

FOR SALE

# 2127-2151 HIGHLAND AVENUE

NATIONAL CITY, CA 91950

SALE PRICE: CONTACT BROKER





# 2127-2151 HIGHLAND AVENUE

- ▶ Approximately 15,525 Sq. Ft. Land Parcel
- ▶ Corner of Highland Avenue & 22nd Street, across from new AutoZone
- ▶ Zoned MX-C2 ( Major mixed-use corridor for Retail, Residential, Mixed Use "by right"
- ▶ APN(s): 561-274-04 & 561-274-05
- ▶ Current use – Multi-Family Residential
- ▶ Current / Projected AGI \$129,336/ Year

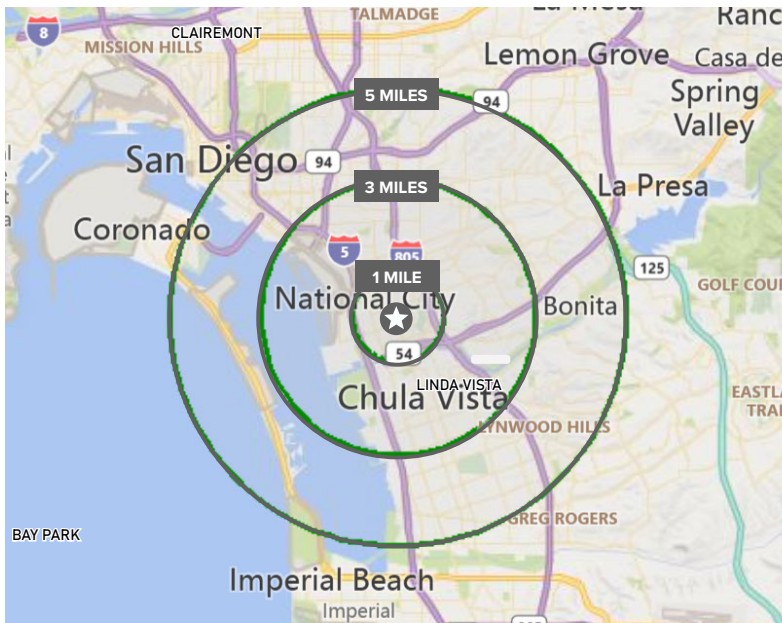


DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2020 Population - Census	28,000	188,889	450,662
2024 Population - Current Year Estimate	28,385	185,184	444,810
2029 Population - Five Year Projection	28,201	183,485	441,252
POPULATION GROWTH			
2020-2024 Compound Annual Population Growth Rate	-0.1%	0.5%	0.03%
2024-2027 Compound Annual Population Growth Rate	-0.1%	-0.2%	-0.2%
HOUSEHOLDS			
2020 Households - Census	8,965	55,475	142,527
2024 Households - Current Year Estimate	8,884	54,022	141,011
2029 Households - Five Year Projection	8,815	53,424	139,883
2020 - 2024 Compound Annual Household Growth Rate	1.4%	0.2%	0.3%
2024-2029 Compound Annual Household Growth Rate	-0.2%	-0.2%	-0.2%
AVERAGE INCOME			
Average Household Income	\$64,990	\$79,079	\$91,044
MEDIAN INCOME			
Median Household Income	\$52,386	\$62,395	\$91,044
HOUSEHOLD INCOME			
2024 Households	8,965	55,475	142,527
Under \$25,000	2,240	11,073	24,140
\$25,000-\$50,000	2,087	11,283	26,624
\$50,000-\$75,000	1,574	10,146	25,585
\$75,000-\$100,00	1,574	7,395	17,937
\$100,000-\$125,000	539	4,948	14,320
\$125,000-\$150,000	487	3,419	11,143
\$150,000-\$200,000	113	2,969	10,401
\$200,000+	270	2,791	10860

DEMOGRAPHICS / TRANSPORTATION

	1 MILE	3 MILES	5 MILES
HOUSING VALUE			
Owner Occupied Housing Units	2,029	20,531	60,416
Under \$ 100,000	216	1,808	4,080
\$ 100,000-\$200,000	48	323	1,000
\$200,000 - 300,000	154	687	1,751
\$300,000-\$400,000	183	2,216	5,196
\$400,000-\$500,000	439	4,224	10,767
\$500,000-\$1,000,000	783	10,664	31,803
\$1,000,000+	228	860	6,385
HOUSING UNITS			
2024 Housing Units	8,884	55,475	141,011
Owner Occupied Housing Units	2,029	20,531	60,416
Renter Occupied Housing Units	6,786	32,893	79,467



TRAFFIC COUNTS			
2127-2151 HIGHLAND AVE 1 MILE			
Street Name	Type	Traffic Count	Cross Street
Highland Ave	ADT	17,328	E 21st St S
E 24th St	AWDT	3,744	I Ave W



**FOR SALE**

# 2127-2151 HIGHLAND AVENUE

**SAN DIEGO, CA 91950**

**COMMUNITY OF NATIONAL CITY**

For more information or tours,  
please contact:

**TIM MILLS**

Senior Vice President / Principal

† 619.993.2923

[tmills@lee-associates.com](mailto:tmills@lee-associates.com)

CA RE Lic. #00785694



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to error, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.