

for lease

819-825 D AVENUE

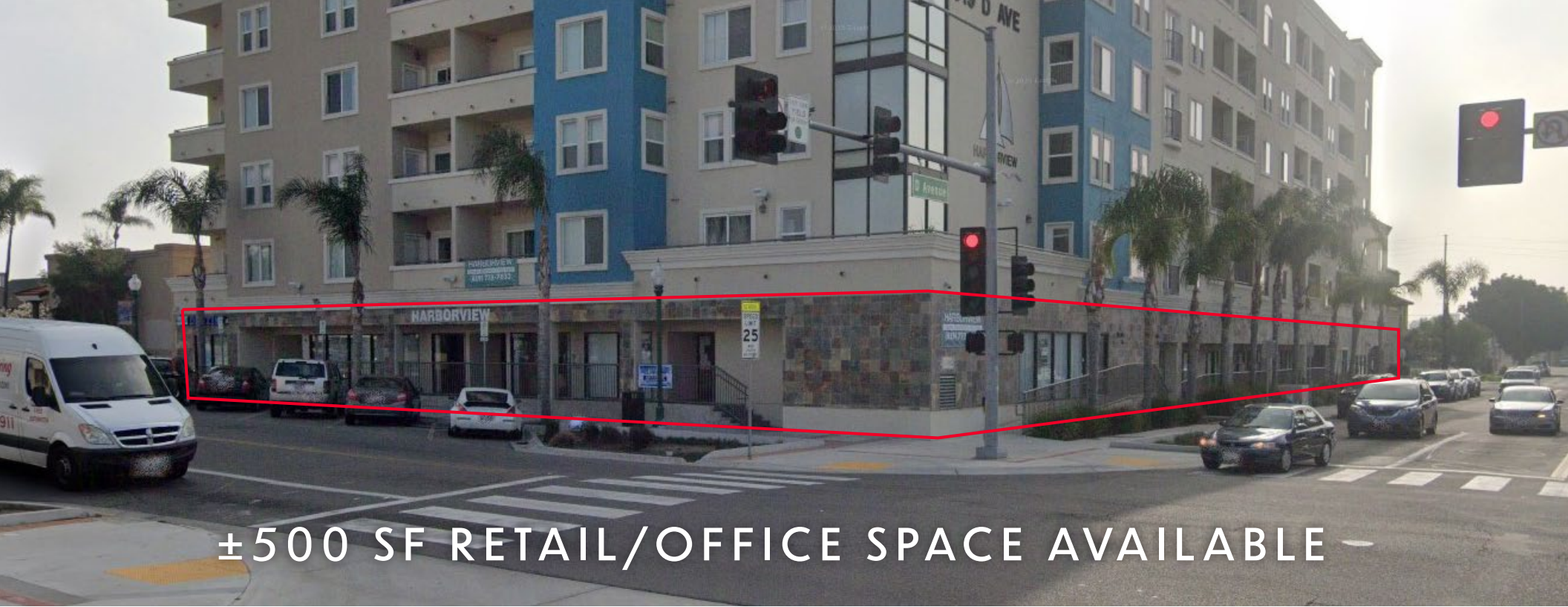


819-825 D AVENUE | NATIONAL CITY, CA | 91950

EXCLUSIVE BROKER



CUSHMAN &
WAKEFIELD



±500 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 (2026)	34,993	194,019	478,510
AHH Income	\$82,988	\$95,355	\$117,203
Daytime Pop.	10,394	55,124	200,695

