

FOR LEASE



8TH STREET AND B AVENUE  
NATIONAL CITY, CA 91950



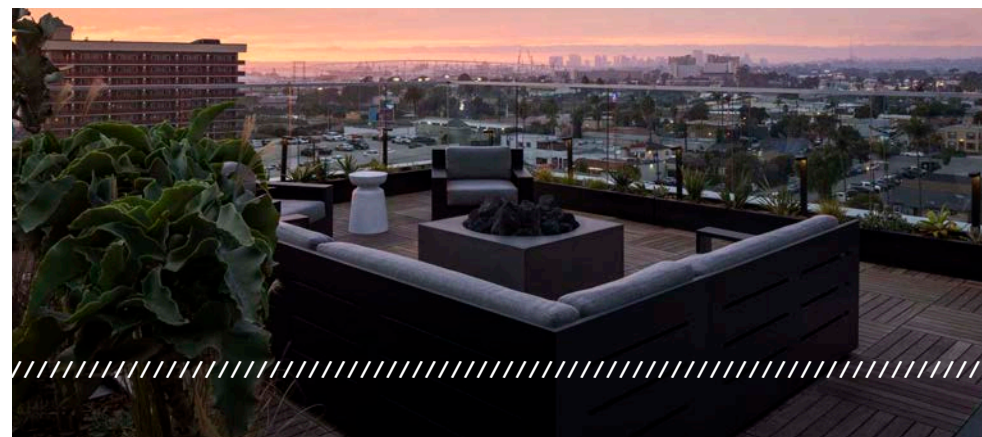
LOCATION  
MATTERS





# The Space

- / **Innovative Development** encompasses the true meaning of mixed-use with 127 residential units, 6 offices spaces and 6 boutique storefronts with only 4 remaining opportunities in this fully activated building
  - Retail Suite 808 at 401 SF
  - Anchored Retail/Restaurant Suite 130 at 2924 SF
  - Corner Retail/Restaurant Suite 132 at 680 SF
  - Office Suite 202 at 394 SF
- / **Ingeniously Designed Retail Layout** allowing for flexibility between Suite 132 and Suite 130 to combine for a maximum of 3,604 SF or subdivide into approachable spaces for applicable concepts
- / **Highly Visible** on National City's main drag, 8th Street, Parco showcases its commercial shopfronts through large windows and polished design
- / **Centrally Located** in the heart of National City, with an increase of new developments and walkability to historic Brick Row, Market on 8th Food Hall, Southwestern Community College, and Kimball Park
- / **Artful Architecture** recognized with SDAF 2022 Orchid Award, brings together contemporary design with high open ceilings and thoughtful infrastructure as a catalyst to expand local neighborhood offerings
- / **Historic Downtown** boasts title of San Diego's 2nd oldest city, with a population of 61,115 and a notable 3,000+ businesses on 7.3 square miles of city land



## FOR *LEASE*

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**LOCATION  
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Retail and Office in the Heart of *National City*

