

# FOR SALE

~~\$449,000 (\$242.70/Sq Ft)~~  
**\$375,000 (\$202.70/Sq Ft)**

**1519 HIGHLAND AVE**  
**NATIONAL CITY, CA**  
**PRICE REDUCED!!!!**



**VENTURE PACIFIC**  
**COMMERCIAL SERVICES**

**JASON LIPOVSKY**  
**B 858-538-7774**  
**F 858-764-2810**

All information contained herein is obtained from the sourced deemed to be reliable.  
However, this information is not guaranteed and should be verified. DRE #01443834

[JASON@VENTURE-PACIFIC.NET](mailto:JASON@VENTURE-PACIFIC.NET)

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## DESCRIPTION

This retail offering includes a 1,850 square foot retail storefront on a parcel on a 3,920 square foot lot (parcel 561-040-03-00) and a 5,662 square foot parking lot with a monument sign on a hard corner with 14 parking spots (parcel 561-040-05-00), for a combined 9,582 square foot lot. This area is populated with a large variety of retail establishments including a Walmart Supercenter, restaurants, salons, family centers, and more! Located on Highland Avenue, this retail building boasts an average daily traffic count of 24,500 which would provide high visibility for an array of retail users. Ease of access to multiple freeways including Interstates 5, 805, and Highway 54 makes this a desirable location for an variety of retail users. Opportunities like this rarely come available in National City!

## PROPERTY SPECIFICS

|                 |                   |                   |
|-----------------|-------------------|-------------------|
| APN:            | 561-040-03-00     | 3,920 square feet |
|                 | 561-040-05-00     | 5,662 square feet |
| Total Lot Size: | 9,582 square feet |                   |
| Property Type:  | Retail            |                   |
| Building Size:  | 1,850 square feet |                   |
| Traffic Count:  | 24,500            |                   |
| Parking Ratio:  | 7:1               |                   |
| Alley Access:   | Yes               |                   |
| Monument Sign:  | Yes               |                   |

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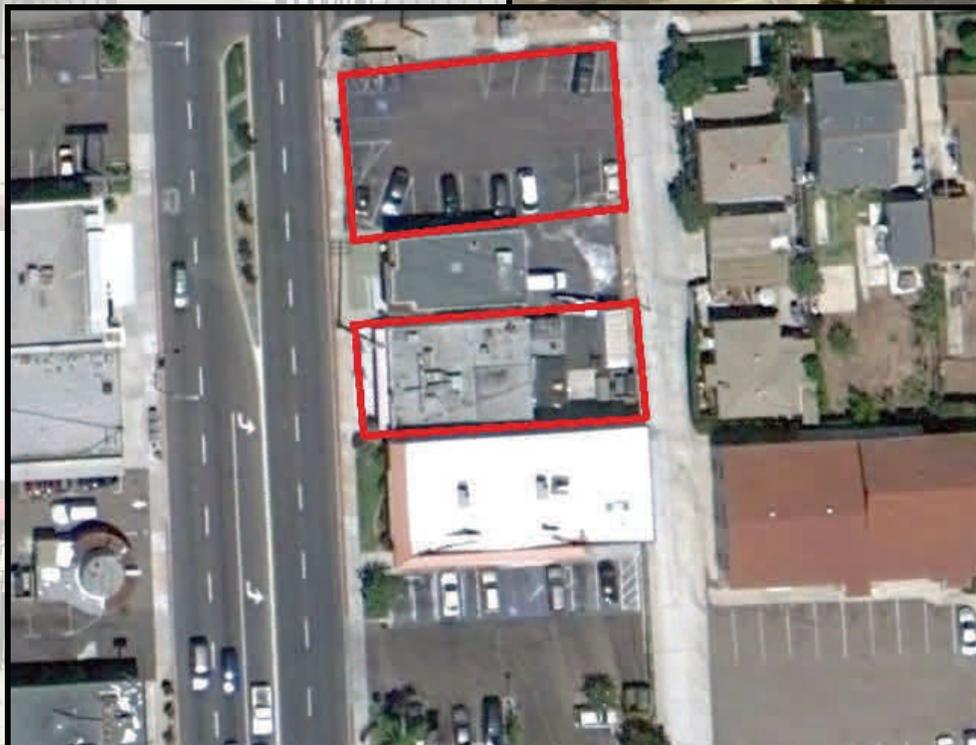
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*George's* **WON**  
**BIRDS-EYE  
VIEW**



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