



5,646 SF  
OFFICE BUILDING FOR SALE or LEASE

1428 Highland Ave  
National City, CA 91950



**Spencer Trapp**  
MASIV Real Estate  
[Spencer@sdrelab.com](mailto:Spencer@sdrelab.com)  
858.245.9486  
DRE #02101323

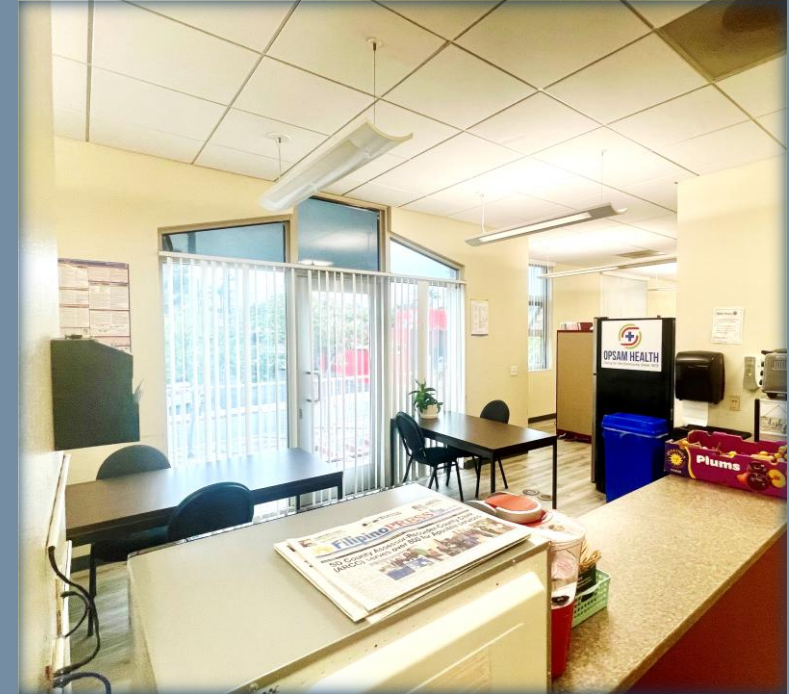
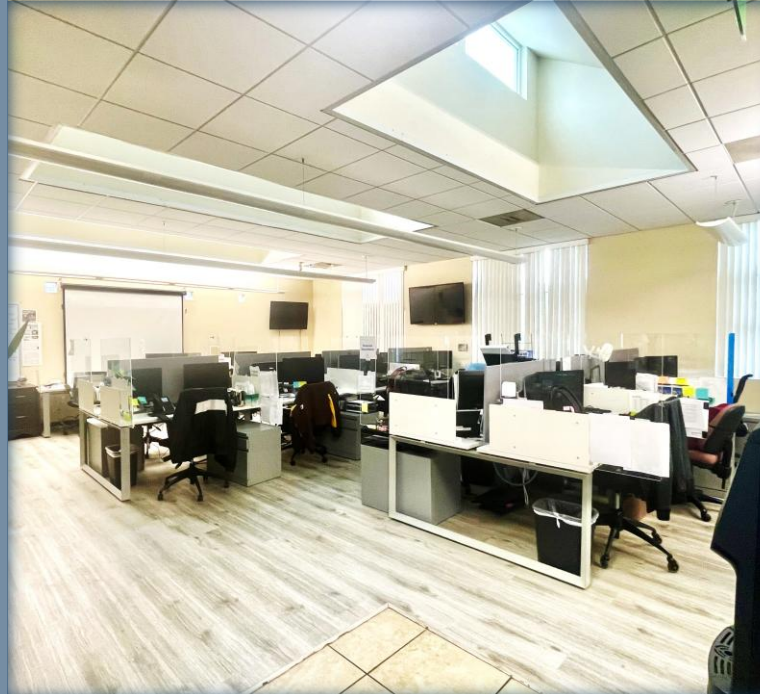
**Yolanda Rosario**  
Coldwell Banker West  
Realtor/Associate  
[yrosariohomes@gmail.com](mailto:yrosariohomes@gmail.com)  
(619)948-0732  
RE Lic #01122878



