

for lease

819-825 D AVENUE

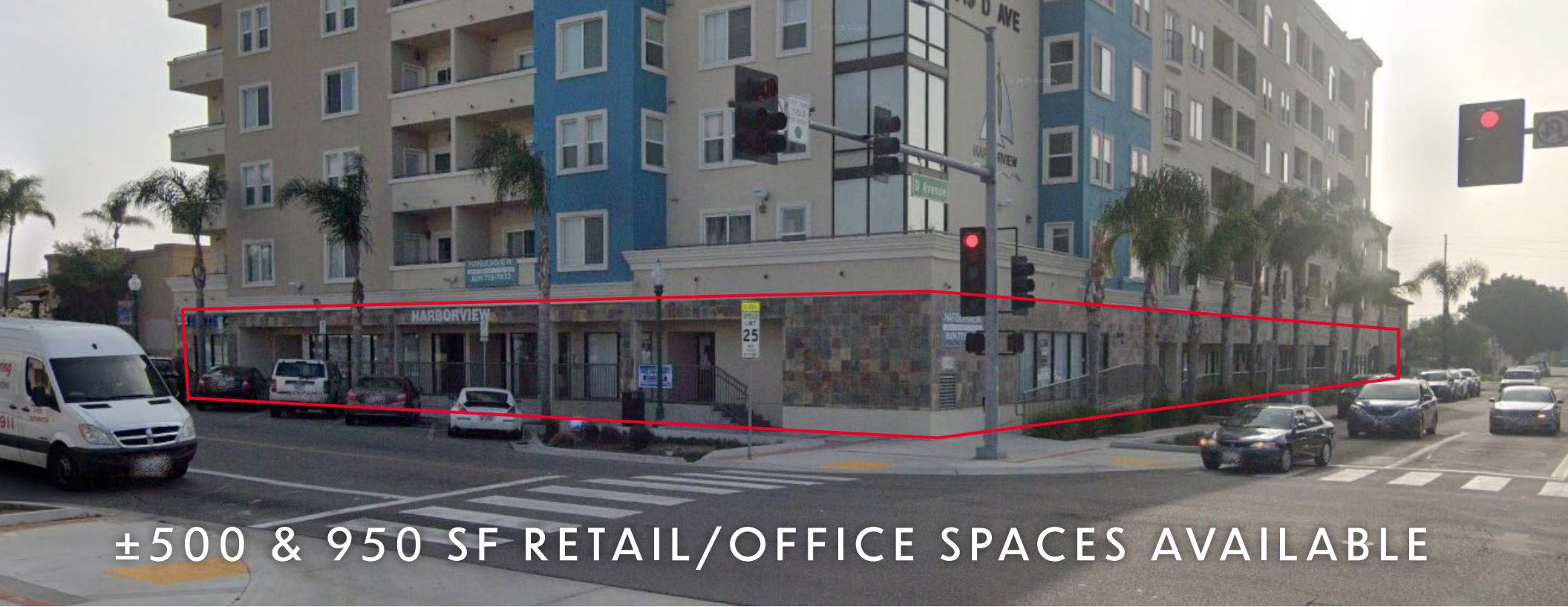


819-825 D AVENUE | NATIONAL CITY, CA | 91950

EXCLUSIVE BROKER



CUSHMAN &
WAKEFIELD



±500 & 950 SF RETAIL/OFFICE SPACES 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

