

# 1601-1631 HOOVER AVE. & 140 W. 16TH ST.

1601-1631 Hoover Ave. & 140 W. 16th St. | National City, CA

FOR LEASE





# HIGHLIGHTS

- Bite Size Office or Retail Suites!
- Dedicated Address!
- Dedicated Entrance!
- 24/7 Access!
- Perfect for Start Up or Small Business!
- Executive Type Suites!
- +/- 600-1,850 square feet!
- Low Lease Rates!
- Local, Responsive Ownership/Property Management!
- From \$1,100/month!
- 1601-1603 | +/- 1,450 sf. \$2,400/month + E.
- 140 W. 16th | +/-1,850 sf. \$2,800/month + E

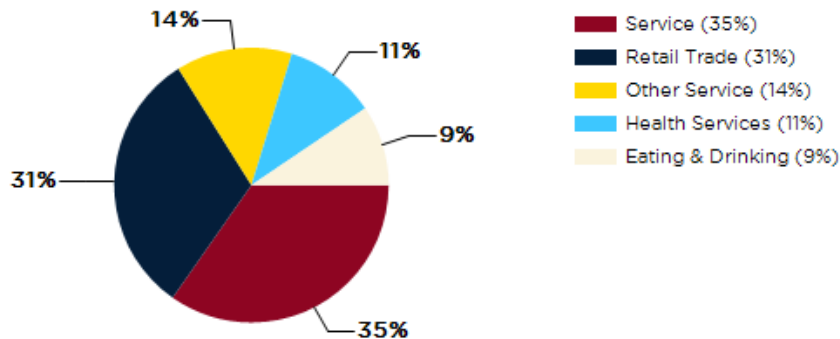


Suite	Tenant	Floor	Square Feet	Monthly Rent	Lease Type	Notes
140 w 16th	Available Now!	1st	1,850	\$2,800.00	Gross	Nice office suite with 3 offices, reception plus two detached storage spaces!
1601-1603	Available Now!	1st	1,450	\$2,400.00	Gross	Two suites combined into one! Large open area plus one office and storage!

## Easy I-5 Freeway Access!

- The property is located in National City, a city in San Diego County, California, known for its diverse community and historic downtown area.
- National City is home to various retail and dining options, including the Westfield Plaza Bonita mall, Walmart Supercenter, and popular restaurants like Olive Garden and In-N-Out Burger.
- The area is conveniently located near major highways, including Interstate 5 and Interstate 805, providing easy access to the greater San Diego area and neighboring cities.
- National City is in close proximity to attractions such as the San Diego Zoo, Balboa Park, and Coronado Beach, making it an appealing location for residents and visitors alike.
- The city has a mix of residential neighborhoods, industrial areas, and commercial districts, offering a diverse range of amenities and opportunities for businesses in various sectors.

## Major Industries by Employee Count

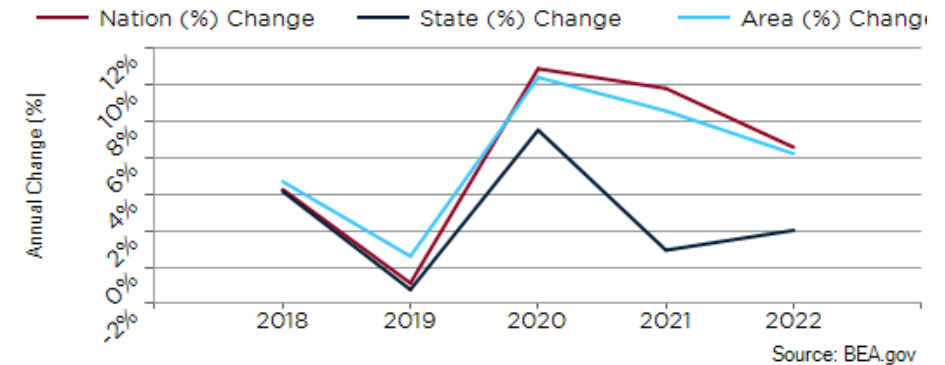


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## Largest Employers

Paradise Valley Hospital	1,200
National Elementary School District	462
Sweetwater Union High School District	400
Wal-Mart	400
NMS Management	300
Dixieline Lumber	285
City of National City	275
Ball Automotive Group	250

