

# Sweetwater Square

NEC Highland & Hwy 54, National City, CA

NEW 2,000 SF SPACE POTENTIALLY AVAILABLE SOON



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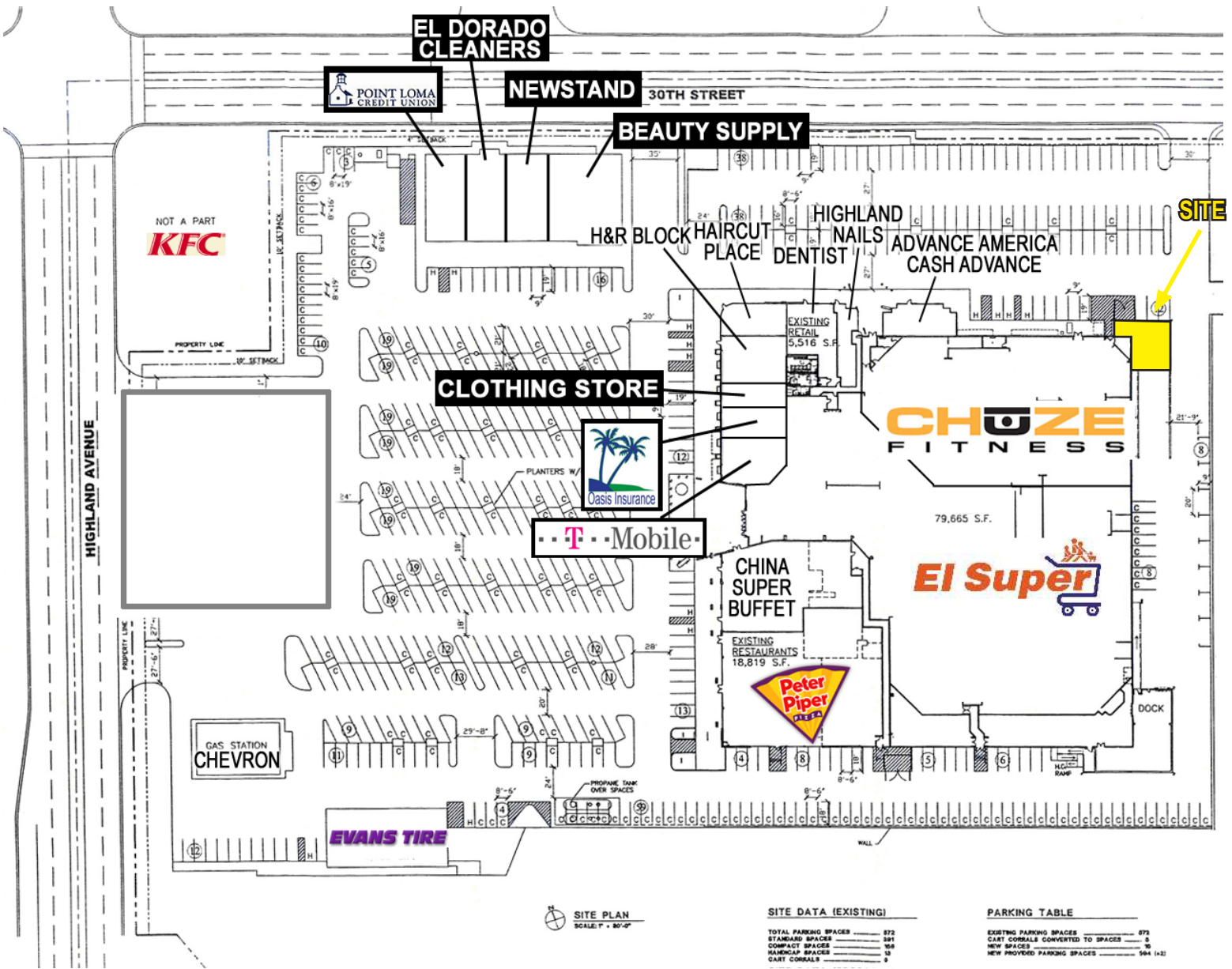


TRAFFIC COUNTS	
(Google Earth Pro 2010)	
Highland Ave at 30th st	30,838 ADT
Hwy 54	104,263 ADT
E 30th St	20,331 ADT

## FEATURES

- Center currently 100% leased. A new potential space approximately 2,000 SF- Available soon!
- One of the best intersections in the trade area
- Hwy 54 is the dominant retail corridor in South San Diego County
- Great freeway visibility
- Over 793,000 people in a 7-mile radius
- Average household income of \$58,831 in 7-mile radius





SITE PLAN  
SCALE: 1" = 30'-0"