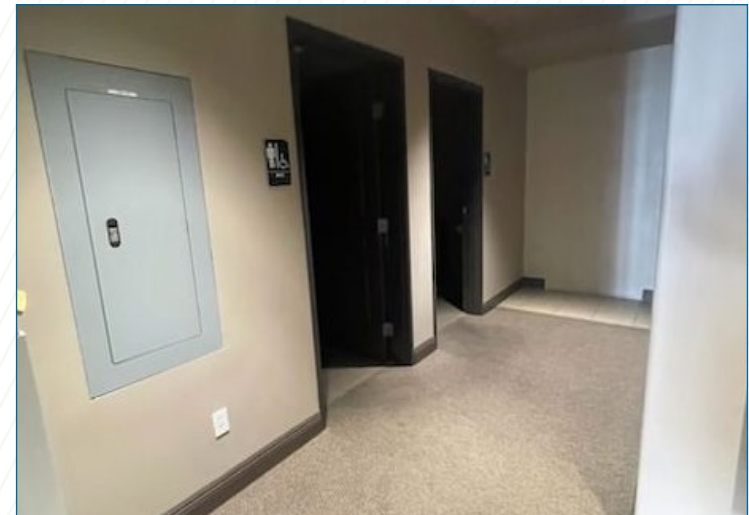
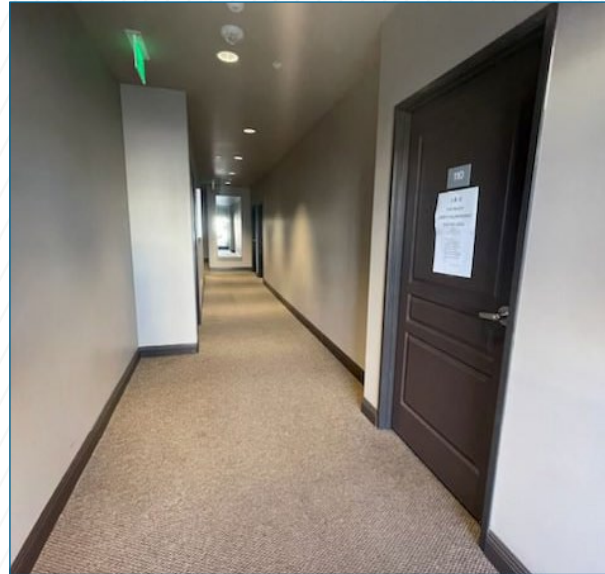
INTERIOR IMAGES