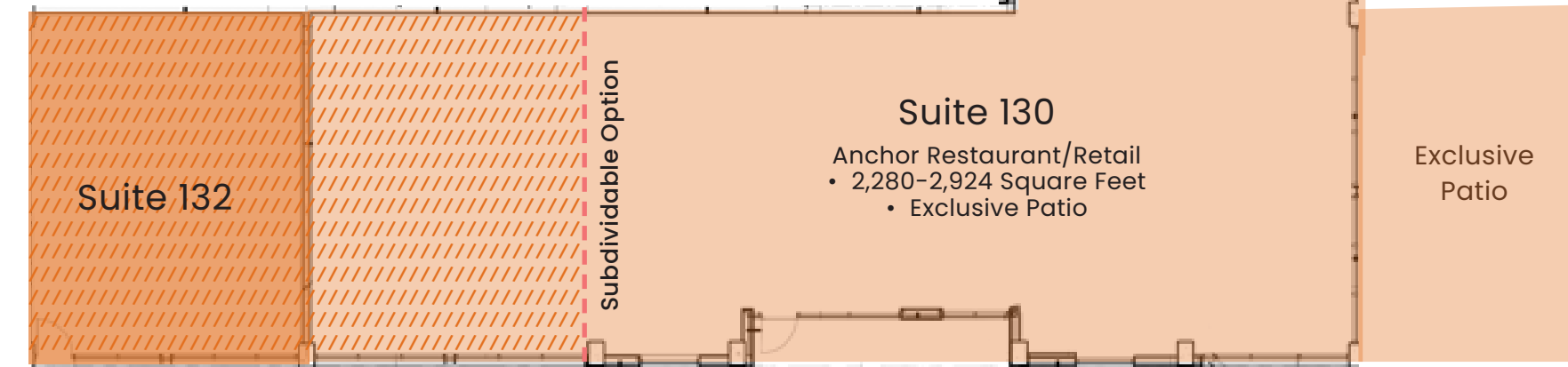




Exclusive  
Side Courtyard  
Patio Space for  
Storefront  
Suite 130

# Floor Plans

#132  
Anchor Restaurant/Retail  
• 680-1,324 Square Feet  
• Prominent Corner Storefront



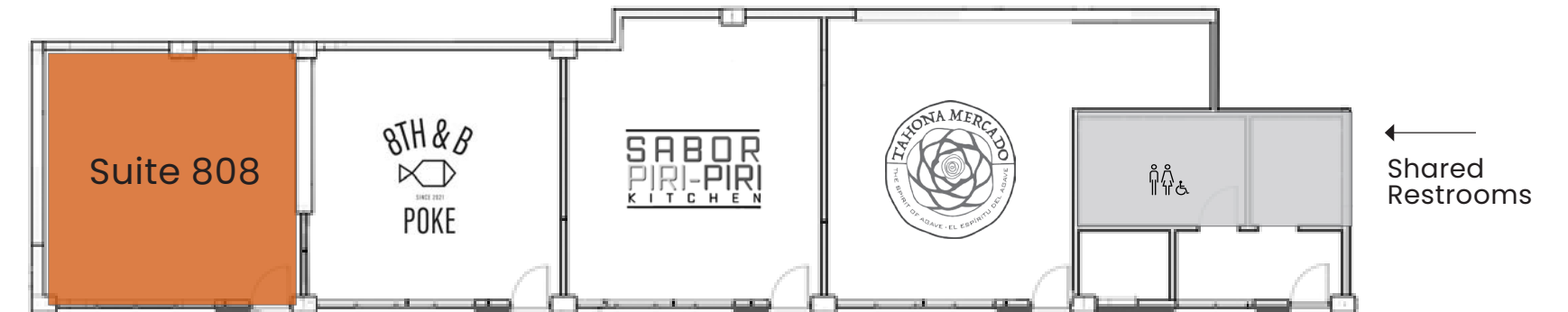
8th Street Retail Frontage







**Retail Suite 808  
provides 401 SF  
of street facing  
retail space**



B Avenue Retail Frontage

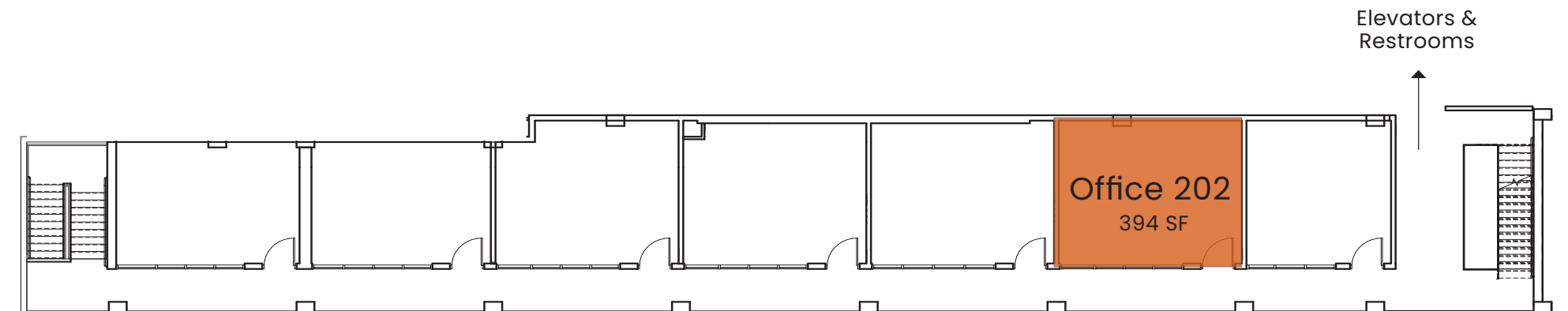


Located on the  
2nd floor, the  
Parco office has  
floor-to-ceiling  
windows and is  
394 square feet  
in size