## San Diego County GDP Trend





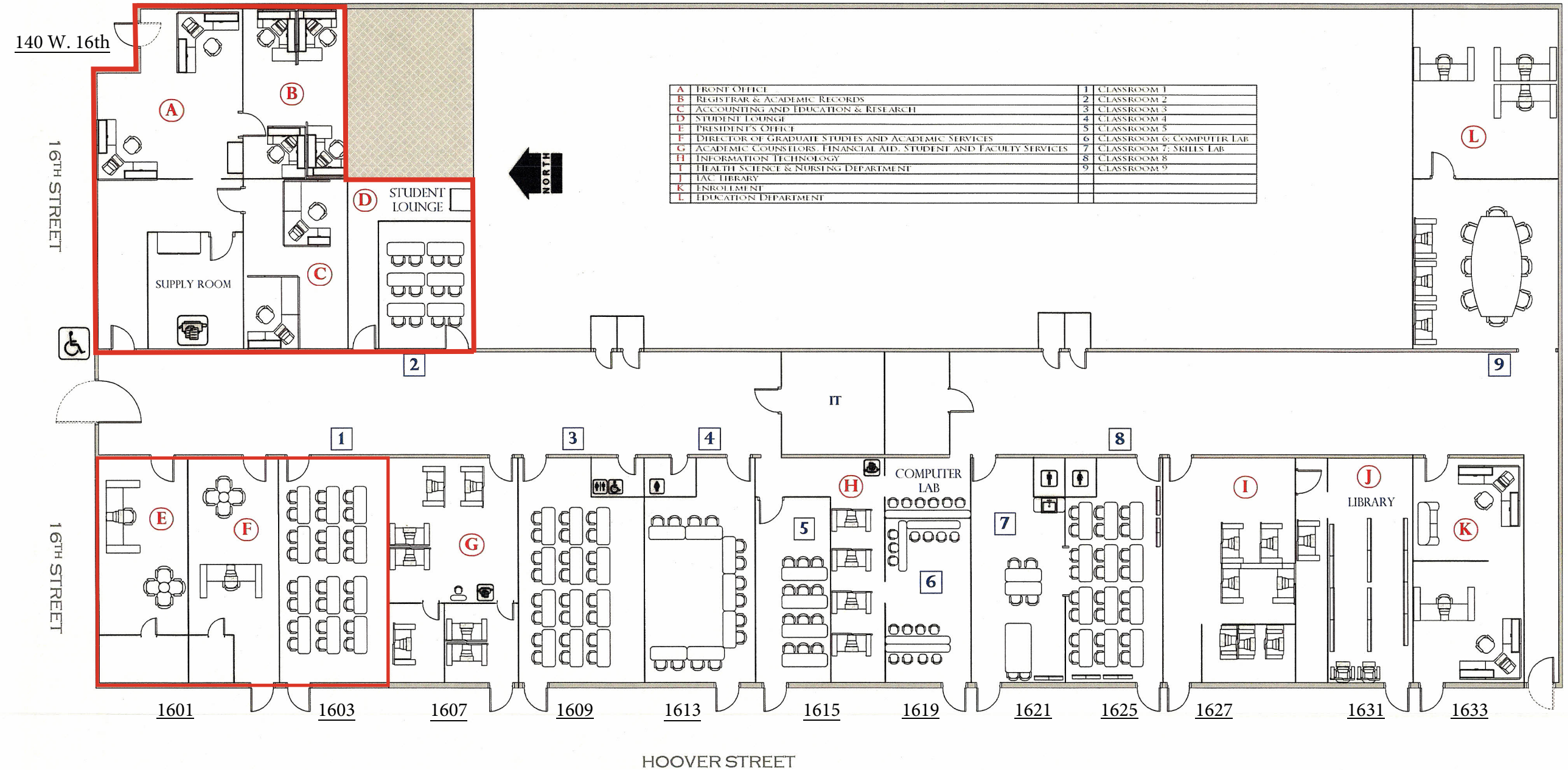


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# Site Plan

## 1601-1633 Hoover Ave. & 140 West 16th St.







140 W 16th St







1601-1603 Hoover Ave





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*Exclusively Marketed by:*



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