TENANTS IN THE AREA

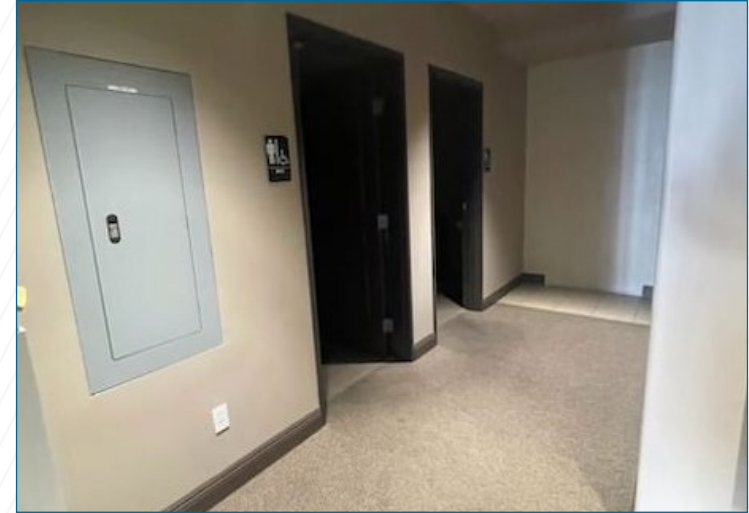


819-825 D AVENUE | NATIONAL CITY, CA

INTERIOR IMAGES

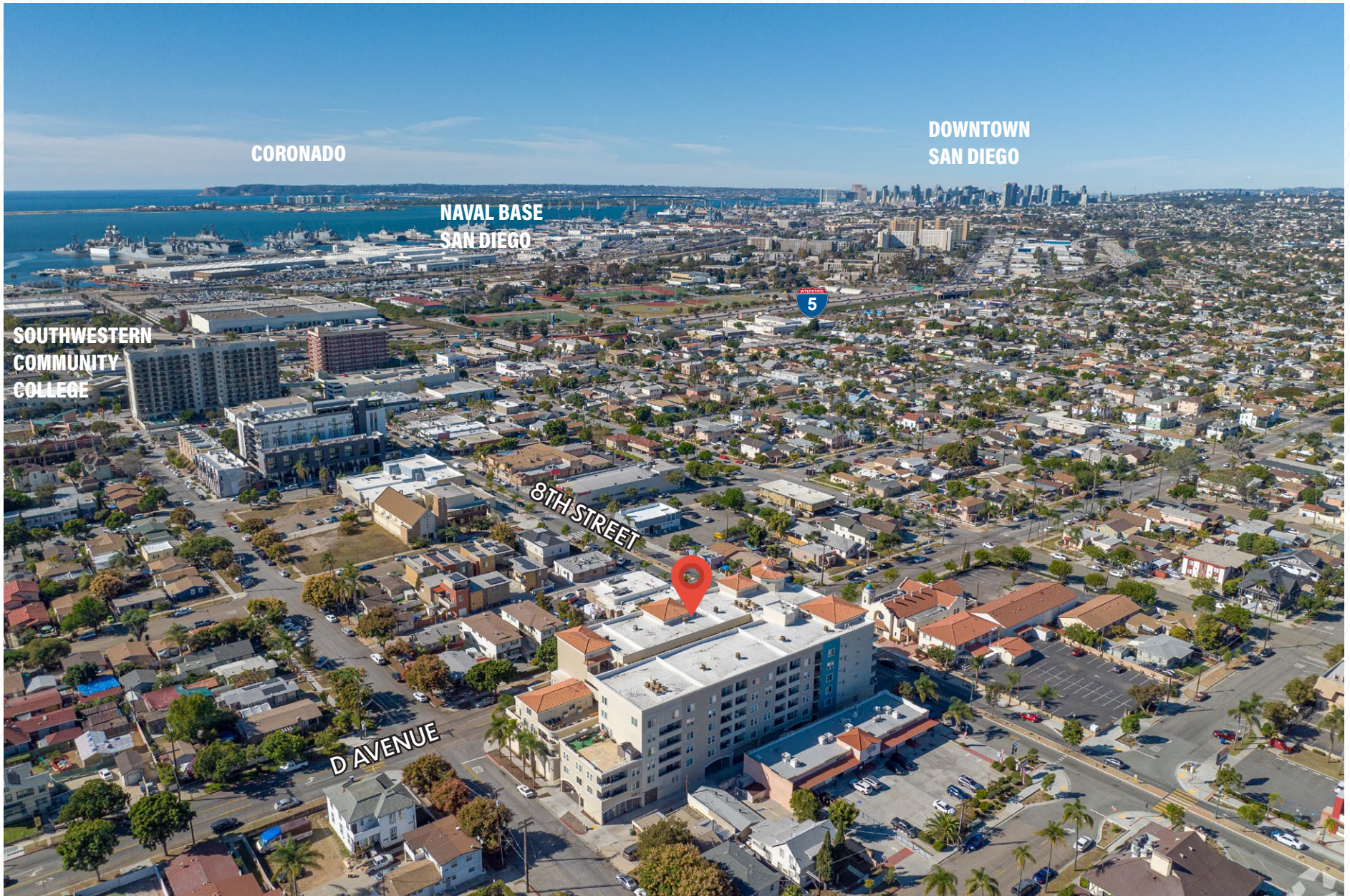
Suite 110 - 500 SF

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



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 4

819 D Ave, National City, California, 91950

Ring: 1 mile radius

Latitude: 32.67657, Longitude: -117.10236



Summary	Census 2010	Census 2020	2026	2031
Population	38,935	35,411	34,993	35,006
Households	9,796	10,521	10,894	11,089
Families	7,739	-	8,093	8,223
Average Household Size	3.49	3.31	3.11	3.05
Owner Occupied Housing Units	2,321	-	2,587	2,668
Renter Occupied Housing Units	7,475	-	8,307	8,421
Median Age	27.6	-	33.7	35.2
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.01%	0.17%	0.30%	
Households	0.36%	0.42%	0.49%	
Families	0.32%	0.37%	0.44%	
Owner HHs	0.62%	0.48%	0.66%	
Median Household Income	2.74%	2.75%	2.57%	
Households by Income	2026		2031	
	Number	Percent	Number	Percent
	<\$15,000	1,045 9.6%	927 8.4%	
	\$15,000 - \$24,999	810 7.4%	656 5.9%	
