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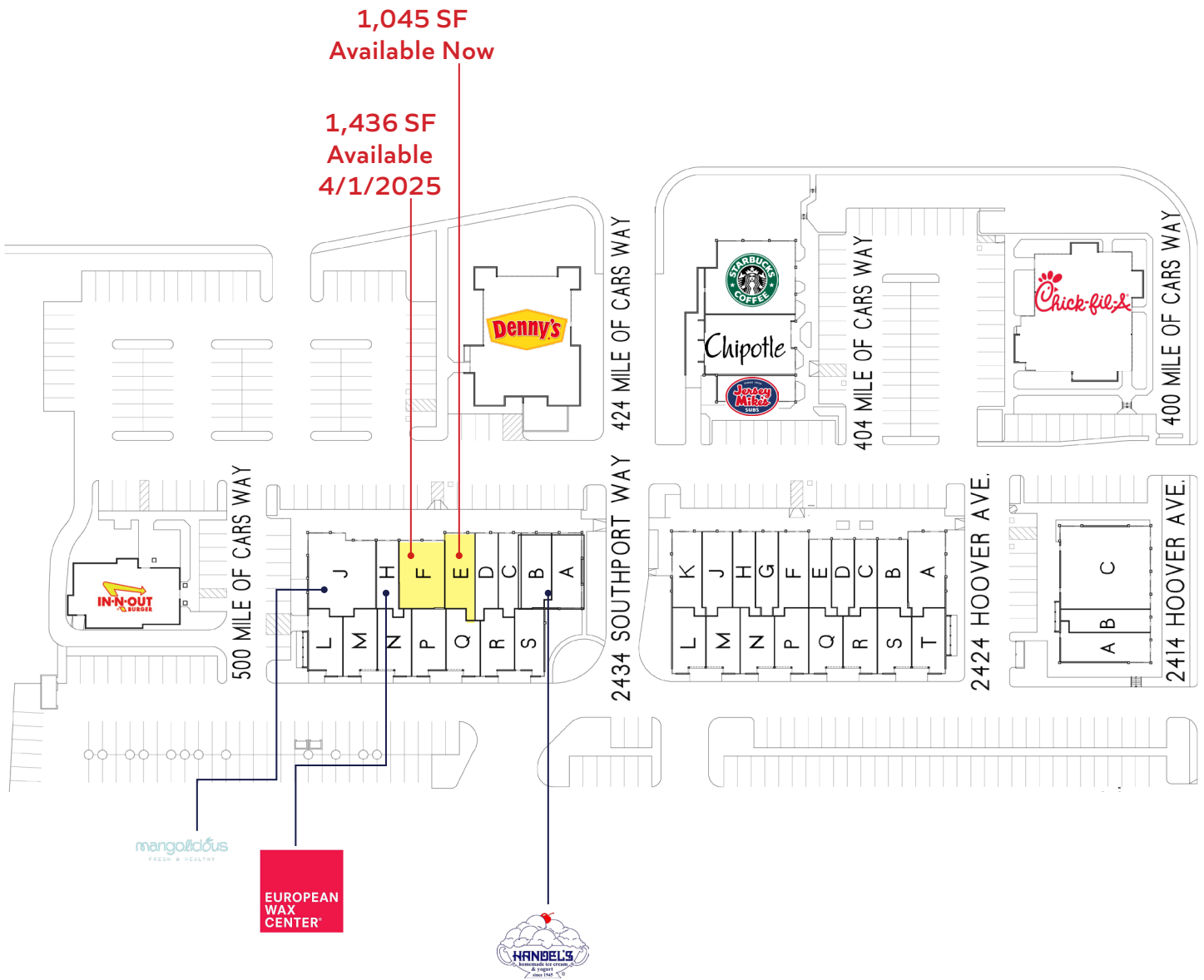
Southport Commercial Center

