

1139 HARBISON AVE

National City, CA 91950

LEASING BROCHURE



±21,959 SF OF LAND | GROUND LEASE OPPORTUNITY

MATTHEWS™

PROPERTY HIGHLIGHTS

Commercial
Zoning

±29,000 VPD
Traffic Count

±21,959 SF
Land Area

\$175,000/YEAR NNN
Asking Rent



THE OPPORTUNITY

Prime Ground Lease Opportunity – ±0.50 AC site available for ground lease in the heart of National City's commercial corridor.

High Visibility & Accessibility – Excellent street frontage with strong traffic counts and convenient access to I-5, SR-54, and Downtown San Diego.

Strategic Trade Area – Dense surrounding population with nearby retailers, restaurants, and national brands driving consistent consumer traffic.



Division St ± 13,507 VPD

planet fitness

DOLLAR TREE

7-ELEVEN

San Diego Academy
±258 Students

Rancho de la Nación
±332 Students

cricket wireless

Paradise Valley Hospital
±290 Beds

Ira Harbison Elementary School
±372 Students

El Toyon Recreation Center

El Toyon Park
Park

Euclid Ave ± 29,759 VPD

Paradise Village a Generations Community
±497 Units

Paradise Senior Living Apartments
±126 Units

Granger Apartments
±180 Units

Church's
CRICKET

805

Chateau Gardens
±181 Units

Summercrest Apartments
±588 Units

Subject Property

Shell

Walgreens

Firestone

Jack in the box

8th St ± 18,220 VPD

Pizza Hut

Plaza Blvd ± 23,533 VPD

DUNKIN'

Winchell's
Donut House

Palmer Way Elementary School
±542 Students

metro by T-Mobile

POPEYES

Starbucks

Google Earth



NATIONAL CITY, CA

Located in southern San Diego County along the San Diego Bay waterfront, National City benefits from its proximity to one of the most dynamic economies in California. The city sits just minutes from Downtown San Diego and the U.S.–Mexico border, positioning it within a globally connected trade and logistics corridor. This strategic location allows residents and businesses to access major employment centers, international commerce routes, and regional transportation infrastructure. The surrounding metro area supports a diverse economic base driven by international trade, tourism, military installations, biotechnology research, and advanced manufacturing. National City itself has developed into a dense urban community with a strong workforce presence and a growing housing base. Local commercial corridors and neighborhood retail districts serve a population of roughly 56,000 residents and benefit from significant commuter traffic throughout South San Diego County. Continued reinvestment in housing, waterfront redevelopment, and transportation improvements has strengthened the city's role as a gateway community between Downtown San Diego and the rapidly expanding cities of Chula Vista and South County. Its accessibility, workforce demographics, and integration into the broader San Diego regional economy contribute to sustained demand for residential, retail, and service-oriented commercial real estate.



\$64,248 HH INCOME
WITHIN 3-MILES OF SUBJECT PROPERTY

16,800 HOUSEHOLDS
WITHIN 3-MILES OF SUBJECT PROPERTY

55,960 RESIDENTS
WITHIN 3-MILES OF SUBJECT PROPERTY

\$4.1B CONSUMER SPENDING
WITHIN 3-MILES OF SUBJECT PROPERTY

MARKET OVERVIEW



MATTHEWS™

1139 HARBISON AVE

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LEASING BROCHURE

EXCLUSIVELY LISTED BY

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