- Rates: \$2.00/PSF - MG

- Available Now

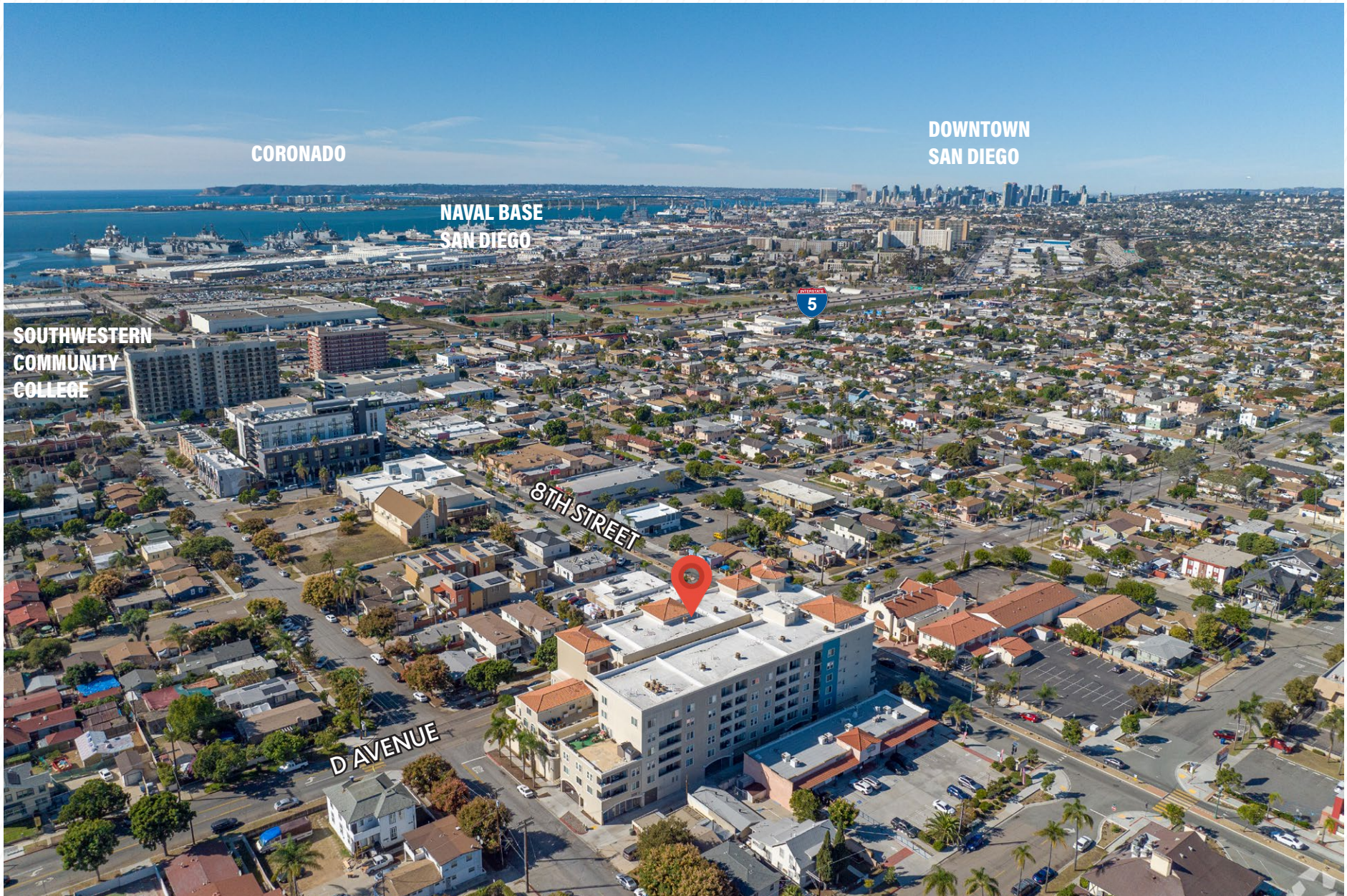
Suite 103 - 950 SF

Suite 110 - 500 SF



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AERIAL



IN THE AREA



DEMOGRAPHICS

1 Mile

3 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
<\$15,000		1,003	9.3%	884
\$15,000 - \$24,999		800	7.4%	656
\$25,000 - \$34,999		922	8.5%	791
\$35,000 - \$49,999		1,313	12.2%	1,169
\$50,000 - \$74,999		1,863	17.3%	1,789
\$75,000 - \$99,999		2,079	19.3%	2,205
\$100,000 - \$149,999		1,666	15.4%	1,910
\$150,000 - \$199,999		655	6.1%	854
\$200,000+		491	4.5%	692
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
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%

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
<\$15,000		4,710	8.3%	4,104
\$15,000 - \$24,999		3,734	6.6%	2,988
\$25,000 - \$34,999		4,381	7.7%	3,711
\$35,000 - \$49,999		6,324	11.1%	5,492
\$50,000 - \$74,999		9,847	17.4%	9,284
\$75,000 - \$99,999		8,859	15.6%	9,097
\$100,000 - \$149,999		9,964	17.6%	10,871
\$150,000 - \$199,999		4,424	7.8%	5,582
\$200,000+		4,495	7.9%	6,163
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	
	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

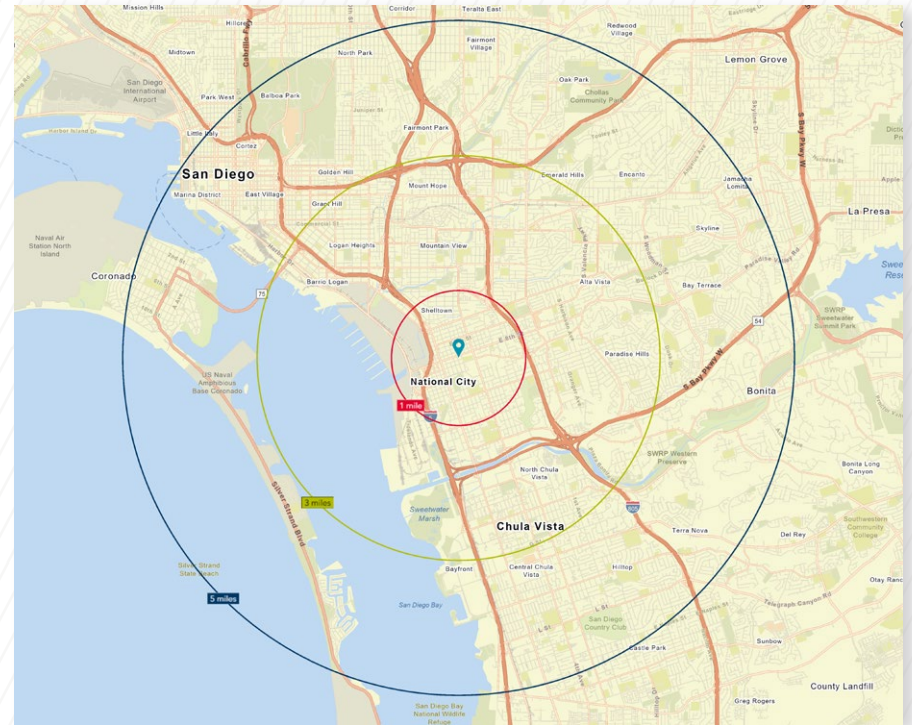
819 D Ave, National City, California, 91950

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
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%



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