RETAIL | DEVELOPMENT OPPORTUNITY

241 National City Blvd & 35 E. 3rd St, National City, CA 91950

PROPERTY HIGHLIGHTS

- (2) Buildings available for sale
  - 241 National City Boulevard: ±23,387 SF
  - 35 E. 3rd Street: ±9,000 SF
- Total lot size: ± 38,432 SF
- Located within minutes of the Navy ship repair yards, NASSCO and 32nd Street Naval Station
- Five (5) minutes from Downtown San Diego, San Diego Convention Center, Petco Park, San Diego's East Village
- Building and signage are visible from Interstate 5
- Located in a highly sought-after submarket of National City
- Surrounding area has low vacancy
- Buildings must be sold together
- APN: 556-101-15 and 16

QFC REAL ESTATE

Peter Wright
Lic #01846272
619-243-8450
pwright@qfcre.com

1495 Pacific Highway | Suite 450 | San Diego | CA | 92101

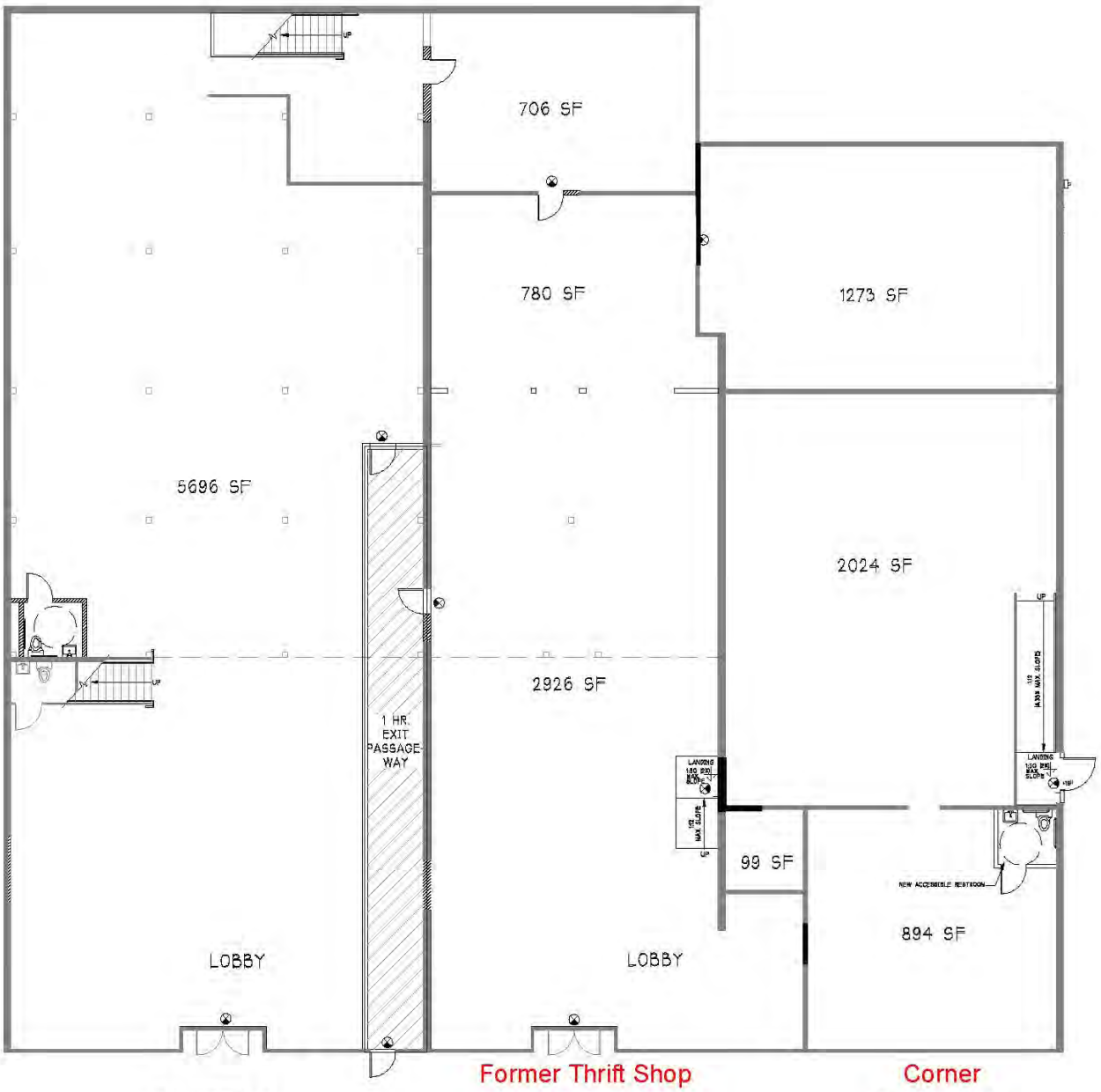
qfcre.com

RETAIL | DEVELOPMENT OPPRTUNITY

241 National City Blvd, National City, CA 91950

- ±23,387 SF showroom/retail building, includes ±8,683 SF of structural mezzanine
- (1) dock door and street level access
- Great visibility with 75 feet of frontage along National City Blvd
- Excellent signage opportunity: 75-foot high marquee signage with excellent I-5 visibility
- Zoning: Downtown Specific Plan permits retail or residential
- Must be sold with 35 E. 3rd Street property

