

408-444 W 8th St

National City, CA 91950

Leasing Brochure

Industrial Opportunity
For Lease



MATTHEWS™

408-444 W 8th St

National City, CA 91950

Leasing Brochure

Exclusively Leased By



Ben Turner

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License No. 02150960 (CA)



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MATTHEWS™





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Property Overview

408-444 W 8th St
National City, CA 91950

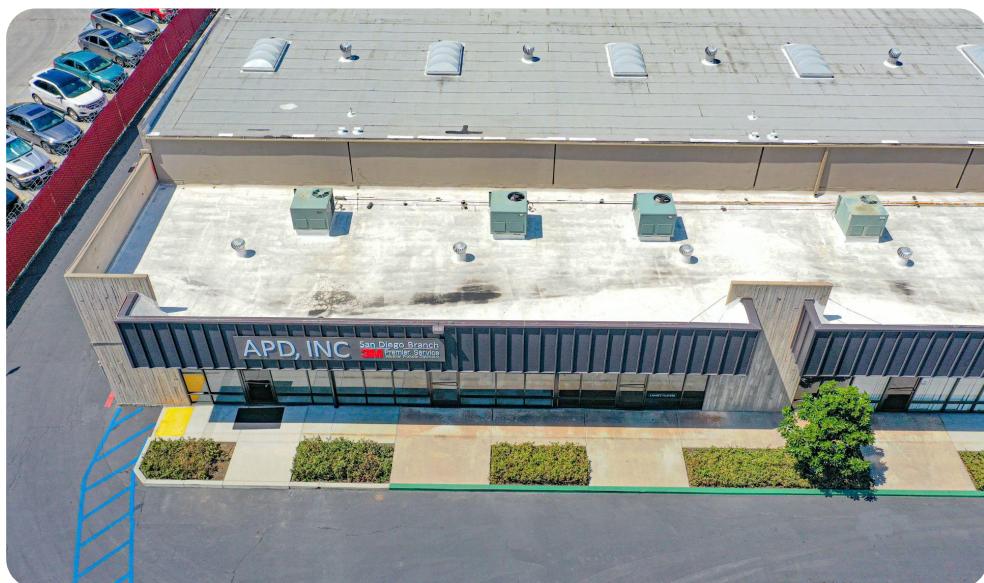


Leasing Highlights

| | |
|---------------|----------------------------------|
| APN | 555-071-07-00 |
| Year Built | 1980 |
| Construction | Reinforced Concrete |
| Drive-Ins | 9 (10' W x 12' H) |
| Clear Height | 18' |
| Zoning | ML |
| Power | 3p |
| Parking Ratio | 5.81/1,000 SF |
| Sprinklered | Yes |
| Location | Immediate Access to Interstate 5 |

Property Highlights

| Suite 106: | Suites 111 & 112: |
|----------------------------|----------------------------|
| ±2,472 SF | ±4,944 SF |
| 10% Office – 90% Warehouse | 15% Office – 85% Warehouse |
| One (1) Roll-Up Door | Two (2) Roll-Up Doors |
| \$1.60/SF + NNN | \$1.60/SF + NNN |



408-444 W 8th St
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±2,472 - 7,416

