

FOR LEASE - WAREHOUSE/OFFICE SPACES

Tidelands Avenue Properties



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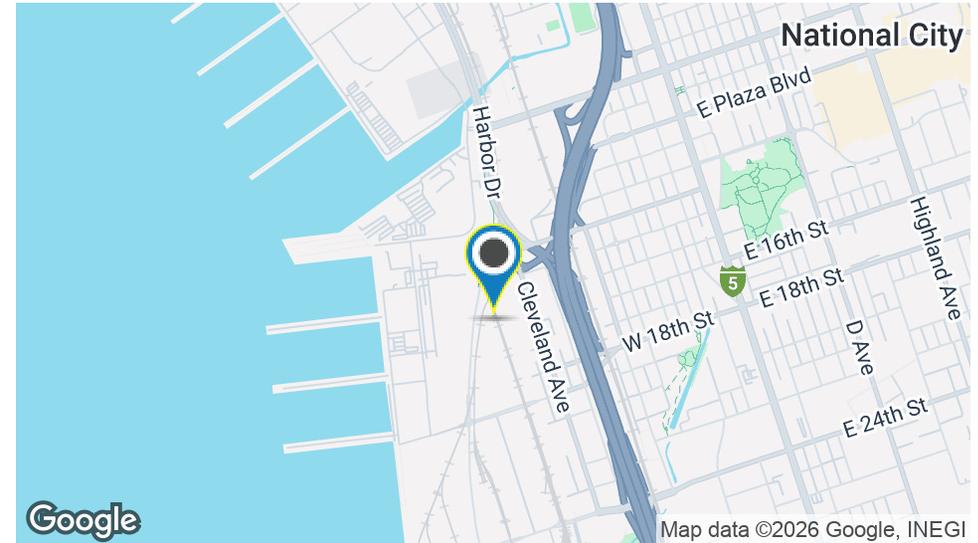
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ASSET
MANAGEMENT
SPECIALISTS

For Lease - Warehouse/Office Spaces

1535-1545 TIDELANDS AVE, NATIONAL CITY, CA 91950



OFFERING SUMMARY

Lease Rate: (1535 - C)	\$2,215.00
Available SF: (1535 - C)	1,164 +/- SF
Lease Rate (1545 - P)	\$3,145.00
Available SF (1545 - P)	1,700 + / SF

PROPERTY OVERVIEW

Well maintained Industrial Park
Great coastal National City location, Minutes from downtown San Diego
Easy access to I-5, I-15, I-805, HWY 54 and 94, and 32nd Street Naval Base, and the United Port of San Diego

PROPERTY HIGHLIGHTS

- Front reception entry
- Large open office space with passthrough to Warehouse
- Large warehouse with ground level roll up door
- Fully Sprinklered
- Hub Zone Qualified
- ***Sorry, No automotive based business***

