

2115

CLEVELAND AVE | NATIONAL CITY, CA 91950

FOR SUBLEASE | ±5,221 SF FENCED & PAVED YARD



INTERACTIVE LEASING BROCHURE

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY LEASED BY:



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2115 CLEVELAND AVE NATIONAL CITY, CA 91950

ADDRESS



\$3,500 MODIFIED GROSS

MONTHLY RATE



559-115-02-00, 559-115-03-00

APN



±5,221 SF

LAND AREA



1

UNIT



IM MEDIUM INSUTRIAL

ZONING



**CALIBER
COLLISION**

**COSTCO
WHOLESALE**

US Joiner
A Trident Maritime Company

**BOAT
SELLERS**

**SUNBELT
RENTALS**

**Reliance
Metalcenter®**

**EHMCKE
SHEET METAL CORP.**



**CFS
TRANSPORTATION**

**ORTIZ
CORPORATION**

Home Vibes
Enhance Your Home...Enhance Your Life

**MEGLA
MFG.**

CLEVELAND AVE

**SUBJECT
PROPERTY**







NATIONAL CITY, CA

Located about 6 miles south of downtown San Diego and north 4 miles of Chula Vista, National City is the ideal location that is affordable and enjoys all the conveniences and amenities of the nearby cities. National City had a population of approximately 61,000 people. The healthcare, industrial, and retail industries all play a significant role in National City's economy. One of the major retail centers in the area is the Westfield Plaza Bonita, which draws visitors from the surrounding area. Many businesses and restaurants are located throughout the city that are enjoyed by locals and visitors. It is ideally situated along Interstate 5, which makes it easy to travel there from other areas of San Diego County and the larger Southern California region. The city has a large number of parks and recreational areas. The National City Depot, a former train station, and the National City Historic District, a region renowned for its preserved historic architecture, are only two of the historical and cultural landmarks in National City.

POPULATION	1-MILE	3-MILE	5-MILE
2028 Population Projection	90,803	153,115	303,947
2023 Population	90,643	152,508	301,820
2020 Population	93,074	154,872	301,326
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Household Projection	38,474	64,504	123,861
2023 Household	38,389	64,214	122,955
2020 Household	39,350	65,060	122,582
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$53,476	\$63,118	\$74,286

SAN DIEGO, CA

With its great weather, miles of sandy beaches, and major attractions, San Diego is known worldwide as one of the best tourist destinations **and a great place for residents to relax year-round**. California's second-largest city and the United States' eighth-largest, San Diego boasts a metro population of **1.38 million residents and more than 3.29 million residents countywide**. Within its borders of 4,200 sq. miles, San Diego County encompasses 18 incorporated cities and numerous other charming neighborhoods and communities, including downtown's historic Gaslamp Quarter, Little Italy, Coronado, La Jolla, Del Mar, and Carlsbad, just to name a few.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2115 Cleveland Ave, National City, CA 91950** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services 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 or sale of the Property.

This Offering Memorandum 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 of this Offering Memorandum.

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