

BUILDABLE UP TO

4,000 SF
with Drive-Thru



FOR LEASE OR BUILD-TO-SUIT

± 25,000 SF RETAIL PAD

1100 East 30th Street
National City, California

Burlington

El Super

CHUZE
FITNESS

EAST 30TH STREET (19,381 CARS PER DAY)

HIGH-PROFILE RETAIL CORRIDOR | FREEWAY VISIBILITY | SIGNALIZED INTERSECTION

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ±25,000 SF retail pad
- Potential to build up to 4,000 SF with drive-thru
- Signalized intersection
- Outpad to Burlington
- Strong traffic counts: ±19,381 cars per day
- Freeway visibility from SR-54
- Zoned: MXD-2 (Major Mixed-Use District)
- APN: 563-370-32
- **LEASE RATE: CONTACT BROKER**

HIGHLY-VISIBLE RETAIL PAD IN PRIME NATIONAL CITY LOCATION

 1100 East 30th Street | National City, California 91950



WESTFIELD PLAZA BONITA

- ★ macy's
- Target
- JCPenney
- NORDSTROM rack
- H&M
- PANDA EXPRESS CHINESE KITCHEN
- Applebee's
- OUTBACK STEAKHOUSE
- COFFEE BEAN TEA LEAF
- BR Baking Bopping
- POPEYES
- and more...

- TEXAS RANCHHOUSE
- LA FITNESS
- TACO BELL
- Denny's

- Carls Jr.

- Food4Less

- Burlington

- El Super
- CHUZE FITNESS

- SONIC

- STARBUCKS COFFEE

- McDonald's

- CHULA VISTA DMV

- Jack in the box

- Smart & Final
- ALDI
- HOBBY LOBBY

- ROSS DRESS FOR LESS
- OLD NAVY
- GROCERY OUTLET Bargain Market
- Office DEPOT
- DOLLAR TREE

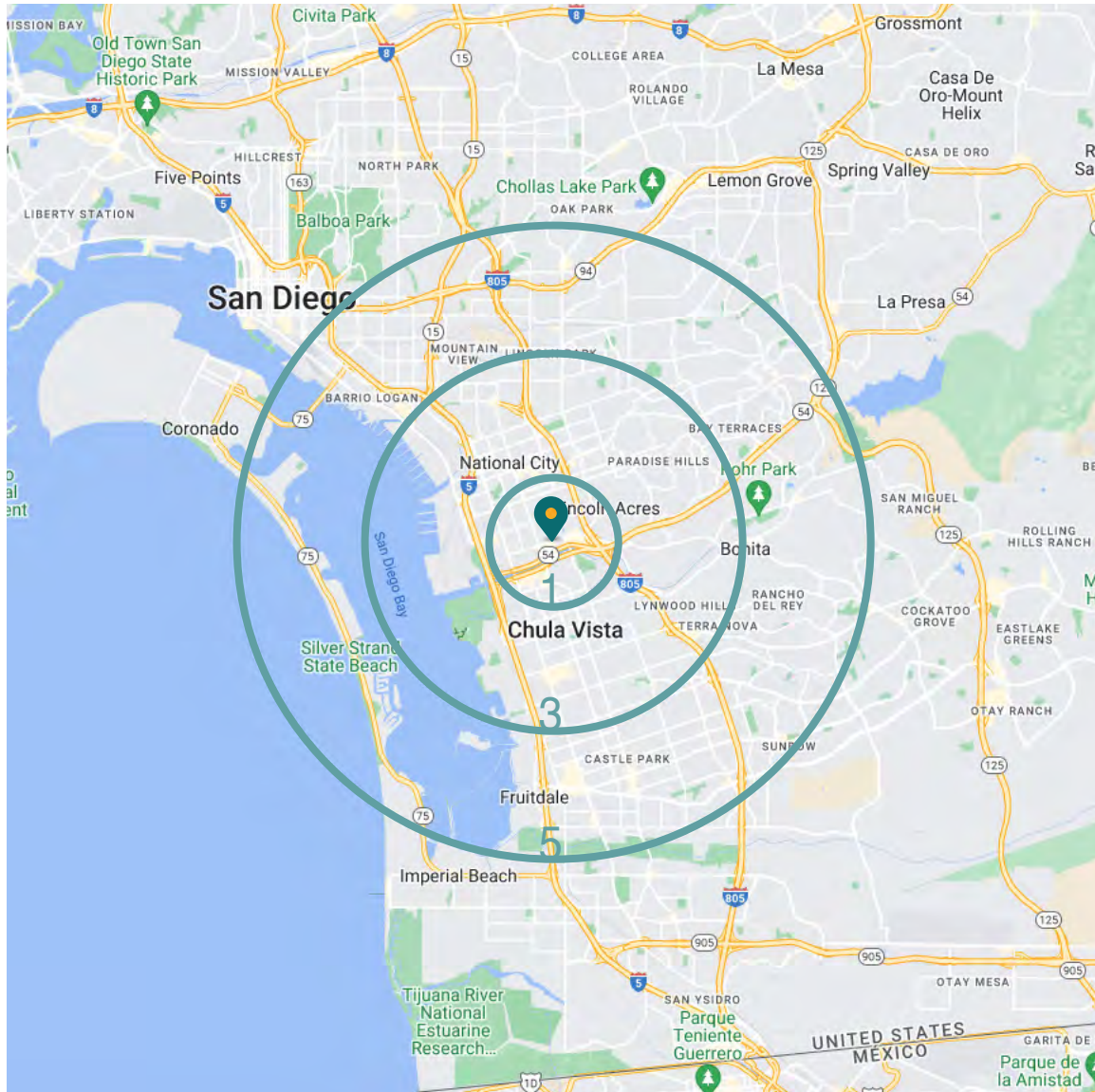
- Walmart

- SUBWAY

- SWEETWATER UNION HIGH SCHOOL

1100 East 30th Street | National City

LOCATED WITHIN A HIGH-PROFILE NATIONAL CITY SHOPPING CORRIDOR AMONGST AN ABUNDANCE OF BIG BOX RETAIL AMENITIES



DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|-------------------|-----------|-----------|-----------|
| 2023 population | 21,813 | 185,386 | 435,178 |
| Median age | 34.9 | 35.2 | 35.3 |
| 2023 households | 6,839 | 52,888 | 126,576 |
| Average HH income | \$72,285 | \$79,435 | \$86,296 |
| Median home value | \$474,164 | \$476,128 | \$487,466 |
| Total businesses | 970 | 6,568 | 13,982 |
| Daytime employees | 9,180 | 96,858 | 159,922 |
| Consumer spending | \$193M+ | \$1.67B+ | \$4.23B+ |

TRAFFIC COUNTS

| | |
|---------------------------------|----------------------|
| East 30th Street & L Avenue | 19,381 cars per day |
| SR-54 Westbound & N. 2nd Avenue | 133,326 cars per day |
| SR-54 Eastbound & N. 2nd Avenue | 129,283 cars per day |

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1100 East 30th Street
National City, California

HIGH-PROFILE RETAIL CORRIDOR | FREEWAY VISIBILITY | SIGNALIZED INTERSECTION



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For leasing information or tours,
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