

416

NATIONAL CITY BOULEVARD
SAN DIEGO, CA 91950

OWNER USER
OPPORTUNITY
5,000 SF RETAIL
BUILDING

MAX STONE, CCIM
858.458.3348
mstone@voitco.com
License: #01944151

KIMBERLY CLARK, ESQ
858.458.3343
kclark@voitco.com
License: #01439305

Voit
REAL ESTATE SERVICES





Recently Renovated (New Roof, HVAC, Electrical and Plumbing)

Fronting National City Boulevard in a Vibrant Neighborhood

Current Owner will Lease-Back 50% of the Building

NATIONAL CITY BOULEVARD

Zoning: National City Downtown Specific Plan - 1B;
Permitted for Retail use and High Density Residential

Ramada Total, Southwestern Community College, Integrity
Charter School and South County Regional Tech Center
Located Nearby

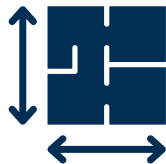




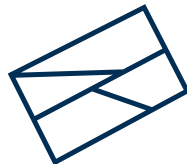
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5,000 SF
 BUILDING SIZE



0.11 AC
 LAND SIZE



C; DSP
 ZONING



1946
 YEAR BUILT



51'
 STREET FRONTAGE



1,450,000
 SALE PRICE

POTENTIAL LAND USES

- » MIXED USE
- » MOTEL
- » HOTEL
- » THEATERS AND CAFES
- » RESTAURANTS
- » RETAIL
- » PROFESSIONAL OFFICES
- » AUTO-ORIENTED RETAIL (CUP REQUIRED)
- » PUBLIC PARKING
- » EDUCATIONAL INSTITUTION (CUP REQUIRED)
- » LIGHT INDUSTRIAL

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ZONING

DEVELOPMENT ZONE 1A AND 1B

DEVELOPMENT INTENSITY FAR:	6:1 Maximum / 3:1 Minimum
MAXIMUM HEIGHT:	250' unless otherwise stated (the development standards of the Major Mixed Use Corridor (MXC-2) Zone shall apply)
MAXIMUM NUMBER OF UNITS FOR 1A:	668
MAXIMUM NUMBER OF UNITS FOR 1B:	401

If maximum number of units is exceeded per zone, a traffic analysis and/or CEQA review may be required. Project would require discretionary review.

GENERAL GUIDELINES:

This area, adjacent to the downtown core, is proposed for retail, entertainment or employment uses. These uses may be mixed either horizontally or vertically or developed on a parcel-by-parcel or block-by-block basis. Development may be "auto-oriented" but National City Boulevard is to have a pedestrian orientation. Mixed-use developments are highly encouraged.

Since this development zone is part of the "gateway" to downtown, and National City Boulevard is intended to be its primary "ceremonial" artery, every effort should be made to strengthen the definition, street-scape and pedestrian character of National City Boulevard's pedestrian street-scape.

PERMITTED USES:

Mid-high rise, multi-family residential, commercial, residential and visitor serving commercial (hotel, motel, restaurants), entertainment uses (theaters, clubs), light Industrial manufacturing, auto-oriented retail, professional offices, and public parking.



Demographics	1 Mile	3 Mile	5 Mile
2021 Population	33,837	193,683	493,549
2021 Households	7,463	50,920	161,561
Median Age	30.9	32	34.9
Median Household Income	\$44,264	\$48,123	\$62,443
Median Home Value	\$368,479	\$417,800	\$484,810
Median Year Built	1965	1965	1970

Traffic Counts	Cross Street	Cars Per Day
I- 5	I-5 Sb on Ramp N	186,022
I- 5	Division St N	201,706
National City Blvd	E 5th St N	14,335
Roosevelt Ave	W 3rd St N	1,237
E 4th St	B Ave E	6,939
W 4th St	Roosevelt Ave W	796



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4180 LA JOLLA VILLAGE DRIVE, SUITE 100
LA JOLLA, CALIFORNIA 92037
858.453.0505 | 858.408.3976 FAX
LIC #01991785 | WWW.VOITCO.COM

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REAL ESTATE SERVICES

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