	\$25,000 - \$34,999	866 7.9%	688 6.2%	
	\$35,000 - \$49,999	1,238 11.4%	1,059 9.6%	
	\$50,000 - \$74,999	1,826 16.8%	1,706 15.4%	
	\$75,000 - \$99,999	1,976 18.1%	2,058 18.6%	
	\$100,000 - \$149,999	1,787 16.4%	2,066 18.6%	
	\$150,000 - \$199,999	725 6.7%	999 9.0%	
\$200,000+	621 5.7%	930 8.4%		
Median Household Income	\$69,636		\$79,703	
Average Household Income	\$82,988		\$96,004	
Per Capita Income	\$25,600		\$30,026	
Census 2010				
Population by Age	Number	Percent	Number	Percent
0 - 4	2,941	7.6%	2,011	5.7%
5 - 9	2,886	7.4%	2,014	5.8%
10 - 14	2,820	7.2%	2,281	6.5%
15 - 19	3,589	9.2%	2,730	7.8%
20 - 24	5,506	14.1%	3,190	9.1%
25 - 34	5,980	15.4%	6,049	17.3%
35 - 44	4,893	12.6%	4,540	13.0%
45 - 54	4,236	10.9%	3,826	10.9%
55 - 64	2,937	7.5%	3,678	10.5%
65 - 74	1,568	4.0%	2,857	8.2%
75 - 84	1,139	2.9%	1,335	3.8%
85+	438	1.1%	483	1.4%

© 2026 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable. The information may contain errors or omissions and is presented without any warranty or representations as to its accuracy.

