

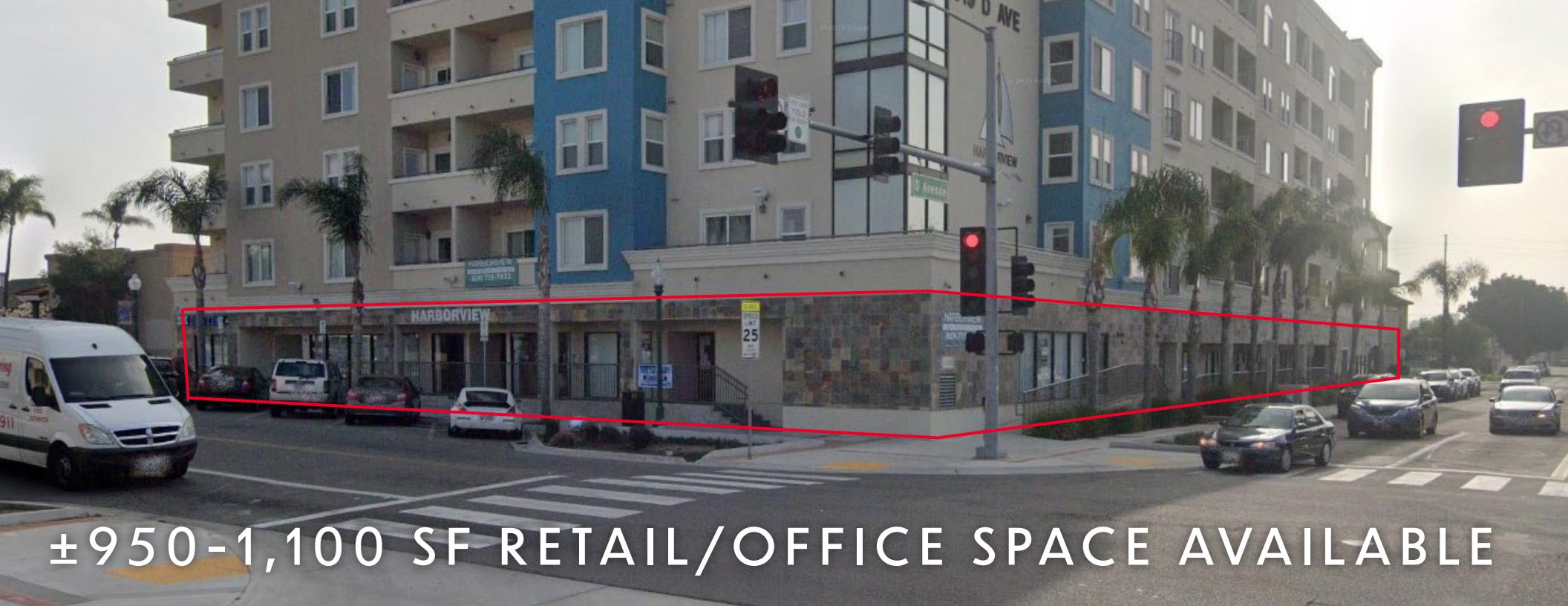
for lease

819-825 D AVENUE

819-825 D AVENUE | NATIONAL CITY, CA | 91950

EXCLUSIVE BROKER





±950-1,100 SF RETAIL/OFFICE SPACE AVAILABLE

PROPERTY HIGHLIGHTS

- Newer mixed-use mid rise - residential above ground floor retail/commercial
- Street-front retail/office suites — attractive to service, food & beverage, or neighborhood retail operators given foot traffic and resident base.
- Surrounded by dense residential neighborhoods and established retail corridors
- Steps from 8th Street Trolley Station, driving daily commuter traffic and minutes to I-5 and I-805

TRAFFIC COUNTS

- 8th Street: 17,832 ADT
- D Avenue: 7,087 ADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Pop (2025)	34,958	193,149	475,408
AHH Income	\$79,963	\$91,739	\$111,145
Daytime Pop.	10,627	57,285	196,825

