

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

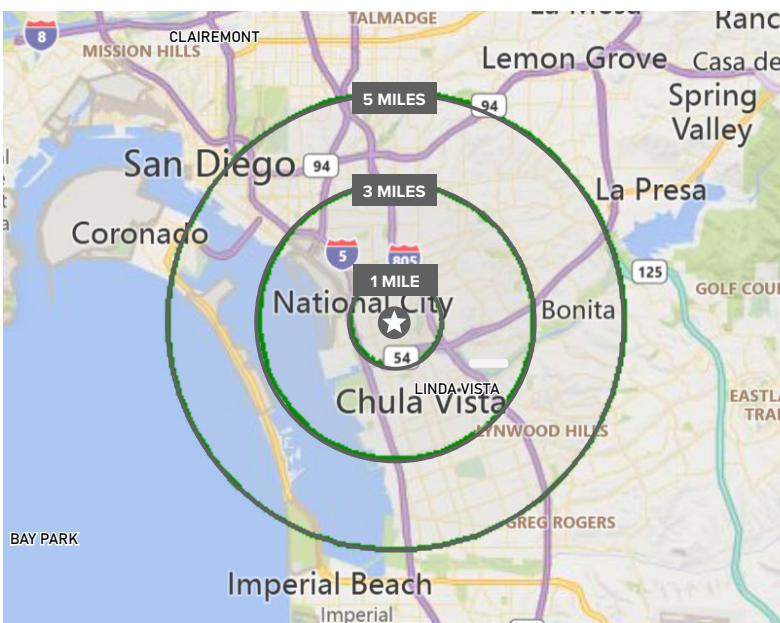


DEMOGRAPHICS

	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-\$100,000	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	10,860

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

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SAN DIEGO, CA 91950

COMMUNITY OF NATIONAL CITY

For more information or tours,
please contact:

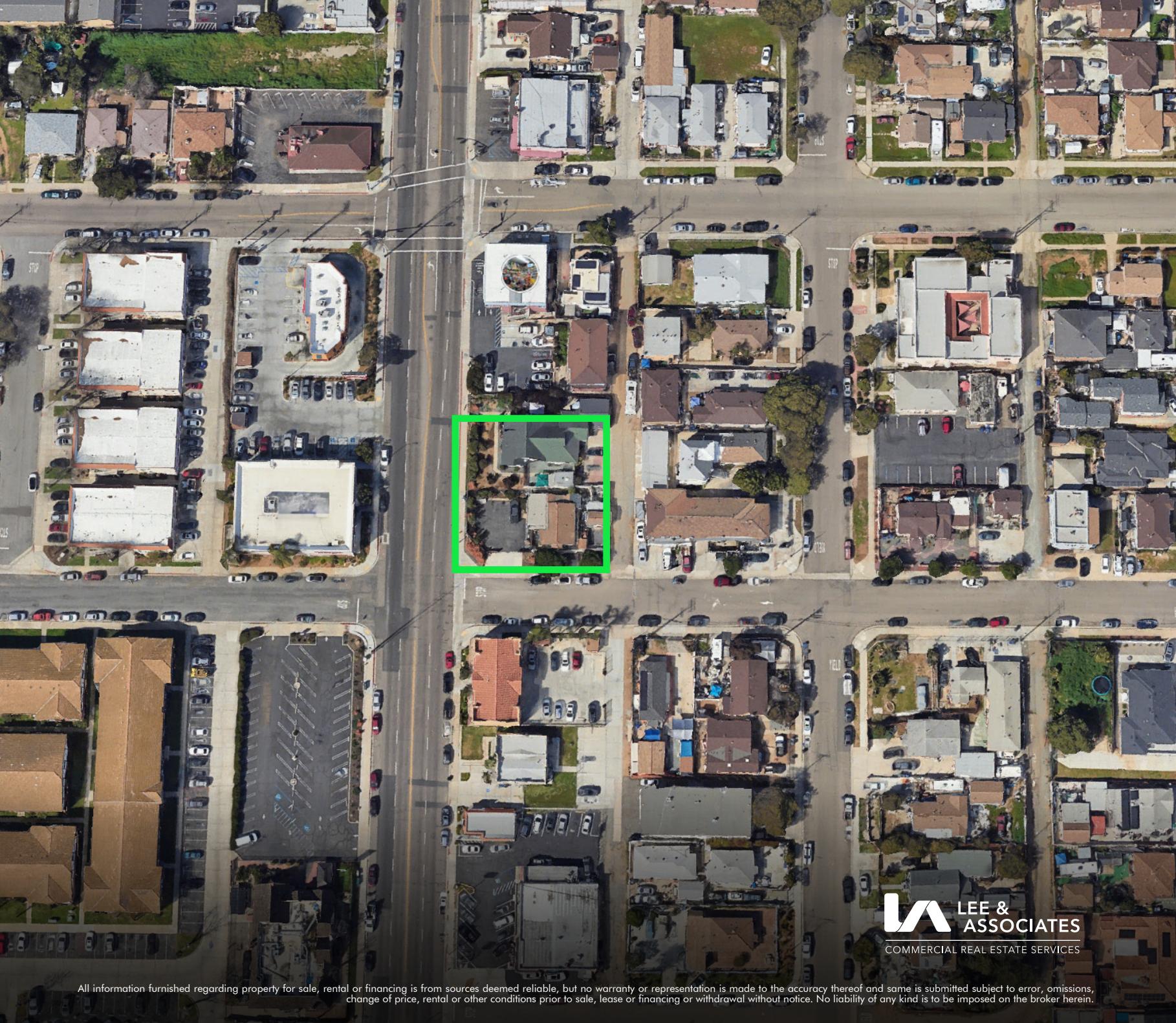
TIM MILLS

Senior Vice President / Principal

t 619.993.2923

tmills@lee-associates.com

CA RE Lic. #00785694



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