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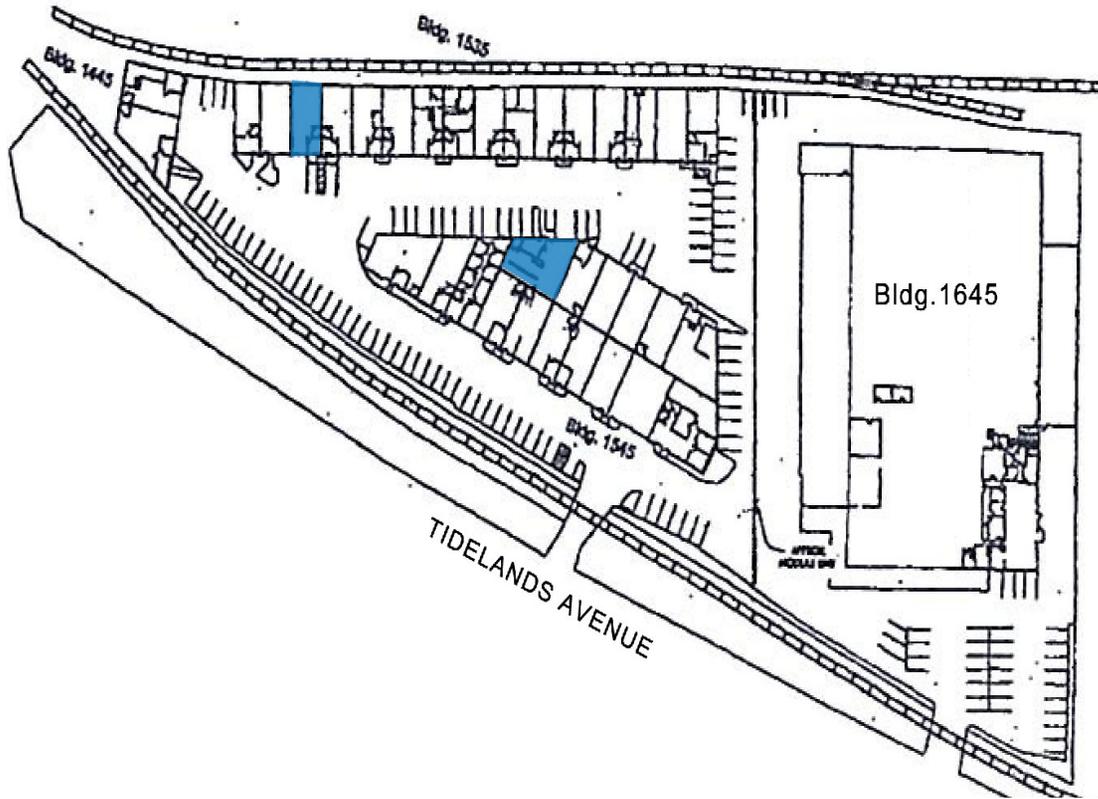
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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
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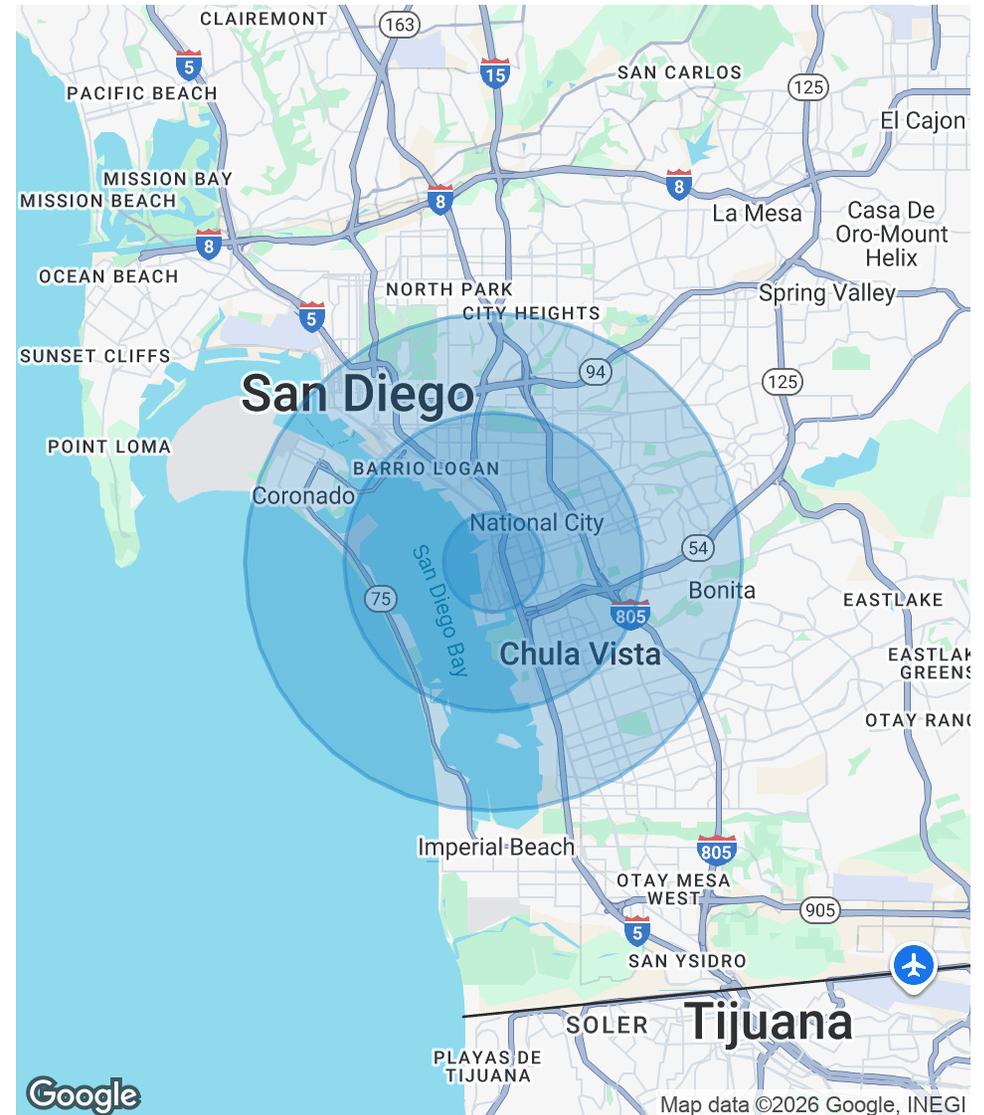
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,507	155,979	456,628
Average age	37	37	39
Average age (Male)	35	36	38
Average age (Female)	38	38	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,989	45,856	158,607
# of persons per HH	3.2	3.4	2.9
Average HH income	\$74,460	\$80,609	\$99,007
Average house value	\$733,226	\$651,286	\$756,831

* Demographic data derived from 2020 ACS - US Census



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