SEQ Mile of Cars Way & I-5, National City, CA



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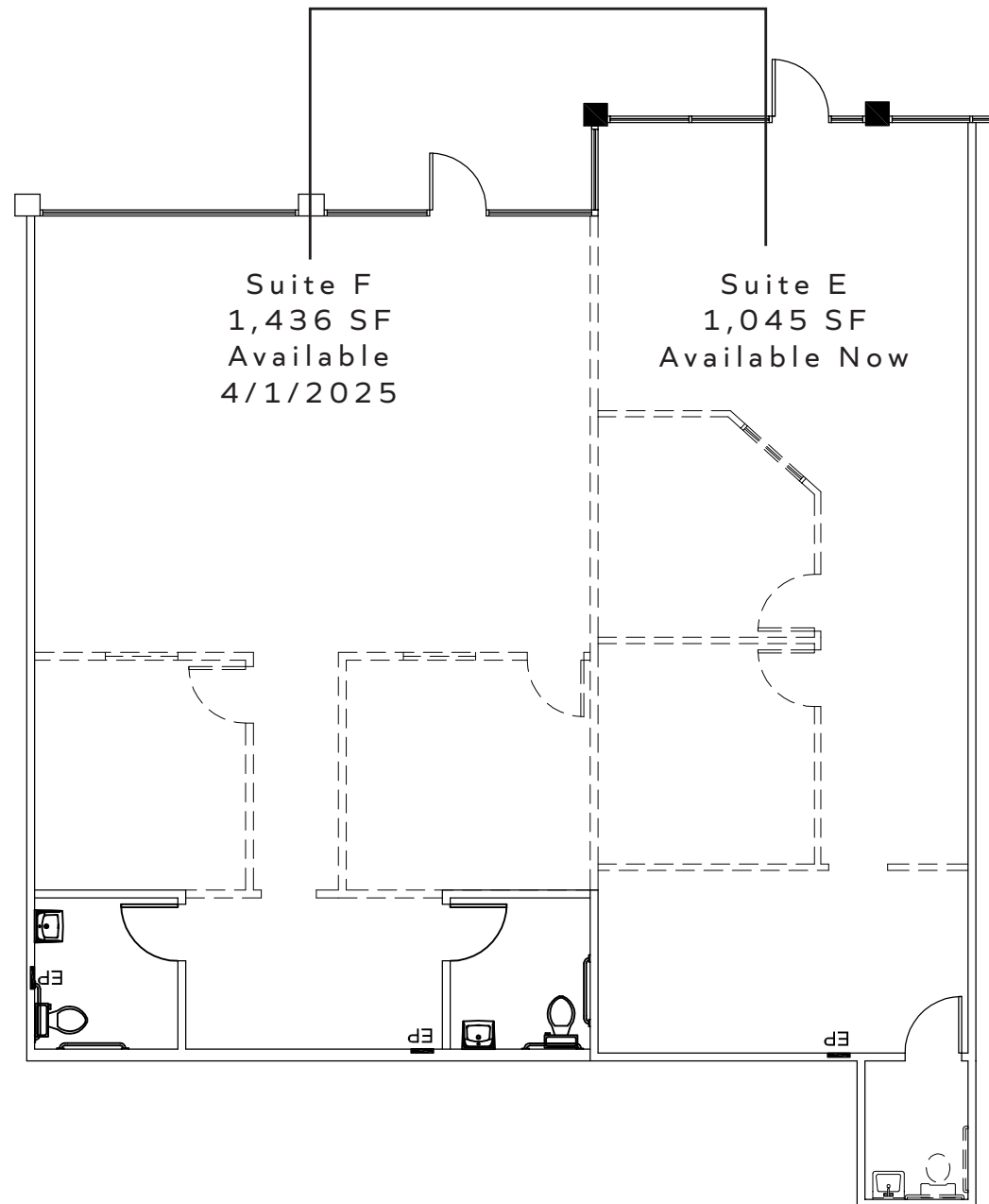


FEATURES

- Suite E: 1,045 SF Available Now
- Suite F: 1,436 SF Available 4/1/2025
- Unique opportunity for an under served market
- Strategically located on the I-5 & Mile of Cars Way
- Highly trafficked on/off ramp
- Good daytime population
- Established restaurant volumes