3 Mile

Demographic and Income Profile

819 D Ave, National City, California, 91950 4

819 D Ave, National City, California, 91950

Ring: 3 mile radius

Latitude: 32.67657, Longitude: -117.10236



Summary	Census 2010		Census 2020		2026	2031
Population	197,178		194,680		194,019	193,324
Households	52,348		55,798		57,229	57,842
Families	40,456		-		42,121	42,563
Average Household Size	3.51		3.33		3.24	3.19
Owner Occupied Housing Units	19,666		-		21,053	21,424
Renter Occupied Housing Units	32,682		-		36,176	36,417
Median Age	29.4		-		34.1	35.6
Trends: 2024-2029 Annual Rate	Area		State		National	
Population	-0.07%		0.17%		0.30%	
Households	0.21%		0.42%		0.49%	
Families	0.21%		0.37%		0.44%	
Owner HHs	0.35%		0.48%		0.66%	
Median Household Income	2.82%		2.75%		2.57%	
Households by Income			2026			2031
			Number	Percent	Number	Percent
<\$15,000			4,791	8.4%	4,188	7.2%
\$15,000 - \$24,999			3,765	6.6%	2,976	5.1%
\$25,000 - \$34,999			4,086	7.1%	3,247	5.6%
\$35,000 - \$49,999			5,979	10.4%	5,060	8.7%
\$50,000 - \$74,999			9,522	16.6%	8,676	15.0%
\$75,000 - \$99,999			8,442	14.8%	8,416	14.6%
\$100,000 - \$149,999			10,465	18.3%	11,461	19.8%
\$150,000 - \$199,999			4,754	8.3%	6,042	10.4%
\$200,000+			5,426	9.5%	7,776	13.4%
Median Household Income			\$76,035		\$87,396	
Average Household Income			\$95,355		\$110,850	
Per Capita Income			\$28,654		\$33,709	
	Census 2010		2026		2031	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	15,144	7.7%	11,152	5.7%	11,085	5.7%
5 - 9	14,553	7.4%	10,952	5.6%	10,650	5.5%
10 - 14	15,326	7.8%	12,172	6.3%	10,620	5.5%
15 - 19	17,424	8.8%	14,493	7.5%	13,247	6.9%
20 - 24	22,109	11.2%	18,088	9.3%	17,848	9.2%
25 - 34	29,425	14.9%	32,977	17.0%	31,329	16.2%
35 - 44	25,095	12.7%	25,641	13.2%	28,264	14.6%
45 - 54	22,934	11.6%	20,993	10.8%	21,422	11.1%
55 - 64	16,471	8.4%	20,349	10.5%	18,943	9.8%
65 - 74	9,330	4.7%	16,162	8.3%	16,625	8.6%
75 - 84	6,559	3.3%	7,921	4.1%	9,951	5.1%
85+	2,807	1.4%	3,120	1.6%	3,342	1.7%

© 2026 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable. The information may contain errors or omissions and is presented without any warranty or representations as to its accuracy.

DEMOGRAPHICS (cont.)

5 Mile

Demographic and Income Profile

819 D Ave, National City, California, 91950 4

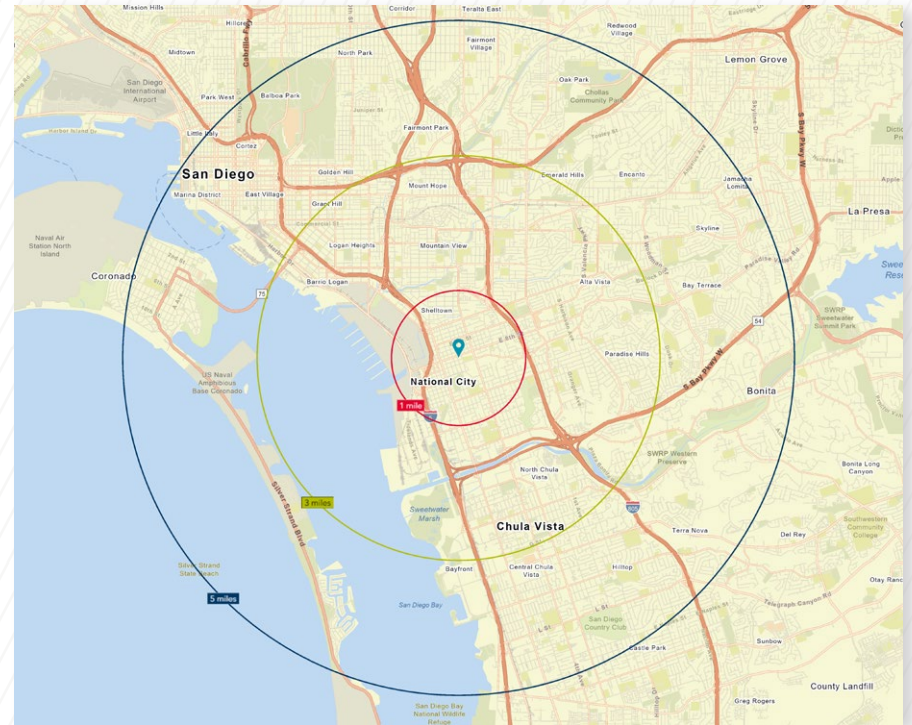
819 D Ave, National City, California, 91950

