



5,646 SF
OFFICE BUILDING FOR SALE or LEASE

1428 Highland Ave
National City, CA 91950



Spencer Trapp
MASIV Real Estate
Spencer@sdrelab.com
858.245.9486
DRE #02101323

Yolanda Rosario
Coldwell Banker West
Realtor/Associate
yrosariohomes@gmail.com
(619)948-0732
RE Lic #01122878

LEASE

PROPERTY HIGHLIGHTS

- Freestanding Building with 31 Surface Parking Spaces
- 9 Private Offices, Large Media Room, Kitchen, Breakroom, 4 Private Restrooms, Conference Room, Reception Area, Large Open Space/Bullpen
- Proximity to 805 & 5 Freeways
- Electricity Included in Rent
- 5,646 SF of rentable area on a 14,969 SF Lot
- ASKING PRICE: NEGOTIABLE – Call for Details



NATIONAL CITY MARKET OVERVIEW

National City boasts a prime, **strategic location** just minutes from **Downtown San Diego**, the **U.S.-Mexico border**, and key freeways (I-5, I-15, SR-54, SR-94), offering unparalleled connectivity. Renowned for its rich commercial heritage and **pro-business climate**, National City is a magnet for industrial, retail, and service-oriented enterprises eager to capitalize on its proximity to the **Port of San Diego and Chula Vista Bayfront** as well as the San Diego Naval Base. This vibrant, densely populated urban hub fosters a robust labor force, pedestrian-friendly neighborhoods, and seamless access to public transit, making it an **ideal destination for businesses seeking growth and opportunity**.



