

Sweetwater Crossings

1536 Sweetwater Road, National City, CA 91950



Property Highlights

198,774 Gross Leasable Area

17.58 Total Acres

451,974 5 Mile Population

- Benefits from an ideal location at the intersection of Interstate 805 and Highway 54.
- Draws from a population of nearly half a million within a 5-mile radius as well as the nearby communities of Bonita and Chula Vista.
- Anchored by nationally recognized tenants, LA Fitness, CVS and Mor Furniture for Less.



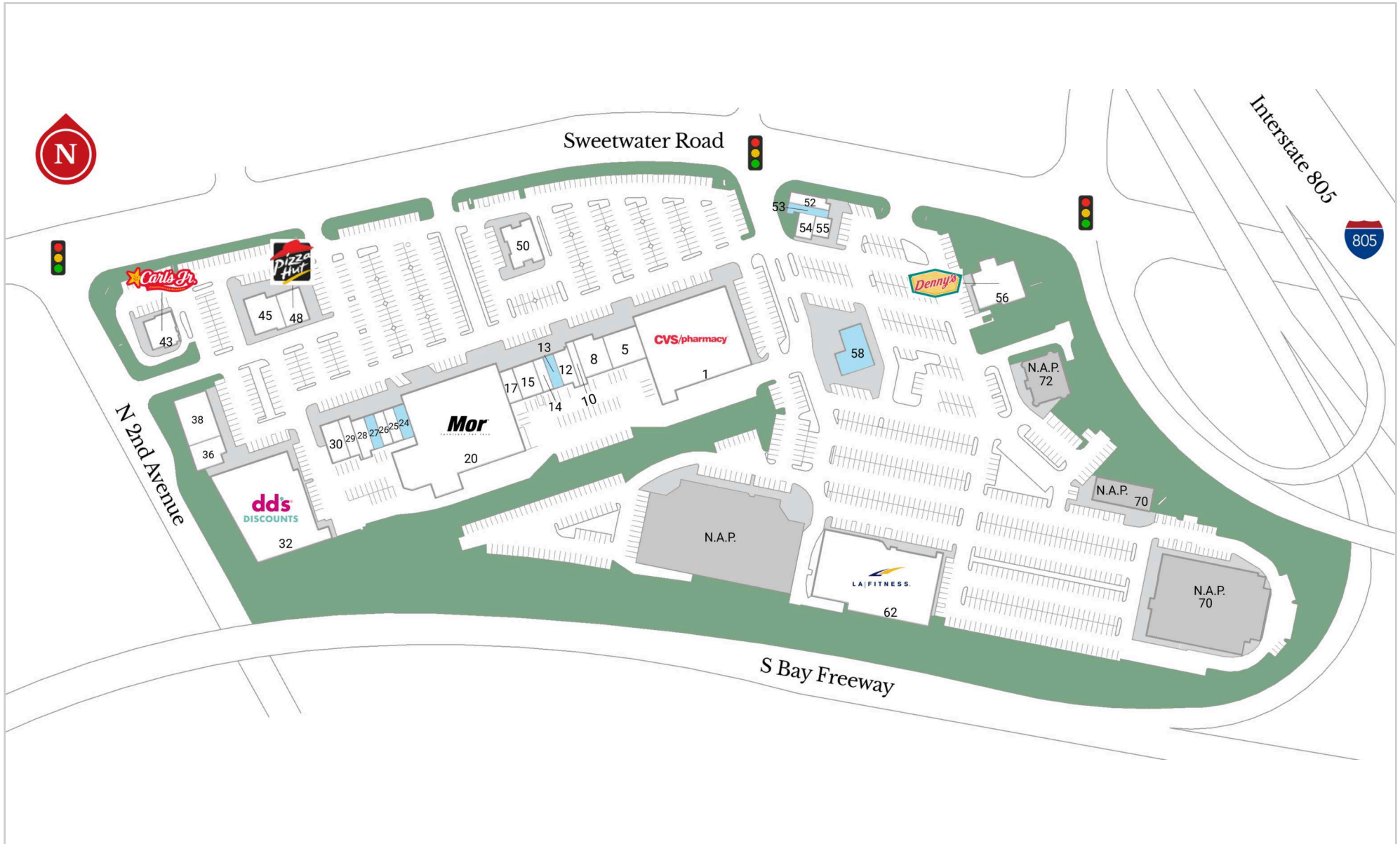
Demographics

	1-Mile	3-Mile	5-Mile
Population	24,063	195,403	451,974
Households	7,580	56,339	129,348
Avg HH Income	\$68,939	\$74,374	\$79,554

Source: Esri, 2021

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Current Tenants

1	CVS Pharmacy	24,650 SF	36	Casa de Oro	2,550 SF
5	Cranial Technologies	3,300 SF	38	WorkPartners Occupational...	5,100 SF
8	Sally Beauty Supply	2,950 SF	43	Carl's Jr.	2,782 SF
10	OneMain Financial	1,750 SF	45	Hanaoka Restaurant	3,257 SF
12	Spine & Sport	2,122 SF	48	Pizza Hut	2,718 SF
14	More Styles by Karen	900 SF	50	California Coast Credit U...	3,900 SF
15	4G Wireless	2,160 SF	52	It's Boba Time	1,163 SF
17	Mail Services Plus	1,440 SF	54	Subway	1,180 SF
20	Mor Furniture For Less	33,006 SF	55	L&L Hawaiian BBQ	1,070 SF
25	Eclipse Jewelers	950 SF	56	Denny's	5,240 SF
26	Nail Tekz	1,150 SF	62	LA Fitness	25,000 SF
28	Town & Country Dental	1,200 SF	70	Cornerstone Church (N.A.P...	4,205 SF
29	Pets Luv	1,400 SF	70	Cornerstone Church (N.A.P...	25,001 SF
30	Sherwin Williams	2,450 SF	72	Pacific Health Systems (N...	4,980 SF
32	dd's Discounts	22,000 SF			

Available/Coming Soon

13	Available	900 SF
24	Available	1,500 SF
27	Available	900 SF
53	Available	1,200 SF
58	Available	4,700 SF