

Sweetwater Crossings

1536 Sweetwater Road, National City, CA 91950



Property Highlights

198,773 Gross Leasable Area

17.58 Total Acres

460,765 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.



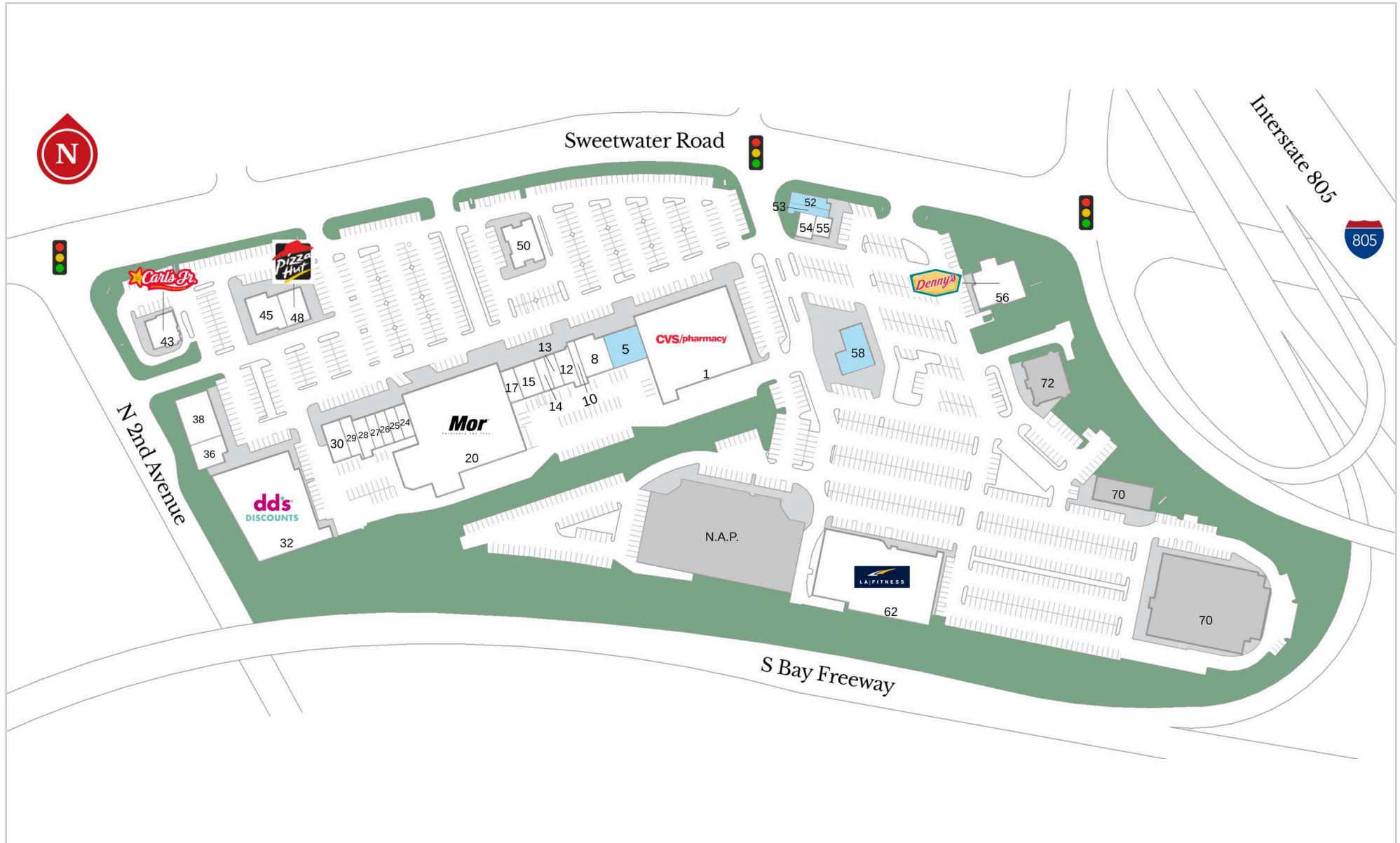
Demographics

	1-Mile	3-Mile	5-Mile
Population	24,638	199,205	460,765
Households	7,743	57,467	131,705
Avg HH Income	\$64,614	\$70,719	\$75,896

Source: Esri, 2019

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Current Tenants

1	CVS Pharmacy	24,650 SF	30	Sherwin Williams	2,450 SF
8	Sally Beauty Supply	2,950 SF	32	dd's Discounts	22,000 SF
10	OneMain Financial	1,750 SF	36	Casa de Oro	2,550 SF
12	Spine & Sport	2,122 SF	38	WorkPartners Occupational...	5,100 SF
13	San Diego Tanning	900 SF	43	Carl's Jr.	2,782 SF
14	More Styles by Karen	900 SF	45	Hanaoka Restaurant	3,257 SF
15	4G Wireless	2,160 SF	48	Pizza Hut	2,718 SF
17	Mail Services Plus	1,440 SF	50	California Coast Credit U...	3,900 SF
20	Mor Furniture For Less	33,006 SF	54	Subway	1,180 SF
24	Continental Cleaners	1,500 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
27	Fantastic Sams	900 SF	70	Cornerstone Church (N.A.P...	4,205 SF
28	Town & Country Dental	1,200 SF	70	Cornerstone Church (N.A.P...	4,205 SF
29	Pets Luv	1,400 SF	72	Pacific Health Systems (N...	4,980 SF

Available/Coming Soon

5	Available	3,300 SF
52	Available	1,163 SF
53	Available	1,200 SF
58	Available	4,700 SF