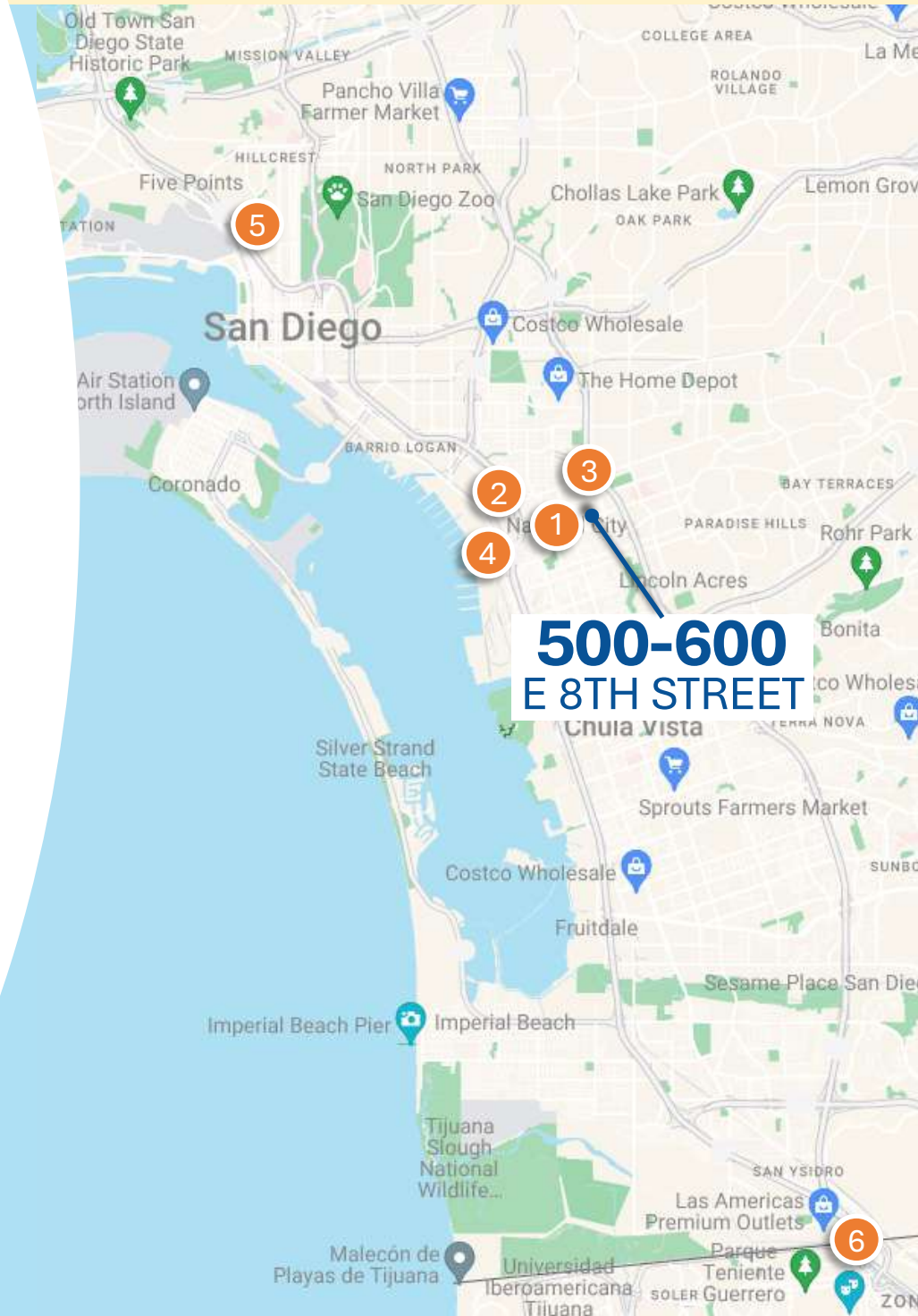
**12 MIN**

DOWNTOWN  
SAN DIEGO
- 6**

**18 MIN**

SAN YSIDRO  
BORDER CROSSING

# OLD SCHOOL HOUSE SQUARE CENTRALLY LOCATED IN NATIONAL CITY





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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 should be verified prior to transaction.