Sweetwater Crossing

1536 Sweetwater Road, National City, CA 91950

Demographics

	1-Mile	3-Mile	5-Mile
Population	21,150	192,007	439,881
Households	6,740	58,434	133,413
Avg HH Income	$89,221	$97,793	$104,023

Source: Esri, 2025

Property Highlights

202,446 Gross Leasable Area

17.58 Total Acres

439,881 *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.

MerloneGeier Partners

For more info visit:
merlonegeier.com/735

Leasing: Taylor Pham
949-305-4199 - tpham@merlonegeier.com

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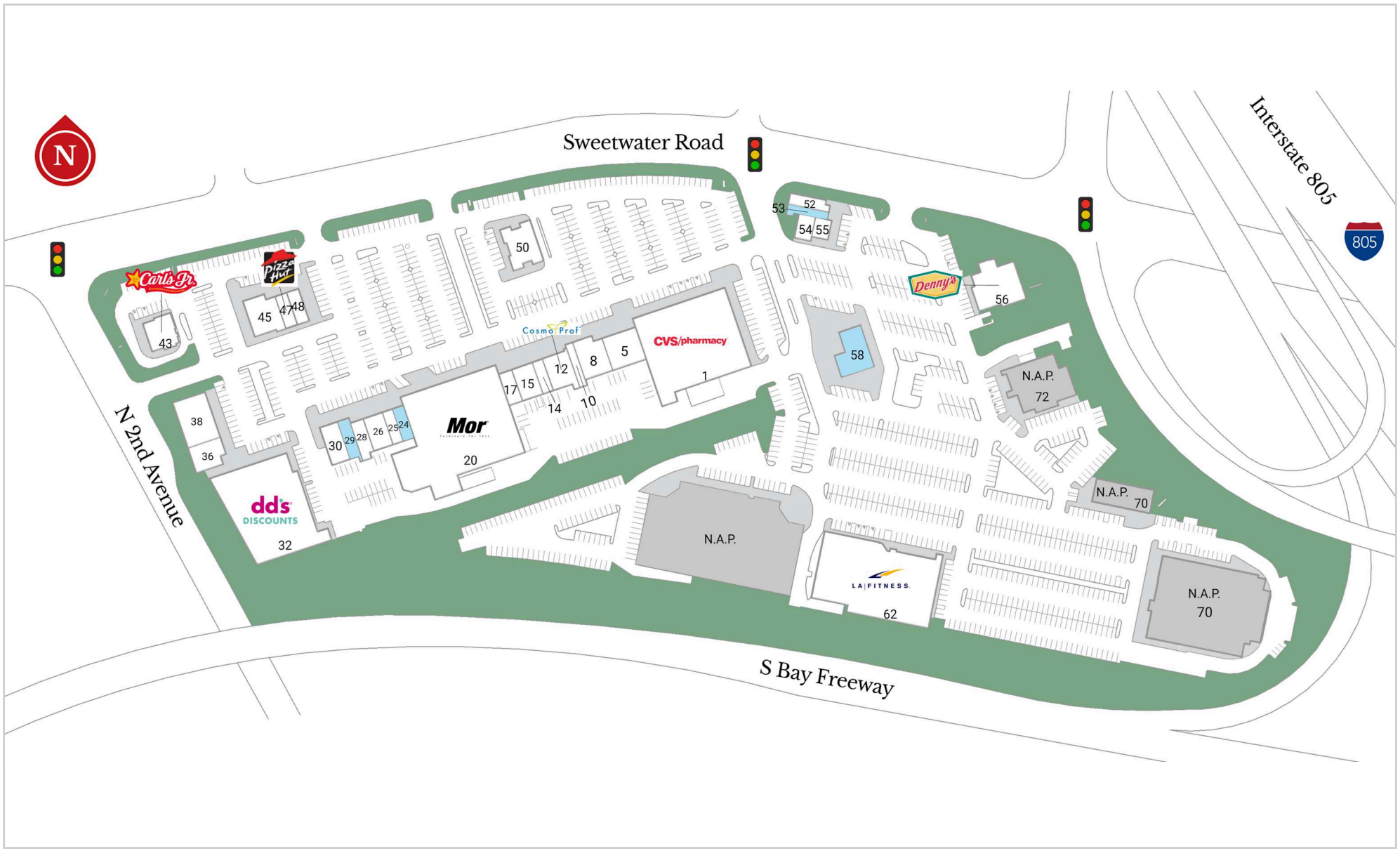

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Current Tenants

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	Hanamichi	3,257 SF
12	CosmoProf	3,022 SF	47	Pizza Hut	1,358 SF
14	Trendy Chic Beauty Salon	900 SF	48	Fred Astaire Dance Studio	1,360 SF
15	Verizon Wireless	2,160 SF	50	California Coast Credit U...	3,900 SF
17	Mail Services Plus	1,440 SF	52	It's Boba Time	1,163 SF
20	Mor Furniture For Less	33,006 SF	54	Subway	1,180 SF
25	Alpha & Omega Jewelry	950 SF	55	L&L Hawaiian BBQ	1,070 SF
26	Pink Polish Nails	2,050 SF	56	Denny's	5,240 SF
28	Town & Country Dental	1,200 SF	62	LA Fitness	25,000 SF
30	Sherwin Williams	2,450 SF	70	Cornerstone Church (N.A.P...	29,206 SF
32	dd's Discounts	22,000 SF	72	Texas Roadhouse (N.A.P.)	8,652 SF

Available/Coming Soon

24	Available	1,500 SF
29	Available	1,400 SF
53	Available	1,200 SF
58	Available	4,700 SF

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