

for lease

819-825 D AVENUE

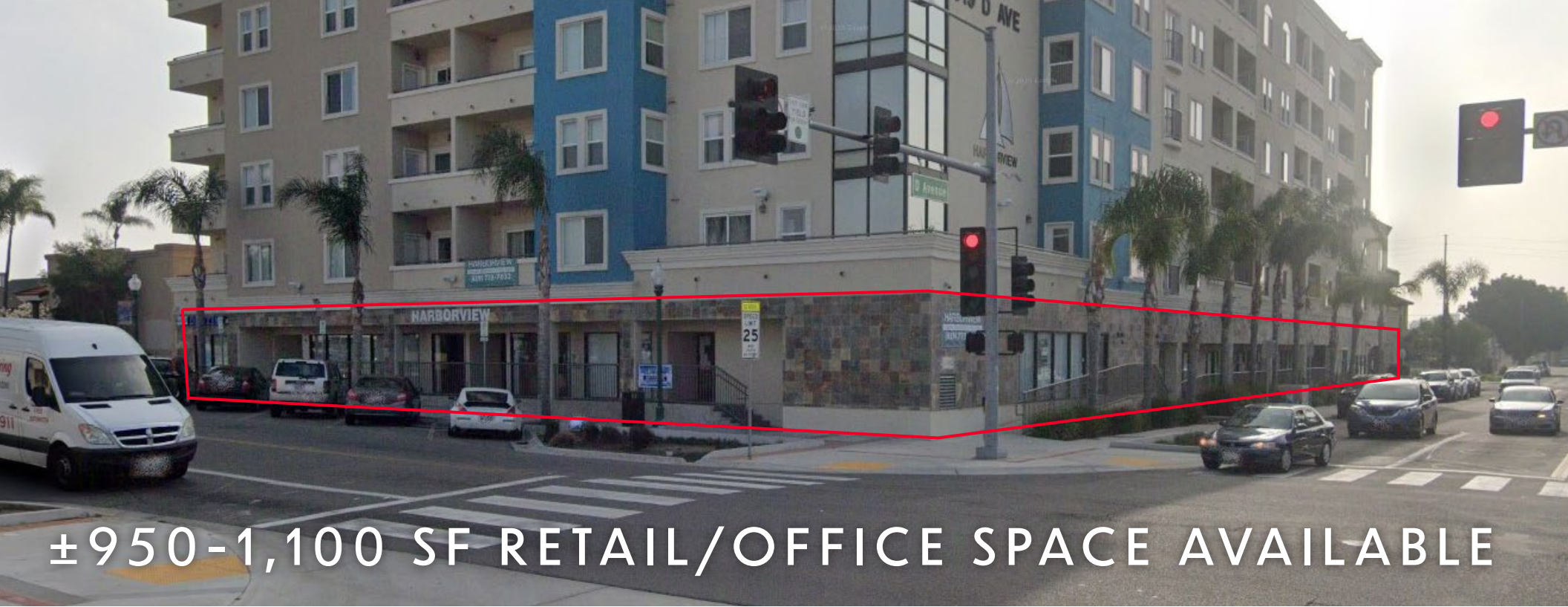


819-825 D AVENUE | NATIONAL CITY, CA | 91950

EXCLUSIVE BROKER



CUSHMAN &
WAKEFIELD



± 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



819-825 D AVENUE | NATIONAL CITY, CA

INTERIOR IMAGES

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

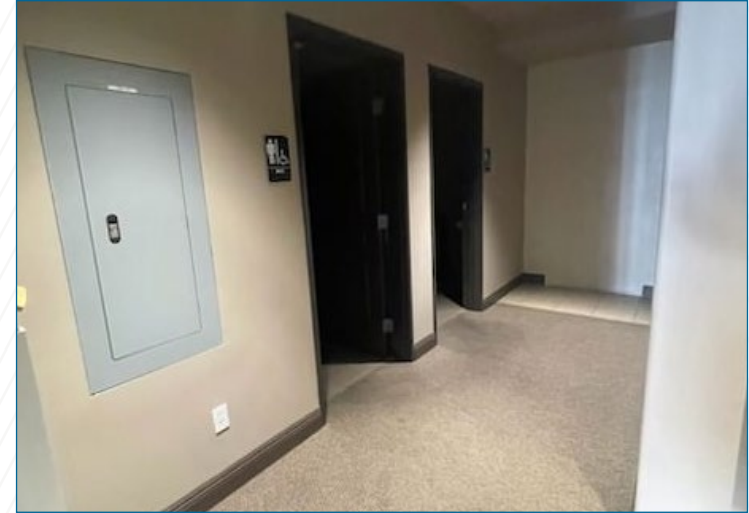
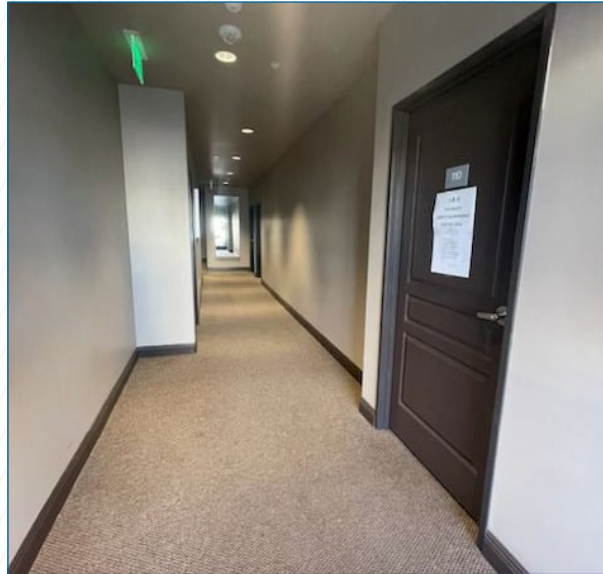
- **Available Now:**