TENANTS IN THE AREA



INTERIOR IMAGES

- **Rates: \$2.00/PSF - MG**

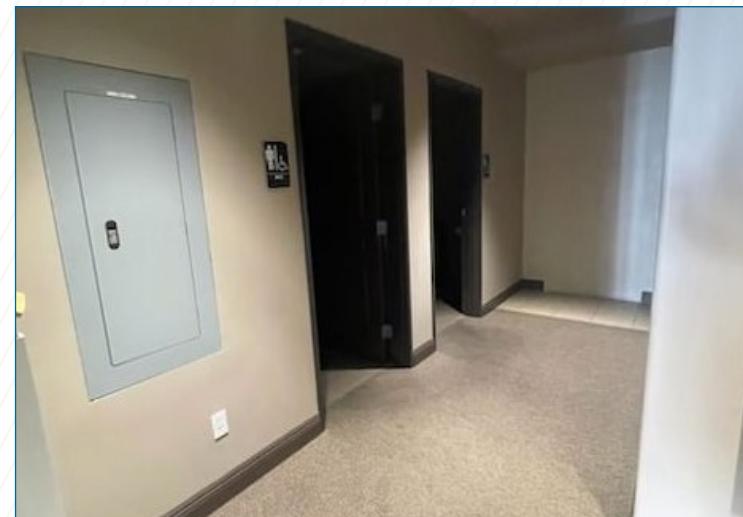
- **Available Now:**

Suite 103 - 950 SF

Suite 110 - 500 SF*

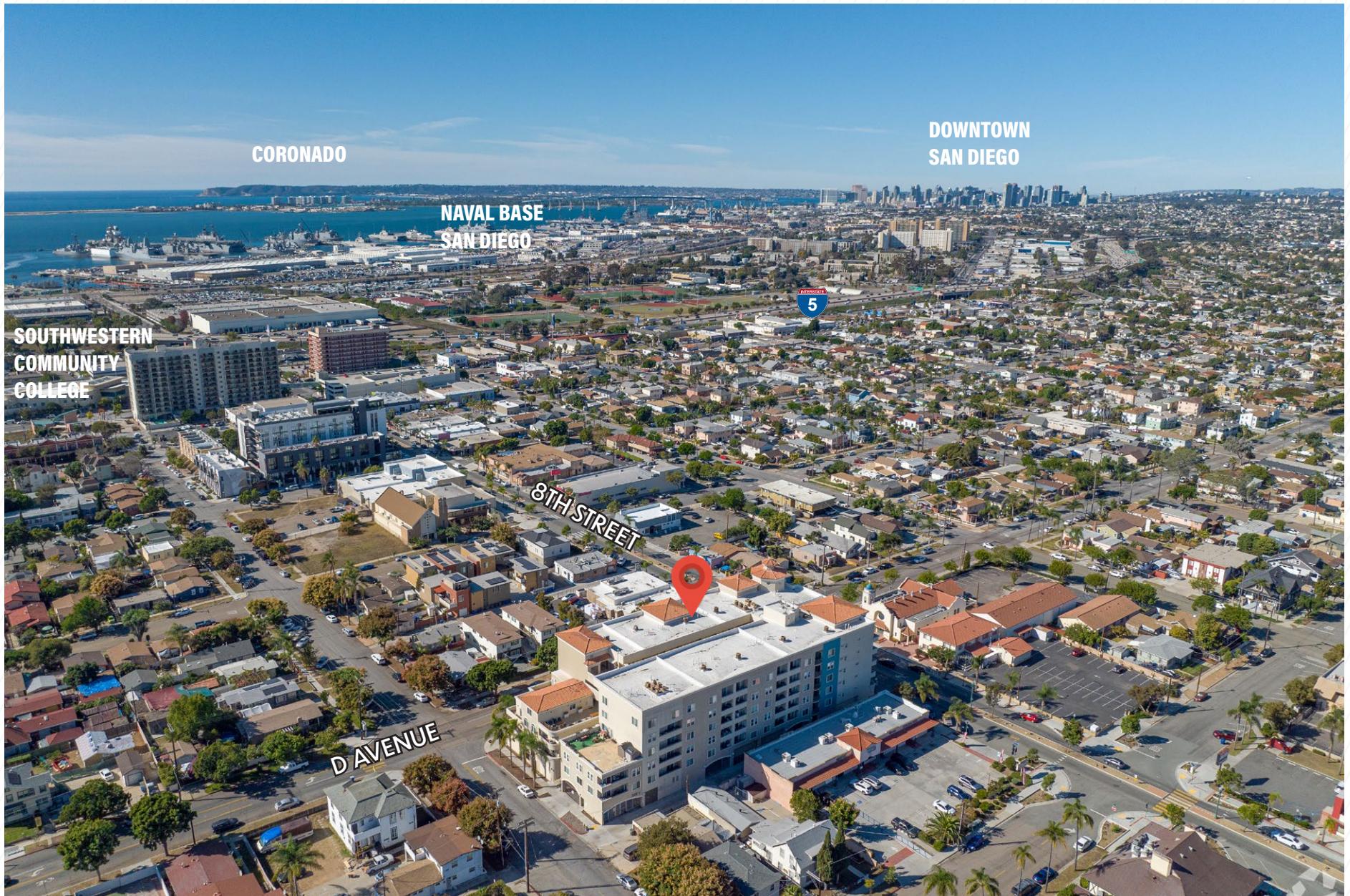