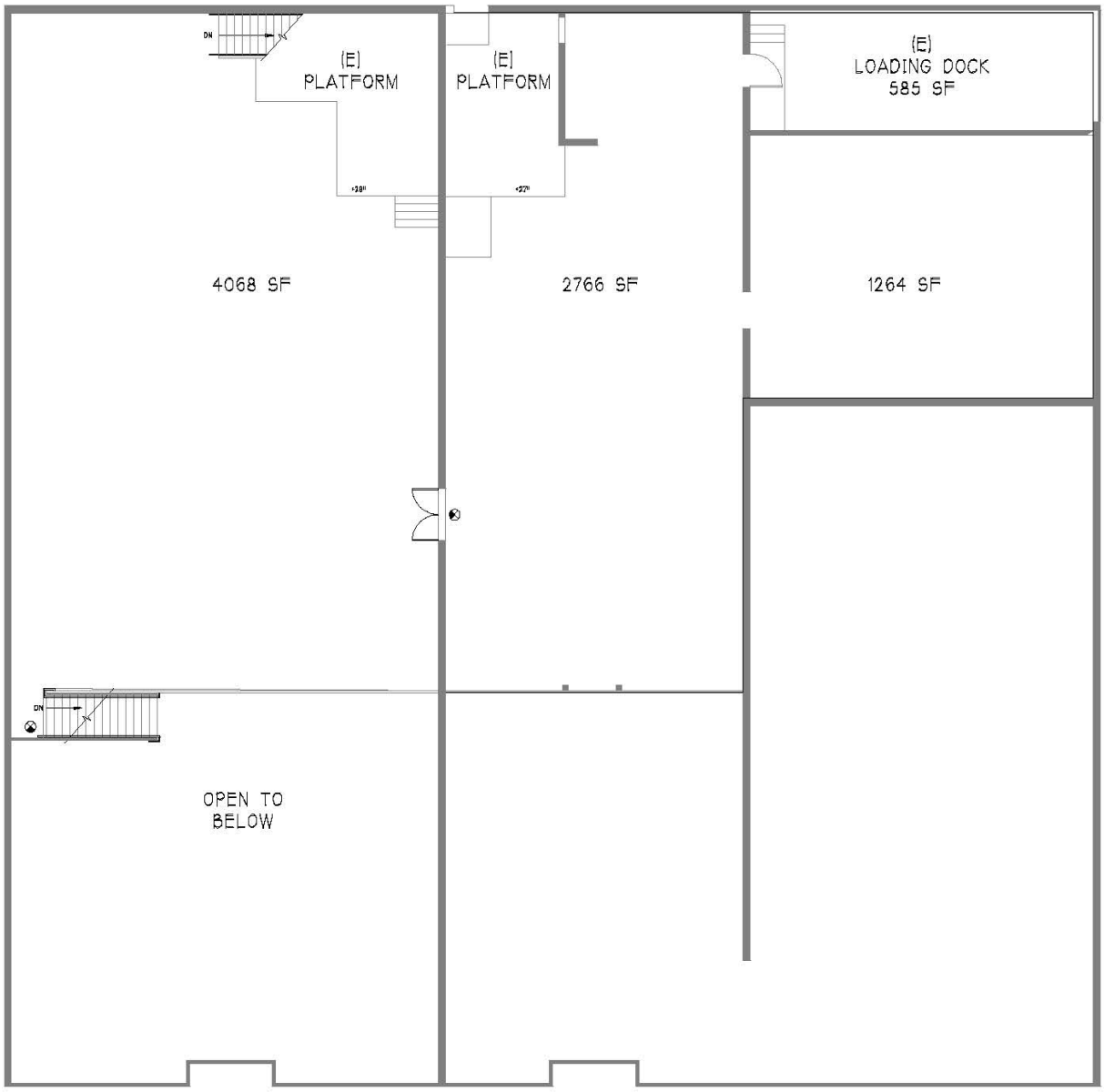
FIRST FLOOR



241 NATIONAL CITY BLVD.

FIRST FLOOR: 14499 SF

SECOND FLOOR — MEZZANINE

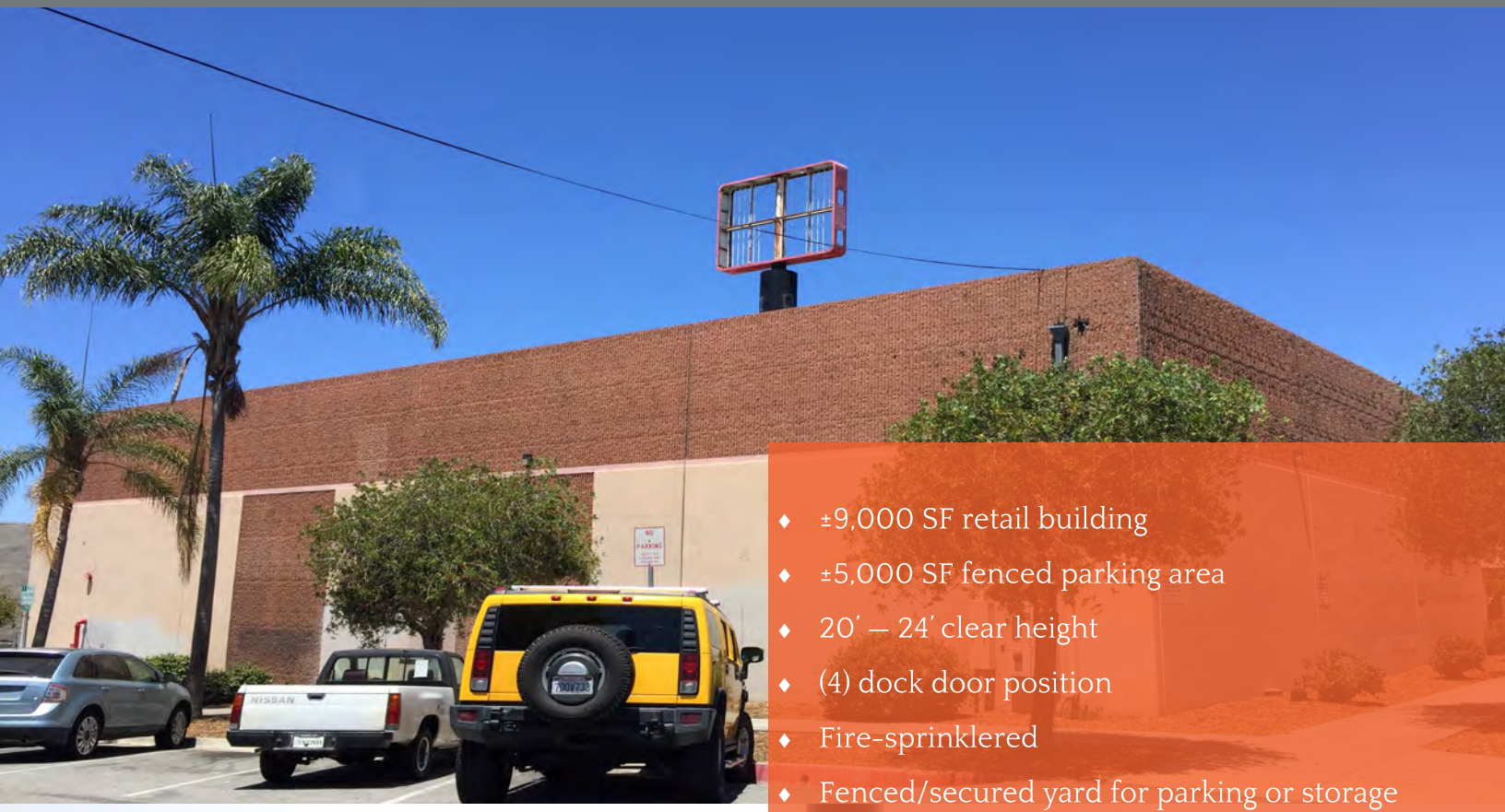


241 NATIONAL CITY BLVD.

SECOND FLOOR: 8683 SF

RETAIL | DEVELOPMENT OPPORTUNITY

35 E. 3rd St, National City, CA 91950



- ±9,000 SF retail building
- ±5,000 SF fenced parking area
- 20' – 24' clear height
- (4) dock door position
- Fire-sprinklered
- Fenced/secured yard for parking or storage
- 400 AMPS of 208/220 volt power
- (2) Restrooms
- No existing office
- Zoning: permits retail or residential
- Must be sold with 241 National City Blvd property

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.