Suite 103 - 950 SF

Suite 110 - 500 SF*

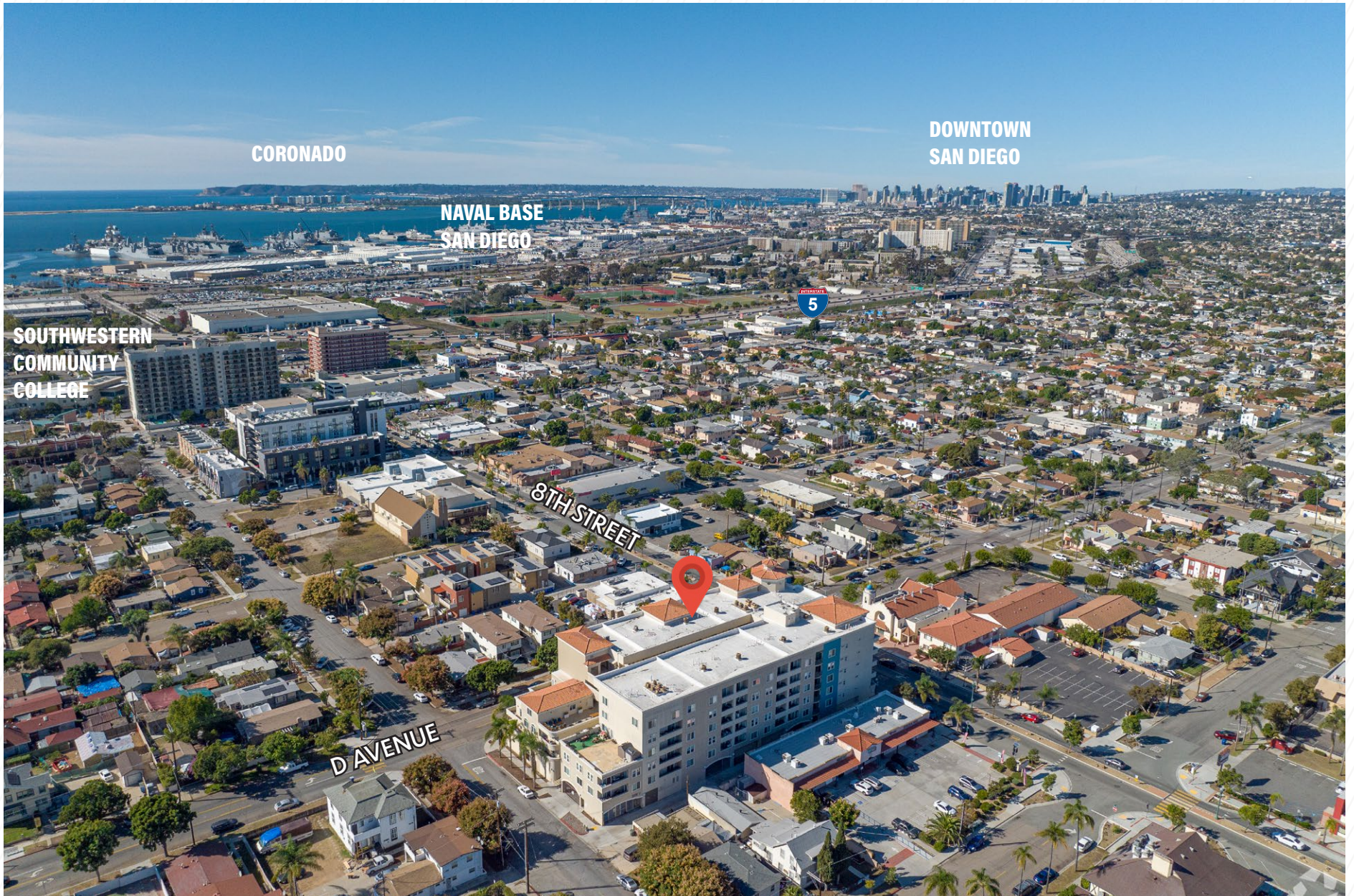
Suite 111 - 600 SF*

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



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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%			
Households by Income	2025		2030			
	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	
	Number	Percent	Number	Percent	Percent	
	0 - 4	2,941	7.6%	2,019	5.8%	5.8%
	5 - 9	2,886	7.4%	2,113	6.0%	5.8%
	10 - 14	2,820	7.2%	2,316	6.6%	6.0%
	15 - 19	3,589	9.2%	2,769	7.9%	7.2%
	20 - 24	5,506	14.1%	3,181	9.1%	9.0%
	25 - 34	5,980	15.4%	5,964	17.1%	16.6%
	35 - 44	4,893	12.6%	4,529	13.0%	14.5%
	45 - 54	4,236	10.9%	3,874	11.1%	10.9%
	55 - 64	2,937	7.5%	3,685	10.5%	10.0%
	65 - 74	1,568	4.0%	2,758	7.9%	8.3%
	75 - 84	1,139	2.9%	1,269	3.6%	4.6%
	85+	438	1.1%	481	1.4%	1.5%

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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%	
Households by Income			2025		2030	
			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	
			Census 2010		2025	2030
Population by Age			Number	Percent	Number	Percent
