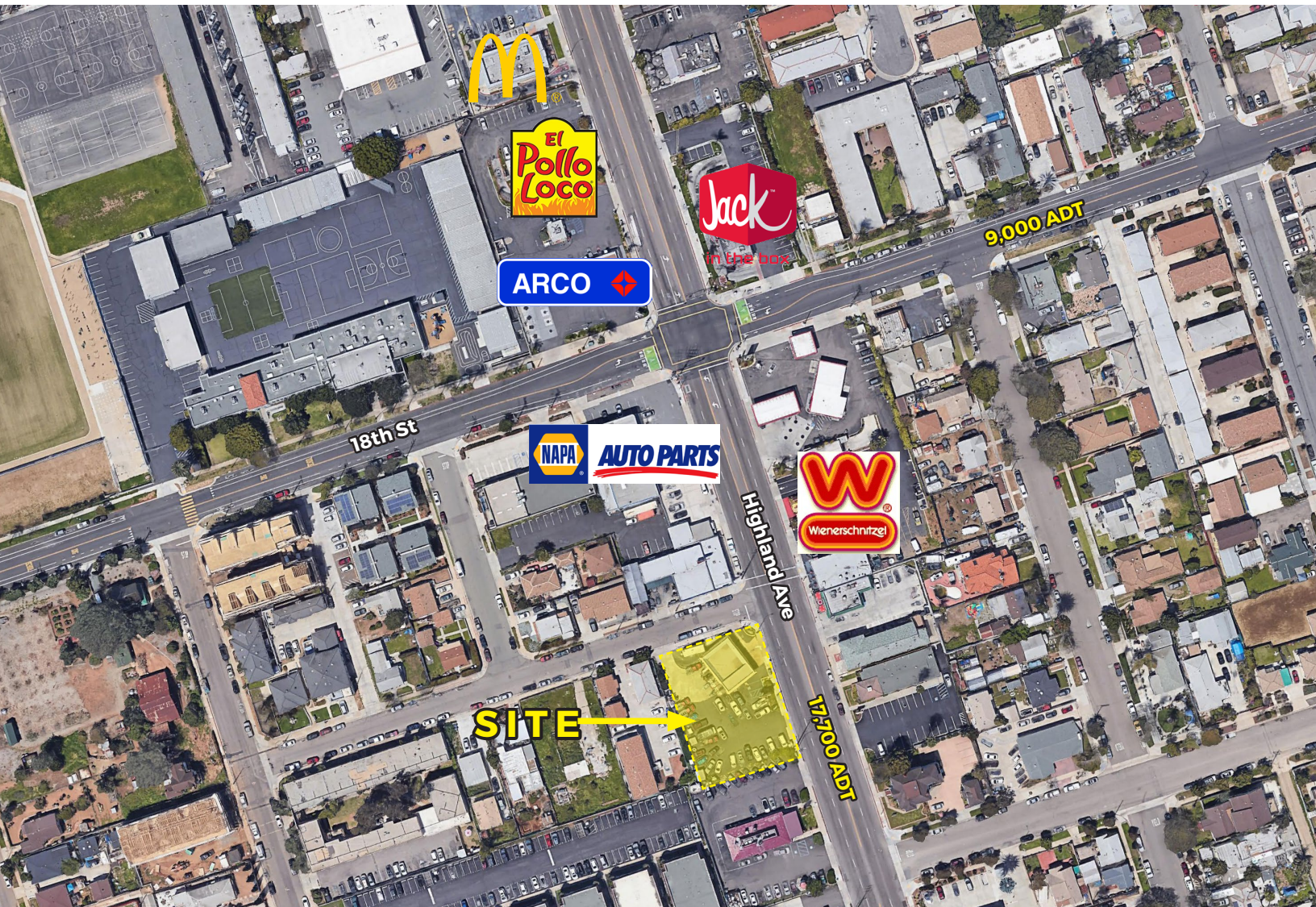


1902-1912 Highland Ave

RI

CORNER PARCEL AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT | NATIONAL CITY, CA



PROPERTY FEATURES

- Two Parcels totaling 19,354 SF
- Existing Automotive Building – 1,900 SF
- Heavily Trafficked Commercial Corridor in National City
- Extremely dense demographics in surrounding trade area
- Zoning: MXC-2 Major Mixed Use Corridor
- Close Proximity to Walmart, Burlington, El Super Grocery, Smart & Final, ROSS, and more





ESTIMATED 2019 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

1902 Highland Ave, National City, California, 91950



POPULATION

	1 mile	3 miles	5 miles
Total Population	31,184	199,138	468,752
Projected Population (2022)	32,331	204,425	485,570



HOUSING

Total Households	9,297	54,409	143,789
Projected Total Households (2022)	9,622	55,780	150,132



INCOME

Median Household Income	\$40,704	\$48,972	\$55,825
Average Household Income	\$57,137	\$64,861	\$77,468
Per Capita Income	\$17,718	\$19,646	\$24,595
Median Disposable Income	\$36,133	\$41,311	\$47,412
Average Disposable Income	\$46,808	\$52,451	\$60,215



DAYTIME DEMOS

Total Daytime Population	31,190	229,378	471,482
Daytime Population Workers	14,126	121,952	221,759
Daytime Population Residents	17,064	107,426	249,723



RACE & ETHNICITY

White	13,076	41.93%	81,245	40.80%	203,924	43.50%
Black or African American	1,077	3.45%	18,668	9.37%	47,819	10.20%
American Indian & Alaska Native Population	338	1.08%	1,717	0.86%	3,786	0.81%
Asian Population	5,026	16.12%	28,276	14.20%	63,498	13.55%
Pacific Islander Population	181	0.58%	1,524	0.77%	3,207	0.68%
Other Race Population	9,986	32.02%	57,682	28.97%	121,344	25.89%
Population of Two or More Races	1,500	4.81%	10,024	5.03%	25,174	5.37%
Hispanic Population	22,355	71.69%	125,060	62.80%	267,246	57.01%
Non-Hispanic Population	8,829	28.31%	74,077	37.20%	201,507	42.99%



EDUCATION

Bachelor's Degree	2,198	11.40%	14,488	11.87%	47,254	15.61%
Graduate/Professional Degree	580	3.01%	4,454	3.65%	21,651	7.15%



AGE

Median Age	31.6	31.1	33.3
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The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.