Total GLA

ML
Zoning

±189,000

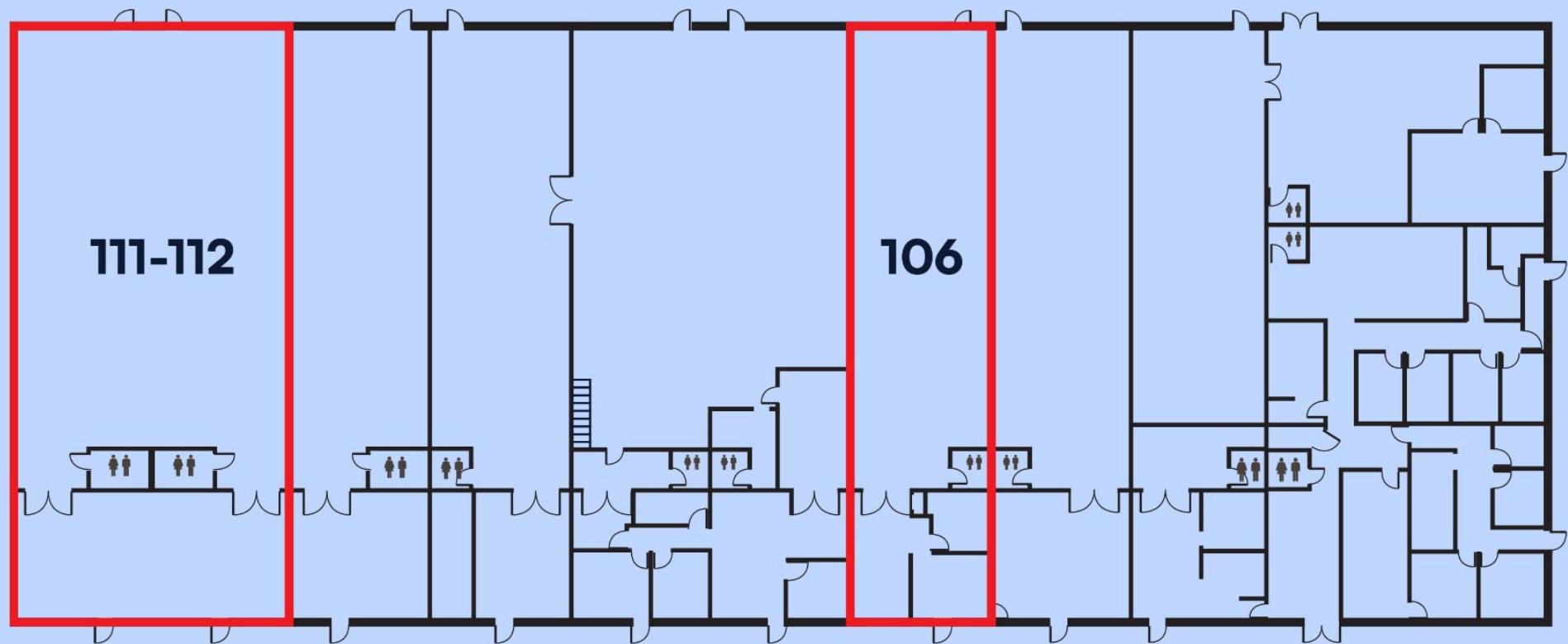
Vehicles Per Day (I-5)

\$0.22/SF

Estimated NNN



Site Plan





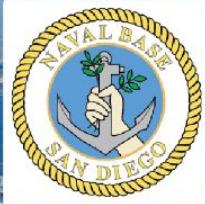


San Diego International Airport
±7.3 Miles Away

San Diego
±5.3 Miles Away



BAE SYSTEMS



Naval Base San Diego
Naval Base

GENERAL DYNAMICS



Admiral Prout Field
Athletic Field



Subject Property

W 8th St ± 18,200 VPD

± 189,000 VPD



Market Overview

408-444 W 8th St
National City, CA 91950



San Diego MSA

National City, CA

Demographics Within 5 Miles



463,824

Total Population

\$70,723

Median HH Income

161,917

of Households

\$4.8B

Consumer Spending

26%

Bachelor's Degree or Higher

37.1

Median Age

Local Market Overview

National City, situated in San Diego County's South Bay region, offers a strong demographic foundation with a 2023 estimated population of about 56,300 residents and a median age of roughly 34–35 years. Median household income has experienced consistent growth in recent years, reaching approximately \$63,000–\$65,000, which reflects a steadily improving economic base. The homeownership rate is lower than county averages at around 35–40%, while median property values fall between \$560K and \$600K, indicating both affordability relative to neighboring cities and opportunities for long-term residential demand.

The site's placement in National City provides direct access to major transportation corridors, including Interstate 5, Interstate 805, and State Route 54, ensuring strong connectivity throughout the South Bay and into central San Diego. The city's proximity to the Port of San Diego and naval facilities further strengthens its role in regional industrial and logistics networks. Industrial leasing rates in the South Bay submarket typically range from about \$18/SF/year to \$36/SF/year, depending on property type, size, and amenities. This favorable positioning underscores National City's appeal for industrial and commercial users and presents investors with dependable tenant demand and sustainable income potential.

| Population | 1-Mile | 3-Mile | 5-Mile |
|--------------------------|----------|----------|-----------|
| Current Year Estimate | 29,500 | 186,334 | 463,824 |
| Households | 1-Mile | 3-Mile | 5-Mile |
| Current Year Estimate | 7,756 | 54,185 | 161,917 |
| Income | 1-Mile | 3-Mile | 5-Mile |
| Average Household Income | \$79,286 | \$90,078 | \$119,428 |

Economic Drivers

National City benefits from a strategic South Bay location and sustained demand driven by its strong industrial and trade base.