**459,758
POPULATION**



**\$97,804
AVERAGE INCOME**



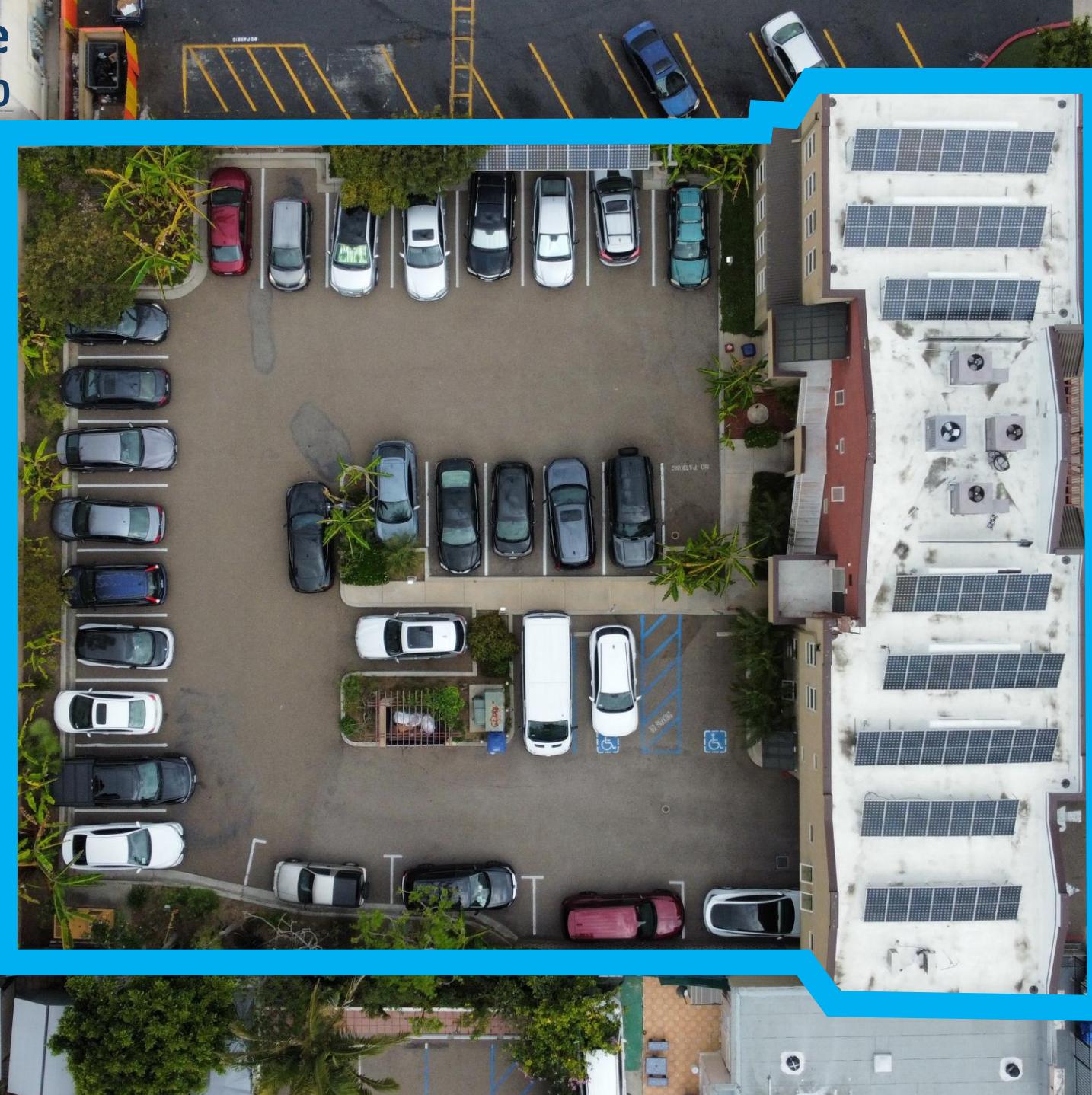
**34.2 YEARS
MEDIAN AGE**

1428 Highland Ave

National City, CA 91950

Lot Size: 14,969 SF

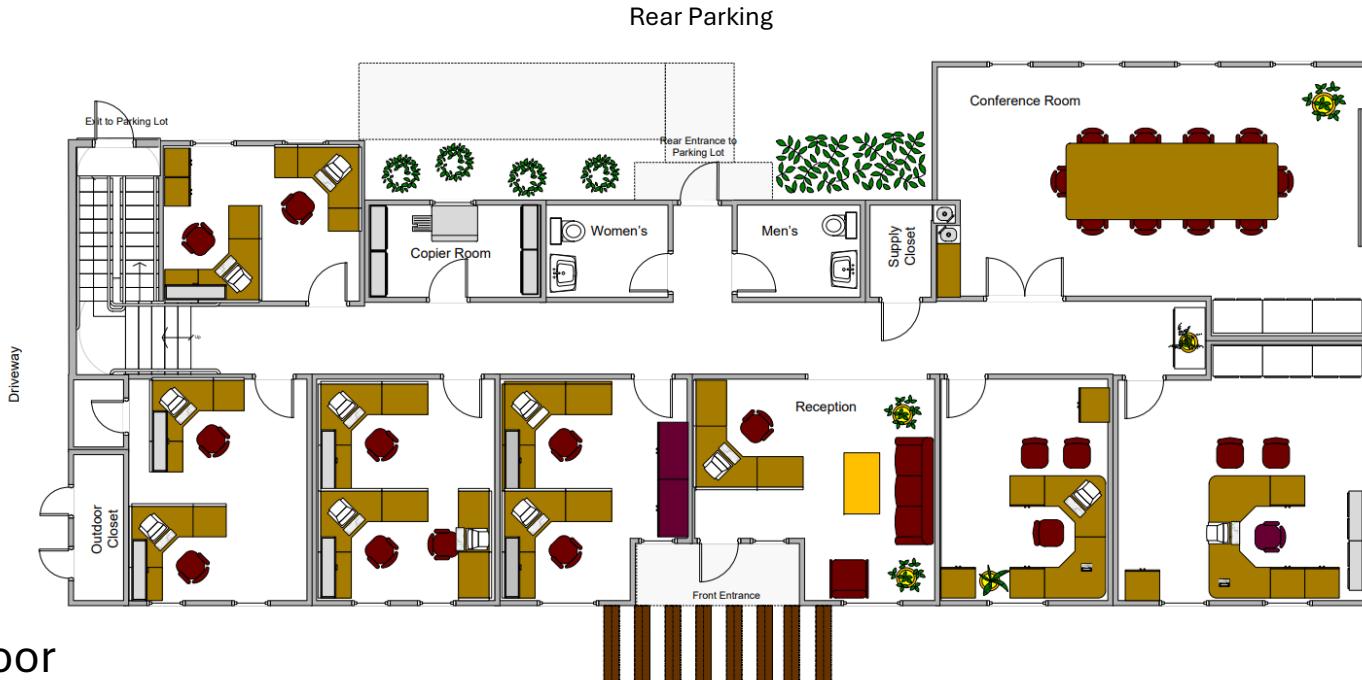
Building Size: 5,646 SF



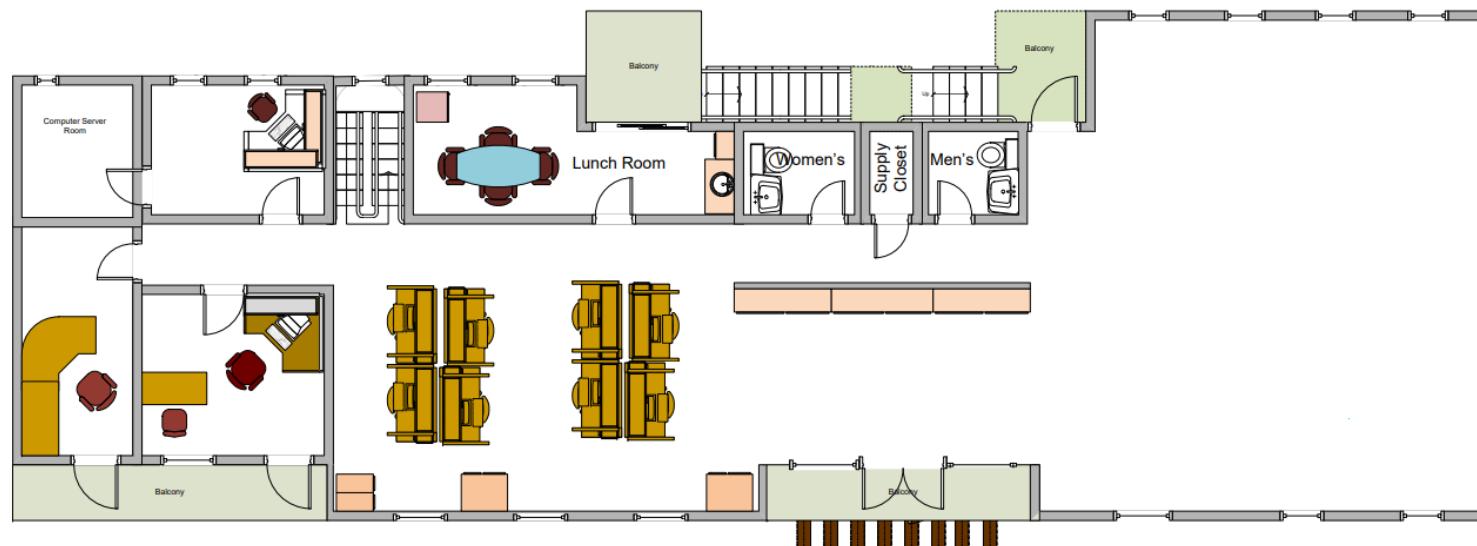
1428 Highland Ave

Floor Plan & Functionality

- Plug and Play for multiple general office uses
 - Creative Office or Co-Work Space Potential
 - Space on exterior to potentially add an elevator for Medical Use
- Plentiful parking on a private lot
- Private Restroom and designated server rooms & storage
- Proximity to great restaurants, Kimball Park, transportation, and the San Diego Bay



First Floor



Second Floor

Spencer Trapp
MASIV Real Estate
Spencer@sdrelab.com
858.245.9486
DRE #02101323

Yolanda Rosario
Coldwell Banker West
Realtor/Associate
yrosariohomes@gmail.com
(619)948-0732
DRE #01122878

**CALL FOR
PRICING**