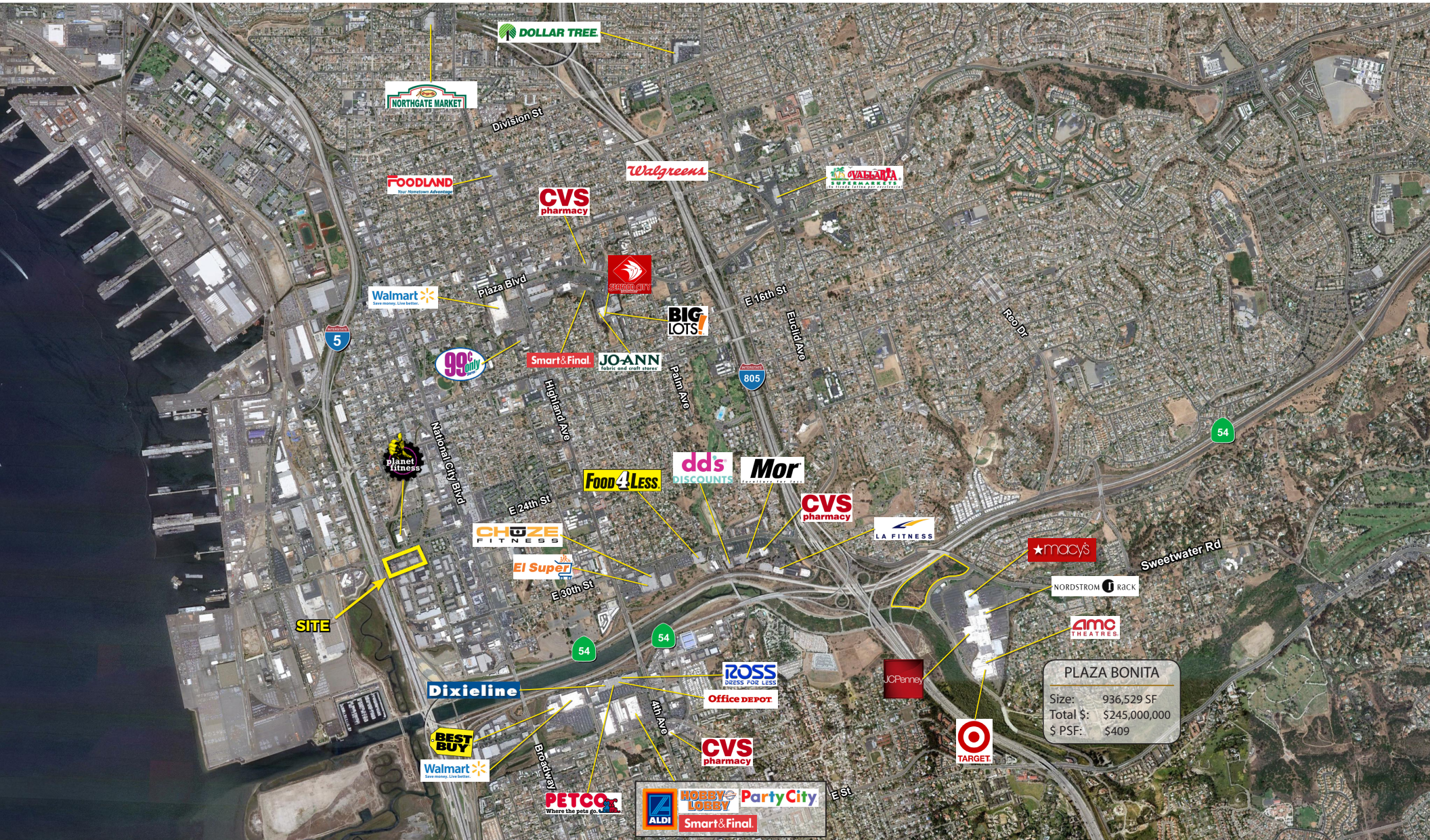


Can Be Combined
2,481 SF



Suite F
1,436 SF
Available
4/1/2025

Suite E
1,045 SF
Available Now



PLAZA BONITA
 Size: 936,529 SF
 Total \$: \$245,000,000
 \$ PSF: \$409

The information in this brochure 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. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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S U I T E E



S U I T E F



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2434 SOUTHPORT WAY | NATIONAL CITY, CA, 91950

ESTIMATED 2027 · CALCULATED USING PROPORTIONAL BLOCK GROUPS

POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	13,578	158,179	412,975
Forecasted Population (2027)	13,378	157,479	412,339

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Households	4,364	46,620	134,381

AVG HHD INCOME	1 MILE	3 MILES	5 MILES
Avg Household Income	\$62,202	\$77,815	\$92,716
Forecasted Avg Household Income (2027)	\$75,900	\$94,289	\$111,484

MEDIAN HH INCOME	1 MILE	3 MILES	5 MILES
Median Household Income	\$44,293	\$56,097	\$64,440
Forecasted Median Household Income (2027)	\$51,825	\$68,864	\$79,426

PER CAPITA INCOME	1 MILE	3 MILES	5 MILES
Estimated Per Capita Income	\$21,695	\$24,067	\$30,864

OTHER INCOME	1 MILE	3 MILES	5 MILES
Est. Proj. Median Disposable Income	\$38,394	\$48,245	\$53,826

DAYTIME DEMOS	1 MILE	3 MILES	5 MILES
Total Number of Businesses	1,107	5,316	15,027
Daytime Worker Population	11,562	103,261	200,657

RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
White	2,772 20.41%	36,781 23.25%	111,989 27.12%
Black or African American	534 3.93%	10,459 6.61%	32,866 7.96%
American Indian & Alaskan Native	272 2.00%	2,881 1.82%	6,876 1.66%
Asian	1,600 11.78%	18,331 11.59%	51,959 12.58%
Hawaiian & Pacific Islander	70 0.52%	934 0.59%	2,444 0.59%
Hispanic or Latino	10,180 74.97%	105,541 66.72%	239,541 58.00%
Two or More Races	3,297 24.28%	33,976 21.48%	82,953 20.09%

AGE DISTRIBUTION	1 MILE	3 MILES	5 MILES
Median Age	31.1 yrs	31.7 yrs	33.9 yrs

HOUSING	1 MILE	3 MILES	5 MILES
Total Households	4,364	46,620	134,381

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RETAIL SPACES AVAILABLE