Ring: 5 mile radius

Latitude: 32.67657, Longitude: -117.10236



Summary	Census 2010	Census 2020	2026	2031			
Population	467,837	477,664	478,510	479,045			
Households	147,930	159,310	167,007	170,632			
Families	98,709	-	104,206	105,515			
Average Household Size	3.00	2.87	2.75	2.69			
Owner Occupied Housing Units	62,260	-	67,059	68,098			
Renter Occupied Housing Units	85,670	-	99,948	102,534			
Median Age	32.3	-	36.5	37.9			
Trends: 2024-2029 Annual Rate	Area	State	National				
Population	0.02%	0.17%	0.30%				
Households	0.43%	0.42%	0.49%				
Families	0.25%	0.37%	0.44%				
Owner HHs	0.31%	0.48%	0.66%				
Median Household Income	2.95%	2.75%	2.57%				
Households by Income			2026	2031			
		Number	Percent	Number	Percent		
	<\$15,000	13,411	8.0%	12,313	7.2%		
	\$15,000 - \$24,999	8,723	5.2%	7,156	4.2%		
	\$25,000 - \$34,999	9,758	5.8%	7,876	4.6%		
	\$35,000 - \$49,999	13,878	8.3%	11,960	7.0%		
	\$50,000 - \$74,999	24,447	14.6%	22,339	13.1%		
	\$75,000 - \$99,999	22,230	13.3%	21,682	12.7%		
	\$100,000 - \$149,999	32,263	19.3%	34,217	20.1%		
	\$150,000 - \$199,999	17,288	10.4%	20,408	12.0%		
\$200,000+	25,008	15.0%	32,681	19.2%			
Median Household Income	\$88,259		\$102,057				
Average Household Income	\$117,203		\$132,846				
Per Capita Income	\$41,275		\$47,693				
Population by Age	Census 2010		2026		2031		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	32,580	7.0%	24,462	5.1%	24,162	5.0%
	5 - 9	30,930	6.6%	24,130	5.0%	23,202	4.8%
	10 - 14	32,628	7.0%	26,429	5.5%	23,674	4.9%
	15 - 19	36,993	7.9%	30,251	6.3%	27,586	5.8%
	20 - 24	44,010	9.4%	37,552	7.8%	37,016	7.7%
	25 - 34	75,473	16.1%	85,121	17.8%	80,911	16.9%
	35 - 44	63,265	13.5%	69,642	14.6%	74,543	15.6%
	45 - 54	59,904	12.8%	54,453	11.4%	57,153	11.9%
	55 - 64	44,706	9.6%	52,553	11.0%	49,352	10.3%
	65 - 74	24,472	5.2%	43,641	9.1%	44,188	9.2%
	75 - 84	16,192	3.5%	22,398	4.7%	28,260	5.9%
	85+	6,683	1.4%	7,877	1.6%	8,998	1.9%



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



**CUSHMAN &
WAKEFIELD**

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