Floor

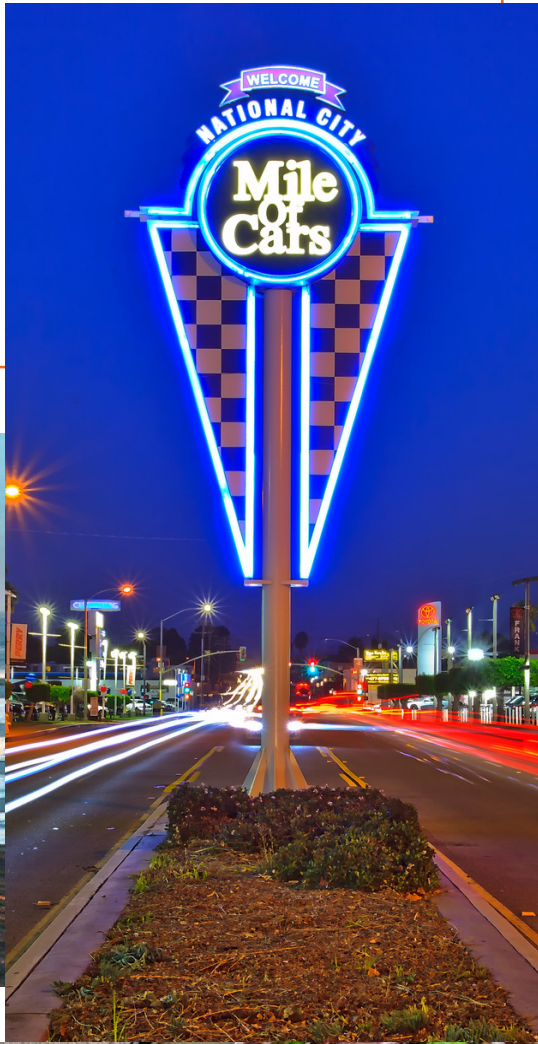
Plans













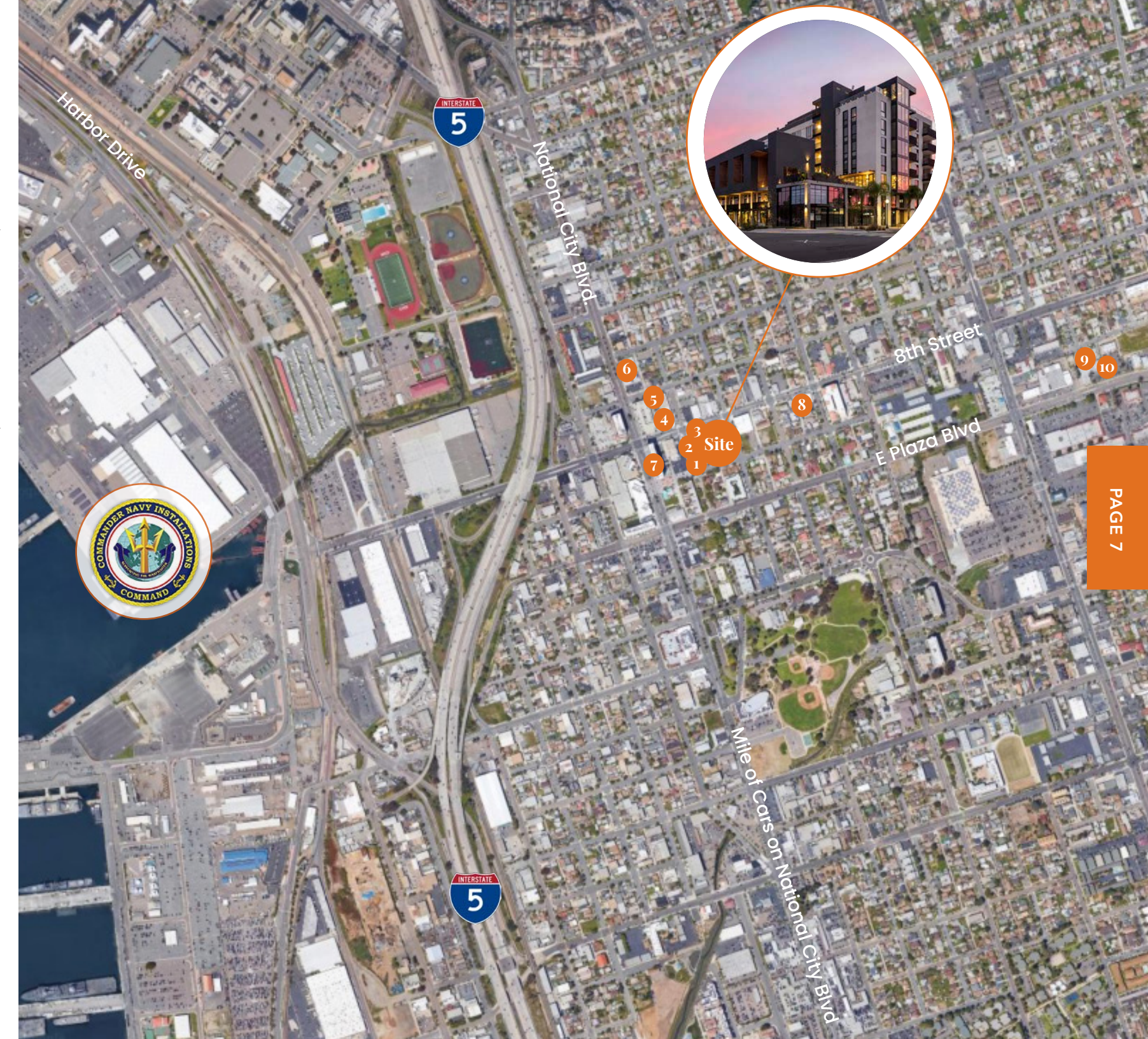
B Avenue Office Frontage



# The Neighborhood



1 <i>Coming Soon</i> 	6 
2 <i>Coming Soon</i> 	7 
3 <i>Coming Soon</i> 	8 
4 	9 
5 	10 