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**

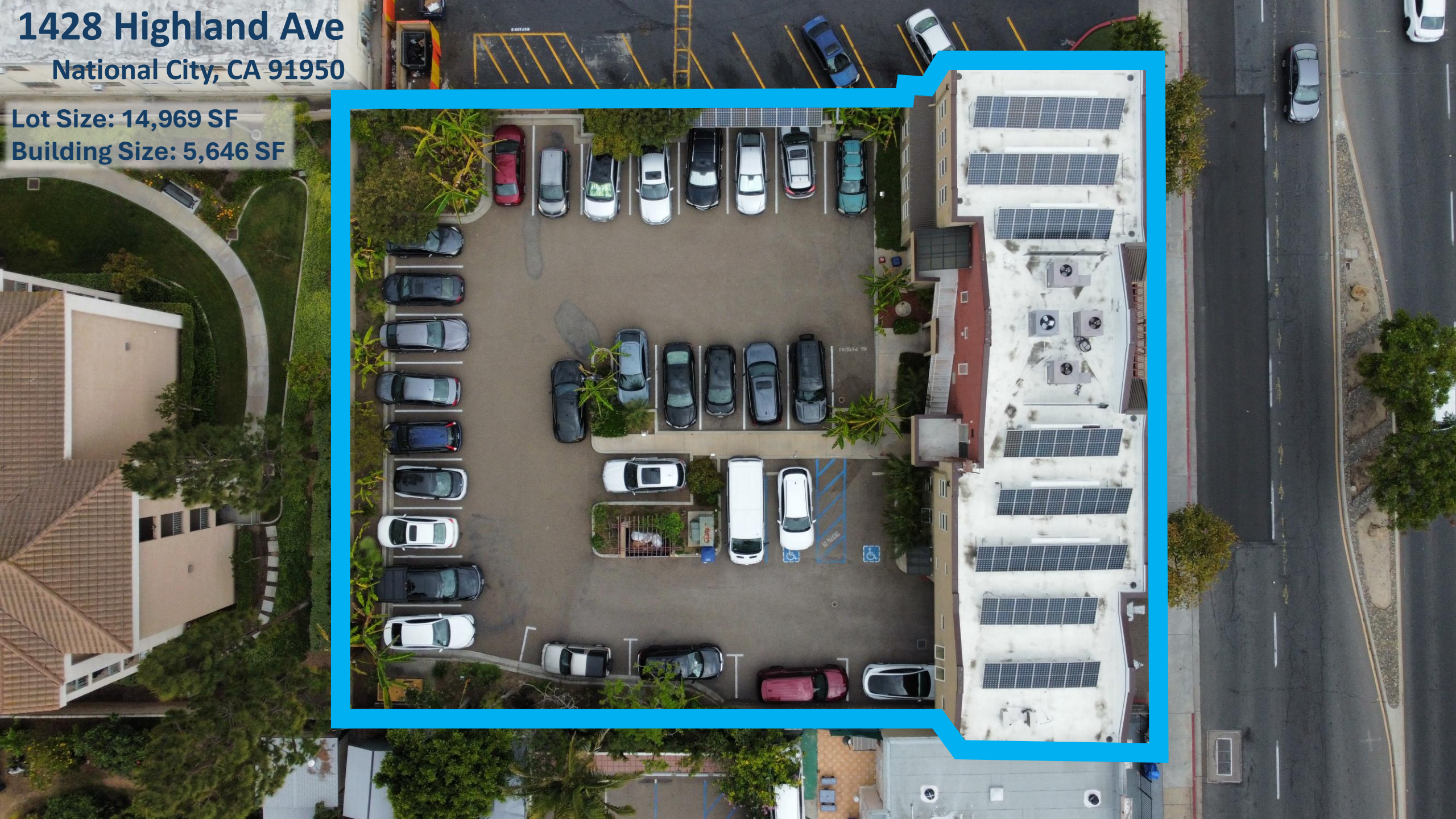


**34.2 YEARS**  
**MEDIAN AGE**



**1428 Highland Ave**  
National City, CA 91950

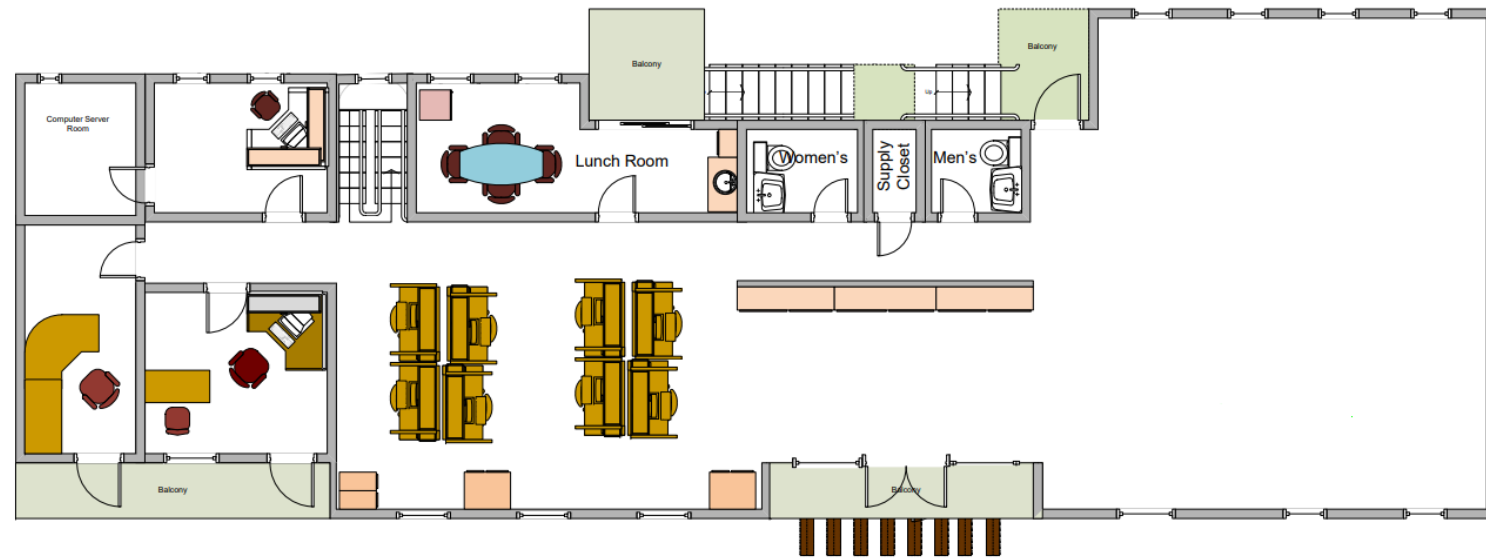
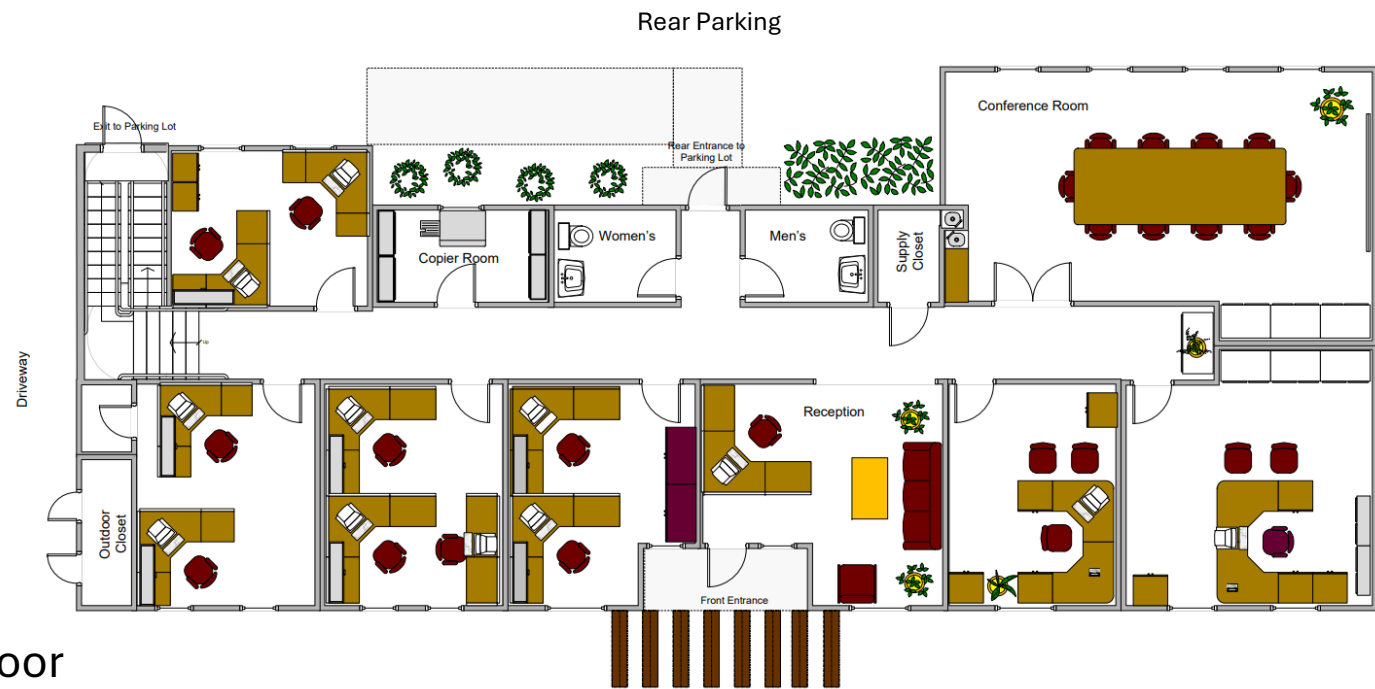
**Lot Size: 14,969 SF**  
**Building Size: 5,646 SF**





# 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





**Spencer Trapp**

MASIV Real Estate

[Spencer@sdrelab.com](mailto:Spencer@sdrelab.com)

858.245.9486

DRE #02101323

**Yolanda Rosario**

Coldwell Banker West

Realtor/Associate

[yrosariohomes@gmail.com](mailto:yrosariohomes@gmail.com)

(619)948-0732

DRE #01122878

**CALL FOR  
PRICING**

San Diego Bay

Kimball Park

14th Street