Suite 111 - 600 SF*

*Suites 110 & 111 can be combined
for a total of 1,100 SF

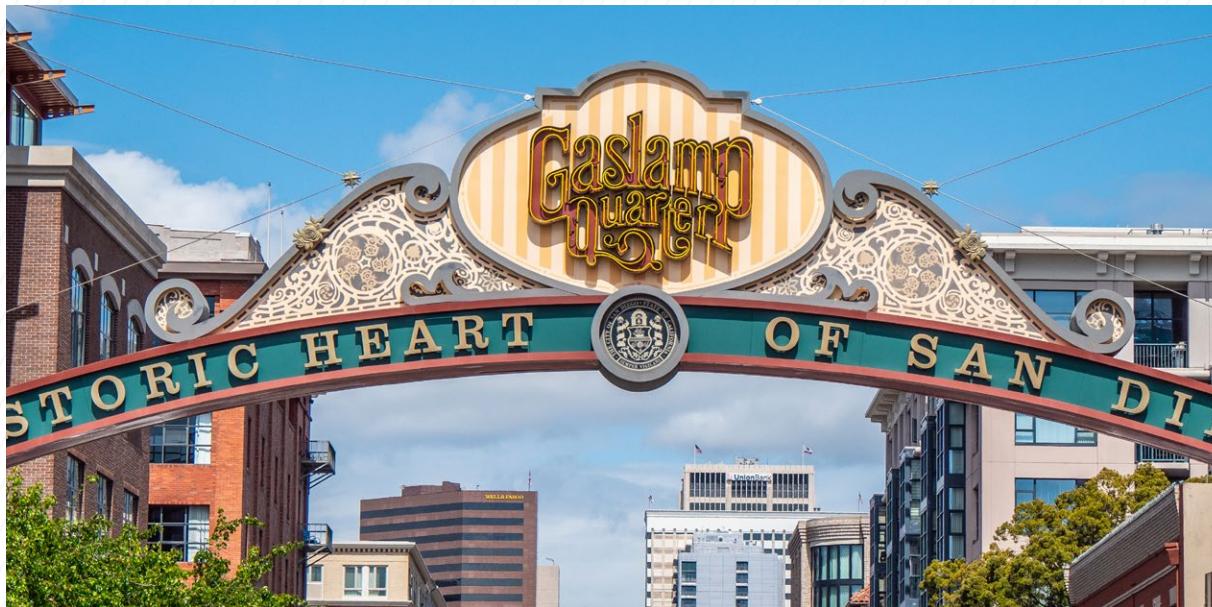


Cushman & Wakefield Copyright 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