# The Demographics

## 1 MILE

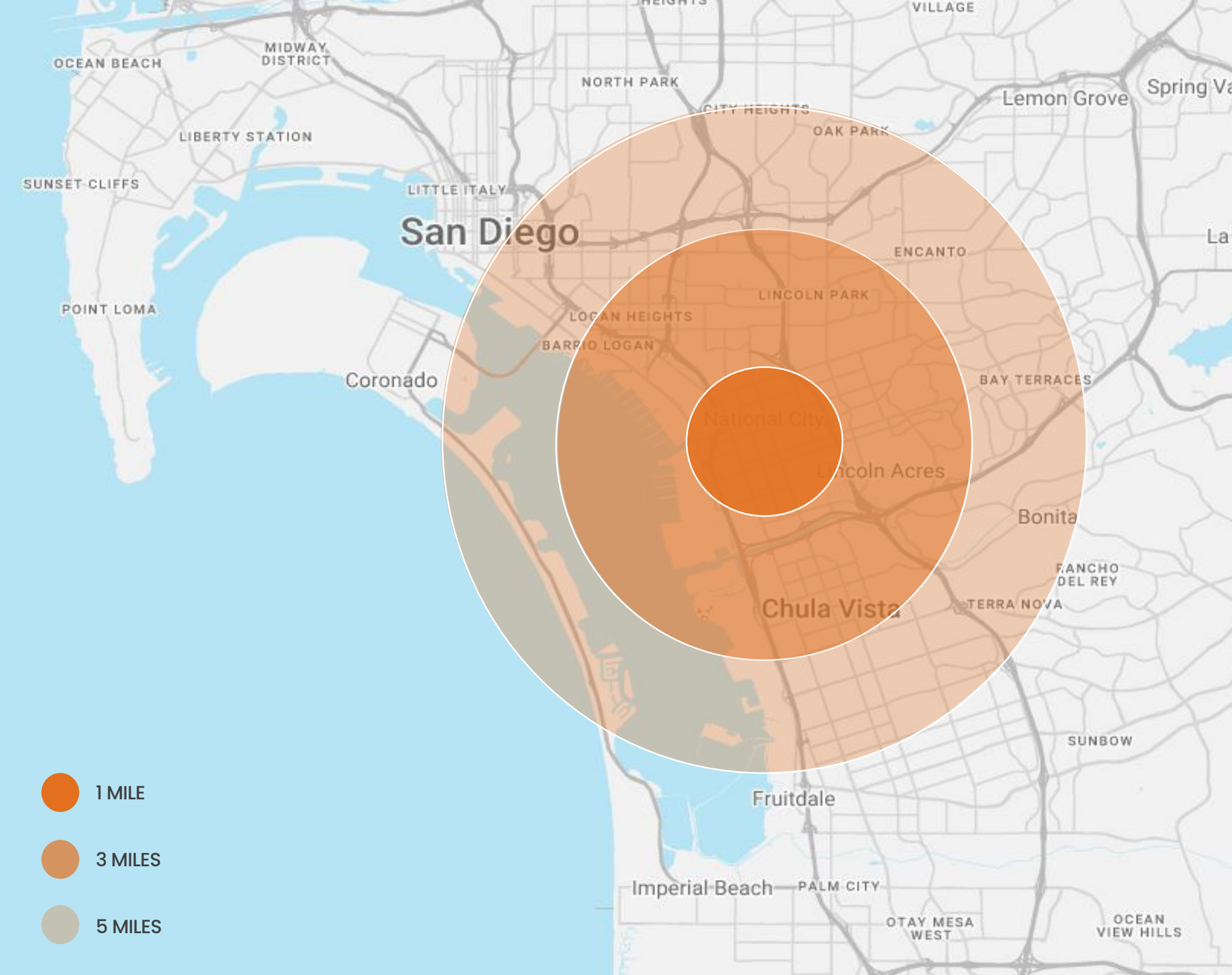
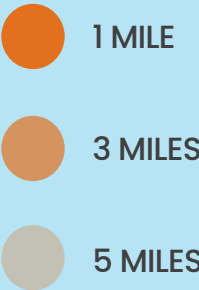
Daytime Population	9,867
Population	38,076
Average HH Income	\$56,884

## 3 MILES

Daytime Population	94,309
Population	198,197
Average HH Income	\$67,064

## 5 MILES

Daytime Population	213,142
Population	482,972
Average HH Income	\$86,239



***National City,*** is a centrally located historically rich region of San Diego and delivers one of Southern California's healthiest business climates. Heavy daytime traffic coming from inland, South Bay, and across the border has increased residency in the urban suburb creating a melting pot of restaurants and business opportunity.





# What is Happening Around *National City*

## Pier 32 Marina



*Pier 32 is a private 250-slip leisure marina* that is a go-to for tenants to enjoy a delicious meal, participate in boat-centric activities, or simply relax by the water. *The marina is joined by waterfront gem, Pepper Park,* a colorful 5-acres enabling gatherings with picnic tables, play areas, pier fishing, sports courts, and a bike trail.

## Historic Sites



Experiencing the historic roots of Southern California comes easy in a city established in 1887. *Heritage Square's charming block takes visitors back in time with Brick Row's Victorian-era homes.* San Diego's rich streetcar and rail history is showcased by Santa Fe Rail Depot, the last original terminal in the United States, and the National City Depot with artifacts dating back to the 1900s.

## Market on 8th



*South Bay's first ever food hall houses 2 lifestyle vendors and 12 unique food eateries* offering an array of diverse cuisine from Southeast Asia, Latin America to Cajun BBQ. The market has brought an emphasis on community with shared tables, local vendors, artists, and events for all to enjoy at this 9,000 square foot hall conjoined with a 2,000 square foot beer garden.

## Industrial Port



The daytime population is a mix of industrial maritime and Naval officers. *The Naval base stretches over 13 piers as a homeport to 54 ships* with plans to expand in 2023. Southbound of the Navy base, National City Marine Terminal generates millions of dollars annually through its advanced facility capabilities to import/export over 500,000 foreign vehicles per year.



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