

Sweetwater Crossing

1536 Sweetwater Road, National City, CA 91950



Property Highlights

202,446 Gross Leasable Area

17.58 Total Acres

437,516 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.



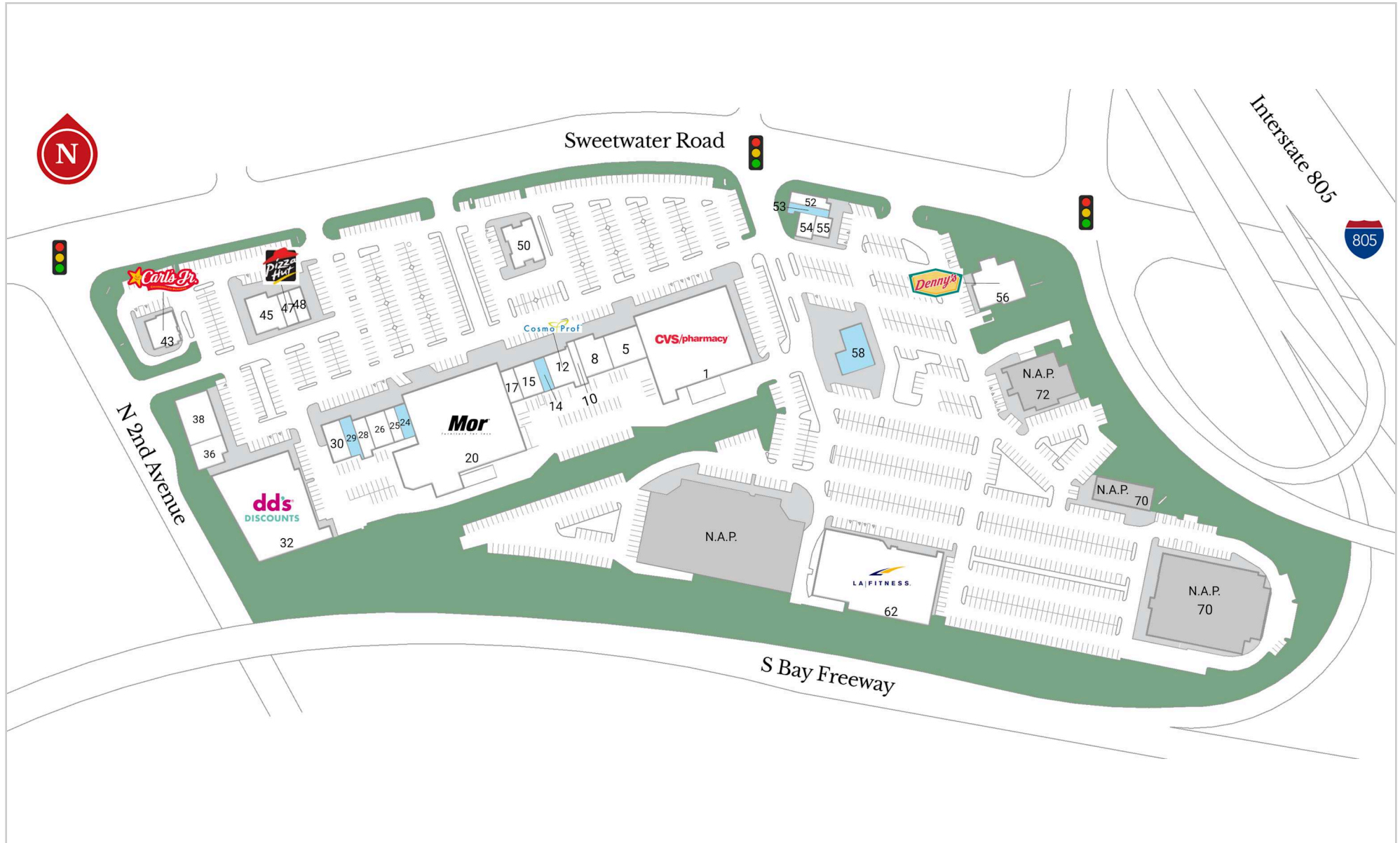
Demographics

	1-Mile	3-Mile	5-Mile
Population	21,325	189,578	437,516
Households	6,846	58,086	134,121
Avg HH Income	\$90,218	\$100,463	\$107,466

Source: Esri, 2026

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Current Tenants

1	CVS Pharmacy	24,650 SF	38	WorkPartners Occupational...	5,100 SF
5	Cranial Technologies	3,300 SF	43	Carl's Jr.	2,782 SF
8	Sally Beauty Supply	2,950 SF	45	Hanamichi	3,257 SF
10	OneMain Financial	1,750 SF	47	Pizza Hut	1,358 SF
12	CosmoProf	3,022 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
36	Casa de Oro	2,550 SF			

Available/Coming Soon

14	Available	900 SF
24	Available	1,500 SF
29	Available	1,400 SF
53	Available	1,200 SF
58	Available	4,700 SF