AERIAL



IN THE AREA



DEMOGRAPHICS

1 Mile

Demographic and Income Profile

819 D Ave, National City, California, 91950

Ring: 1 mile radius

Latitude: 32.67657, Longitude: -117.10236



Summary	Census 2010	Census 2020	2025	2030
Population	38,935	35,411	34,958	34,940
Households	9,796	10,521	10,792	10,951
Families	7,739	-	8,014	8,136
Average Household Size	3.49	3.31	3.13	3.09
Owner Occupied Housing Units	2,321	-	2,595	2,727
Renter Occupied Housing Units	7,475	-	8,197	8,223
Median Age	27.6	-	33.5	34.8
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	-0.01%	0.07%	0.30%	
Households	0.29%	0.33%	0.49%	
Families	0.30%	0.32%	0.44%	
Owner HHs	1.00%	0.49%	0.66%	
Median Household Income	2.59%	2.33%	2.57%	
	2025	2030		
Households by Income	Number	Percent	Number	Percent
<\$15,000	1,003	9.3%	884	8.1%
\$15,000 - \$24,999	800	7.4%	656	6.0%
\$25,000 - \$34,999	922	8.5%	791	7.2%
\$35,000 - \$49,999	1,313	12.2%	1,169	10.7%
\$50,000 - \$74,999	1,863	17.3%	1,789	16.3%
\$75,000 - \$99,999	2,079	19.3%	2,205	20.1%
\$100,000 - \$149,999	1,666	15.4%	1,910	17.4%
\$150,000 - \$199,999	655	6.1%	854	7.8%
\$200,000+	491	4.5%	692	6.3%
Median Household Income		\$67,318		\$76,483
Average Household Income		\$79,963		\$89,245
Per Capita Income		\$24,401		\$27,590
Population by Age	Census 2010	2025	2030	
0 - 4	2,941	7.6%	2,019	5.8%
5 - 9	2,886	7.4%	2,113	6.0%
10 - 14	2,820	7.2%	2,316	6.6%
15 - 19	3,589	9.2%	2,769	7.9%
20 - 24	5,506	14.1%	3,181	9.1%
25 - 34	5,980	15.4%	5,964	17.1%
35 - 44	4,893	12.6%	4,529	13.0%
45 - 54	4,236	10.9%	3,874	11.1%
55 - 64	2,937	7.5%	3,685	10.5%
65 - 74	1,568	4.0%	2,758	7.9%
75 - 84	1,139	2.9%	1,269	3.6%
85+	438	1.1%	481	1.4%
Number	Percent	Number	Percent	

3 Mile

Demographic and Income Profile

819 D Ave, National City, California, 91950

Ring: 3 mile radius

Latitude: 32.67657, Longitude: -117.10236



Summary	Census 2010	Census 2020	2025	2030
Population	197,344	194,825	193,149	192,371
Households	52,445	55,891	56,738	57,292
Families	40,494	-	41,677	42,155
Average Household Size	3.51	3.33	3.25	3.21
Owner Occupied Housing Units	19,742	-	21,040	21,679
Renter Occupied Housing Units	32,703	-	35,698	35,613
Median Age	29.4	-	34.0	35.3
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	-0.08%	0.07%	0.30%	
Households	0.19%	0.33%	0.49%	
Families	0.23%	0.32%	0.44%	
Owner HHs	0.60%	0.49%	0.66%	
Median Household Income	2.27%	2.33%	2.57%	
	2025	2030		
Households by Income	Number	Percent	Number	Percent
<\$15,000	4,710	8.3%	4,104	7.2%
\$15,000 - \$24,999	3,734	6.6%	2,988	5.2%
\$25,000 - \$34,999	4,381	7.7%	3,711	6.5%
\$35,000 - \$49,999	6,324	11.1%	5,492	9.6%
\$50,000 - \$74,999	9,847	17.4%	9,284	16.2%
\$75,000 - \$99,999	8,859	15.6%	9,097	15.9%
\$100,000 - \$149,999	9,964	17.6%	10,871	19.0%
\$150,000 - \$199,999	4,424	7.8%	5,582	9.7%
\$200,000+	4,495	7.9%	6,163	10.8%
Median Household Income		\$73,097		\$81,778
Average Household Income		\$91,739		\$103,325
Per Capita Income		\$27,481		\$31,306
Population by Age	Census 2010	2025	2030	
0 - 4	15,150	7.7%	11,148	5.8%
5 - 9	14,560	7.4%	11,237	5.8%
10 - 14	15,328	7.8%	12,236	6.3%
15 - 19	17,432	8.8%	14,526	7.5%
20 - 24	22,123	11.2%	18,111	9.4%
25 - 34	29,460	14.9%	32,577	16.9%
35 - 44	25,135	12.7%	25,421	13.2%
45 - 54	22,960	11.6%	21,071	10.9%
55 - 64	16,486	8.4%	20,286	10.5%
65 - 74	9,340	4.7%	15,732	8.1%
75 - 84	6,562	3.3%	7,718	4.0%
85+	2,807	1.4%	3,086	1.6%
Number	Percent	Number	Percent	

DEMOGRAPHICS (cont.)