Strategically positioned along San Diego's South Bay trade corridors with direct access to I-5, I-805, and SR-54, enabling efficient regional and cross-border distribution.

Regional Economic Overview

National City's economy is anchored by its strategic South Bay location, with strong ties to the Port of San Diego, naval installations, and major regional logistics corridors. While the city does not serve as a hub for corporate headquarters, it benefits from significant industrial, retail, and maritime activity. Employment is concentrated in trade, logistics, education, healthcare, and light manufacturing, with additional support from construction and transportation-related services.

Primary Industries

- Maritime Trade and Port-Related Services
- Logistics, Warehousing, and Distribution
- Healthcare and Social Assistance
- Retail and Commercial Services
- Education and Public Administration

Top Employers

- National Steel and Shipbuilding Company (NASSCO) – One of the region's largest shipbuilding and repair operations.
- South Bay Medical and Healthcare Providers – Including Paradise Valley Hospital and regional clinics.
- Naval Base San Diego – Significant employment impact across civilian and defense-related sectors.
- Sweetwater Union High School District – A key public education employer.
- City of National City & Local Government Agencies – Providing municipal and public service employment.

Recent Developments

- Ongoing investment in Port of San Diego improvements to enhance maritime commerce.
- Mixed-use redevelopment projects along National City Boulevard and near transit corridors.
- Expansion of affordable and workforce housing to support regional population growth.
- Freeway and roadway upgrades (I-5 and SR-54 interchanges) improving connectivity to the South Bay and beyond.

±6 Miles

Distance to
Downtown San Diego

20M+

Annual Passengers – San
Diego International Airport



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This Leasing Package contains select information pertaining to the business and affairs of 408-444 W 8th St, National City, CA, 91950 ("Property"). It has been prepared by Matthews™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

Apollo OM TEMPLATE SECTION

DO NOT DELETE THESE PAGES!!

Use the export to PDF feature and make sure that you've created a Box folder for that proposal in Atlas

[Industrial OM Template](#)

408-444 W 8th St
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±21,500 SF

GLA

1980

Year Built

±XX,XXX

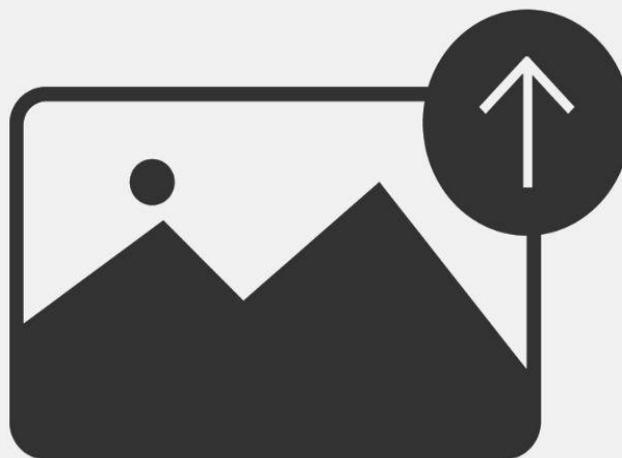
Vehicles Per Day

\$0.00/SF

Lease Rate

\$0.00

Price Per SF



PENDING PHOTOS

Aerial Maps

408-444 W 8th St
National City, CA 91950



Financial Summary

\$000,000
List Price

00.00%
Cap Rate

00.00%
Price Per SF

0.00 AC
Lot Size

Property Summary

| | |
|----------------|--|
| Address | 408-444 W 8th St National City, CA 91950 |
| RBA | ±21,500 SF |
| Lot Size | ±0.00 AC |
| Coverage | 0.00% |
| Zoning | M54 |
| Construction | XX |
| Year Built | 1980 |
| Dock Doors | 00 |
| Drive In Doors | 00 |

Annualized Operating Data

| | Monthly Rent | Annual Rent | Rent/PSF |
|----------------|--------------|--------------|----------|
| Current | \$32,500.00 | \$390,000.00 | \$26.80 |
| Options Year 1 | \$32,500.00 | \$390,000.00 | \$26.80 |
| Options Year 2 | \$32,500.00 | \$390,000.00 | \$26.80 |
| Options Year 3 | \$32,500.00 | \$390,000.00 | \$26.80 |