**SITE DATA (EXISTING)**

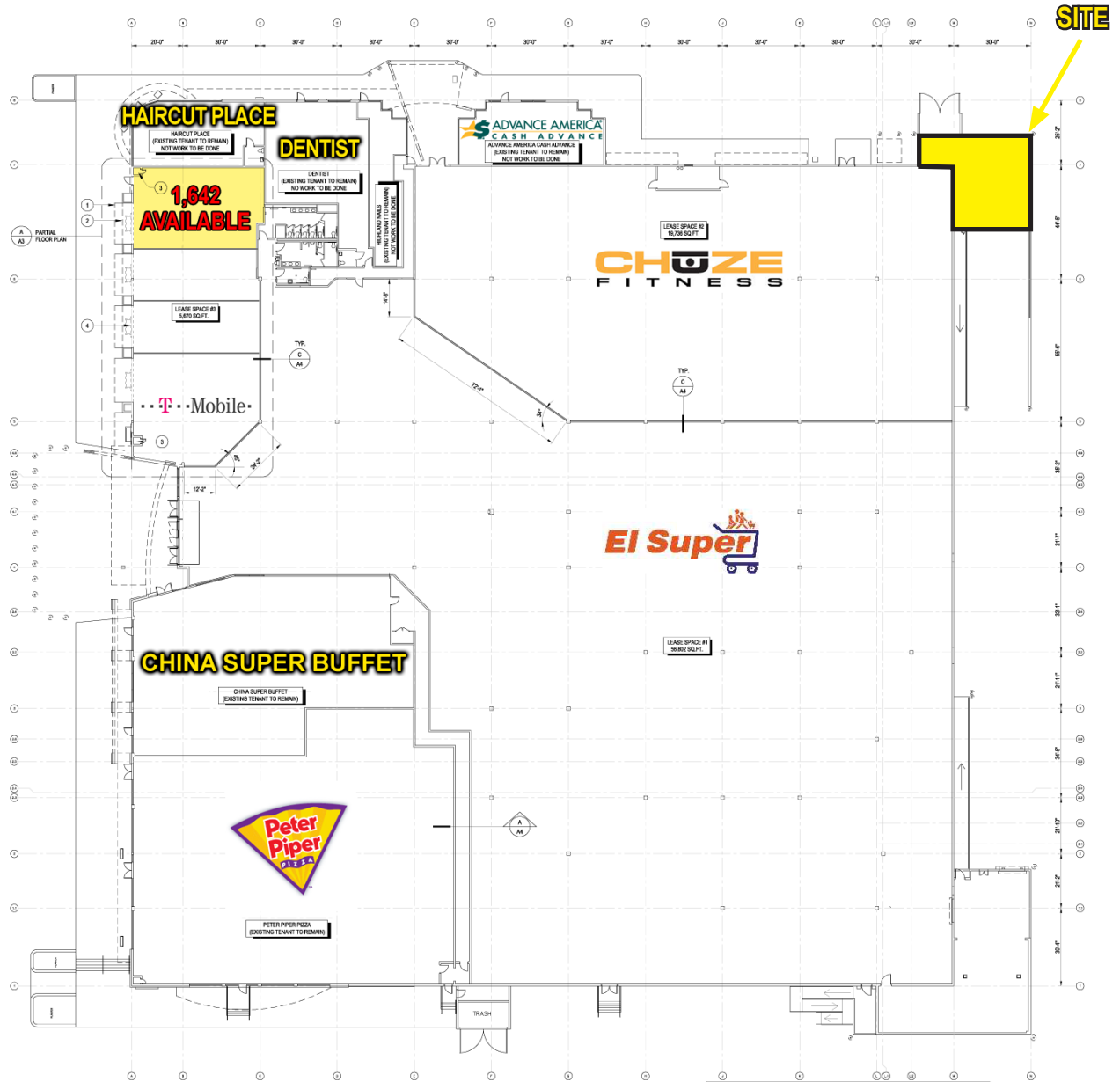
TOTAL PARKING SPACES	872
STANDARD SPACES	381
COMPACT SPACES	158
HANDICAP SPACES	13
CART CORALS	9

**PARKING TABLE**

EXISTING PARKING SPACES	872
CART CORALS CONVERTED TO SPACES	9
NEW SPACES	10
NEW PROVIDED PARKING SPACES	564 (12)



PROPOSED SITE PLAN



## Highland Ave &amp; State Hwy 54 | National City, CA

 POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	29,022	190,229	462,596
Forecasted Population (2021)	31,705	204,622	491,049

 HOUSEHOLDS

Households	8,931	54,894	132,555
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 AVG HHD INCOME

Estimated Avg Household Income	\$58,998	\$68,770	\$73,830
Avg Family Income	\$53,872	\$63,368	\$69,264

 MEDIAN HH INCOME

Estimated Median Household Income	\$43,739	\$51,568	\$56,428
Median Family Income	\$44,765	\$52,235	\$57,801

 \$\$\$ PER CAPITA INCOME

Est. Proj. Per Capita Income	\$23,289	\$24,933	\$24,089
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 \$\$ OTHER INCOME

Est. Proj. Median Disposable Income	\$37,739	\$43,232	\$46,711
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 DAYTIME DEMOS

Total Number of Businesses	798	4,825	9,555
Total Number of Employees	8,683	77,529	143,242

 RACE & ETHNICITY

	1 MILE		3 MILES		5 MILES	
White	13,301	51.0%	83,253	47.3%	192,592	44.5%
Black or African American	1,262	4.8%	12,904	7.3%	42,289	9.8%
American Indian & Alaskan Native	299	1.1%	1,681	1.0%	3,663	0.8%
Asian	1,884	7.2%	22,489	12.8%	57,417	13.3%
Hawaiian & Pacific Islander	122	0.5%	1,351	0.8%	3,218	0.7%
Other Race	7,810	30.0%	44,688	25.4%	108,721	25.1%
Two or More Races	1,390	5.3%	9,07	5.5%	24,545	5.7%

 AGE DISTRIBUTION

Median Age	33.01 yrs	33.06 yrs	33.40 yrs
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 HOUSING

Total Housing Units	8,647	54,324	132,775
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