5 Mile

Demographic and Income Profile

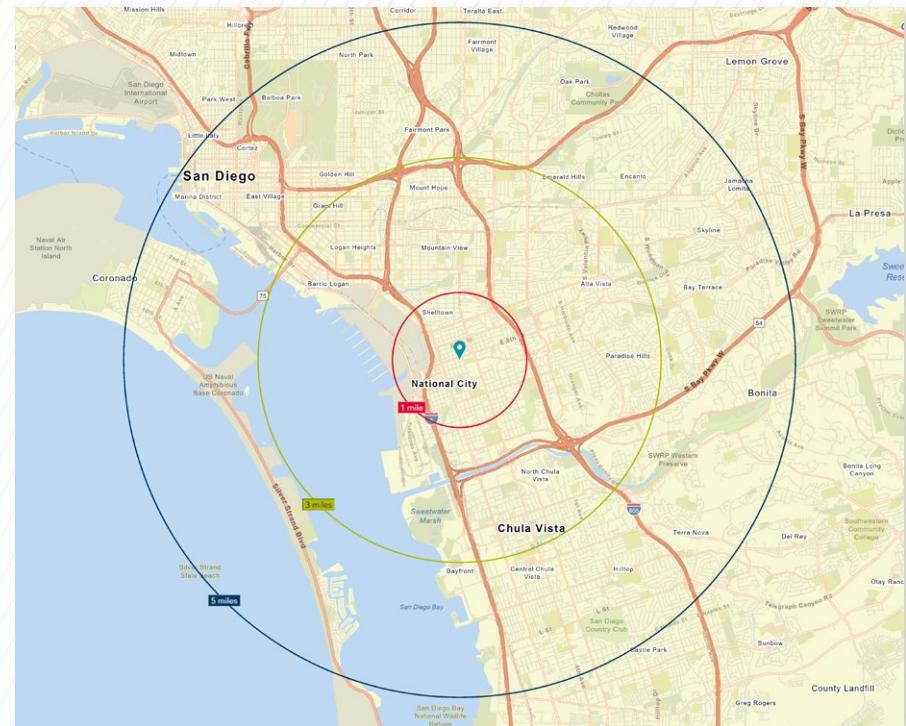
819 D Ave, National City, California, 91950

Ring: 5 mile radius

Latitude: 32.67657, Longitude: -117.10236



Summary	Census 2010	Census 2020	2025	2030
Population	468,513	478,290	475,408	478,809
Households	148,175	159,559	164,528	170,236
Families	98,859	-	102,983	104,877
Average Household Size	3.00	2.87	2.77	2.70
Owner Occupied Housing Units	62,316	-	65,821	67,341
Renter Occupied Housing Units	85,859	-	98,707	102,895
Median Age	32.3	-	36.4	37.7
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.14%	0.07%	0.30%	
Households	0.68%	0.33%	0.49%	
Families	0.37%	0.32%	0.44%	
Owner HHs	0.46%	0.49%	0.66%	
Median Household Income	2.33%	2.33%	2.57%	
	2025	2030		
Households by Income	Number	Percent	Number	Percent
<\$15,000	13,289	8.1%	12,414	7.3%
\$15,000 - \$24,999	8,624	5.2%	7,253	4.3%
\$25,000 - \$34,999	10,378	6.3%	9,002	5.3%
\$35,000 - \$49,999	14,603	8.9%	12,972	7.6%
\$50,000 - \$74,999	25,241	15.3%	23,885	14.0%
\$75,000 - \$99,999	23,717	14.4%	24,107	14.2%
\$100,000 - \$149,999	30,773	18.7%	33,059	19.4%
\$150,000 - \$199,999	16,726	10.2%	20,140	11.8%
\$200,000+	21,170	12.9%	27,395	16.1%
Median Household Income	\$83,937		\$94,178	
Average Household Income	\$111,145		\$123,309	
Per Capita Income	\$38,755		\$44,125	
Population by Age	Census 2010	2025	2030	
0 - 4	32,636	7.0%	24,439	5.1%
5 - 9	30,979	6.6%	24,519	5.2%
10 - 14	32,687	7.0%	26,515	5.6%
15 - 19	37,054	7.9%	30,235	6.4%
20 - 24	44,076	9.4%	37,618	7.9%
25 - 34	75,610	16.1%	84,261	17.7%
35 - 44	63,378	13.5%	68,742	14.5%
45 - 54	59,977	12.8%	54,284	11.4%
55 - 64	44,746	9.6%	52,591	11.1%
65 - 74	24,491	5.2%	42,614	9.0%
75 - 84	16,196	3.5%	21,930	4.6%
85+	6,684	1.4%	7,660	1.6%



819-825 D AVENUE

819-825 D AVENUE | NATIONAL CITY, CA | 91950

Vince Provenzano

+1 760 431 4212

vince.provenzano@cushwake.com

LIC #01926894

Nash Johnson

+1 760 431 3831

nash.johnson@cushwake.com

LIC #02188083



12830 El Camino Real, Suite 100
San Diego, CA 92130
cushmanwakefield.com