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%

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DEMOGRAPHICS (cont.)

5 Mile

Demographic and Income Profile

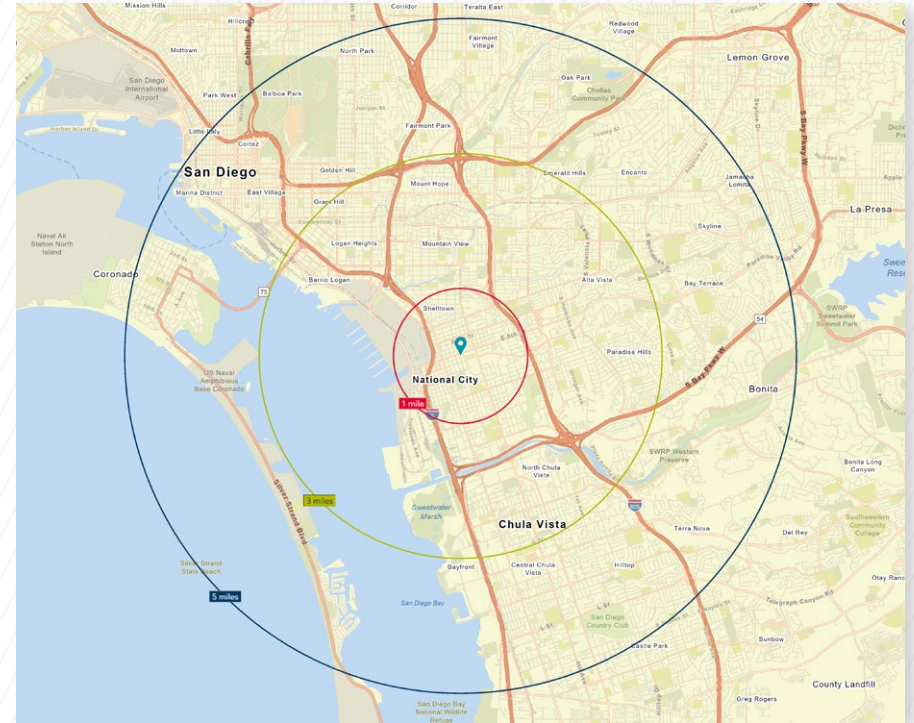
819 D Ave, National City, California, 91950

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%				
Households by Income			2025	2030			
		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		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	32,636	7.0%	24,439	5.1%	24,240	5.1%
	5 - 9	30,979	6.6%	24,519	5.2%	23,160	4.8%
	10 - 14	32,687	7.0%	26,515	5.6%	24,197	5.1%
	15 - 19	37,054	7.9%	30,235	6.4%	27,640	5.8%
	20 - 24	44,076	9.4%	37,618	7.9%	37,364	7.8%
	25 - 34	75,610	16.1%	84,261	17.7%	81,592	17.0%
	35 - 44	63,378	13.5%	68,742	14.5%	73,775	15.4%
	45 - 54	59,977	12.8%	54,284	11.4%	56,461	11.8%
	55 - 64	44,746	9.6%	52,591	11.1%	49,839	10.4%
	65 - 74	24,491	5.2%	42,614	9.0%	44,413	9.3%
	75 - 84	16,196	3.5%	21,930	4.6%	27,226	5.7%
	85+	6,684	1.4%	7,660	1.6%	8,902	1.9%



819-825 D AVENUE

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