

FOR LEASE

408-444-XXXX WEST 8TH STREET
NATIONAL CITY, CA 91950

WAREHOUSE WITH OFFICE / SHOWROOM

436
W 8TH STREET

Direct Access



VIEW VIRTUAL TOUR

SHIRLEY KANAMU

Senior Broker Associate

Direct (619) 787-6374

Shirley@PacificCoastCommercial.com

Lic. 01268281

VALLEY COLEMAN

Sales & Leasing Associate

Direct (619) 944-1979

Valley@PacificCoastCommercial.com

Lic. 02065336

TOMMAS GOLIA

Associate Vice President

Direct (858) 598-2891

Tommas@PacificCoastCommercial.com

Lic. 01890744

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01

408-444 W 8th Street

property features

ADDRESS:	408-444 W 8th Street, National City, CA 91950
PROPERTY:	Approx. 27,000 SF Light Industrial Building
AVAILABLE:	436 W 8th Street, Suites C & D Approx. 5,000 SF
LEASE RATE:	\$1.35/SF Gross
ACCESSIBILITY:	Direct Access to I-5, with Easy Access to Hwy 54 and I-15
PARKING:	Excellent Parking Ratio - 3.25/1,000 SF
ZONING:	IL - Light Industrial
HIGHEST & BEST USES:	Assembly and light manufacturing/processing, Building supplies and equipment - sales and rental, Industrial equipment/machinery - sales and rentals, Trade schools, Wholesaling, warehousing, and distribution



02

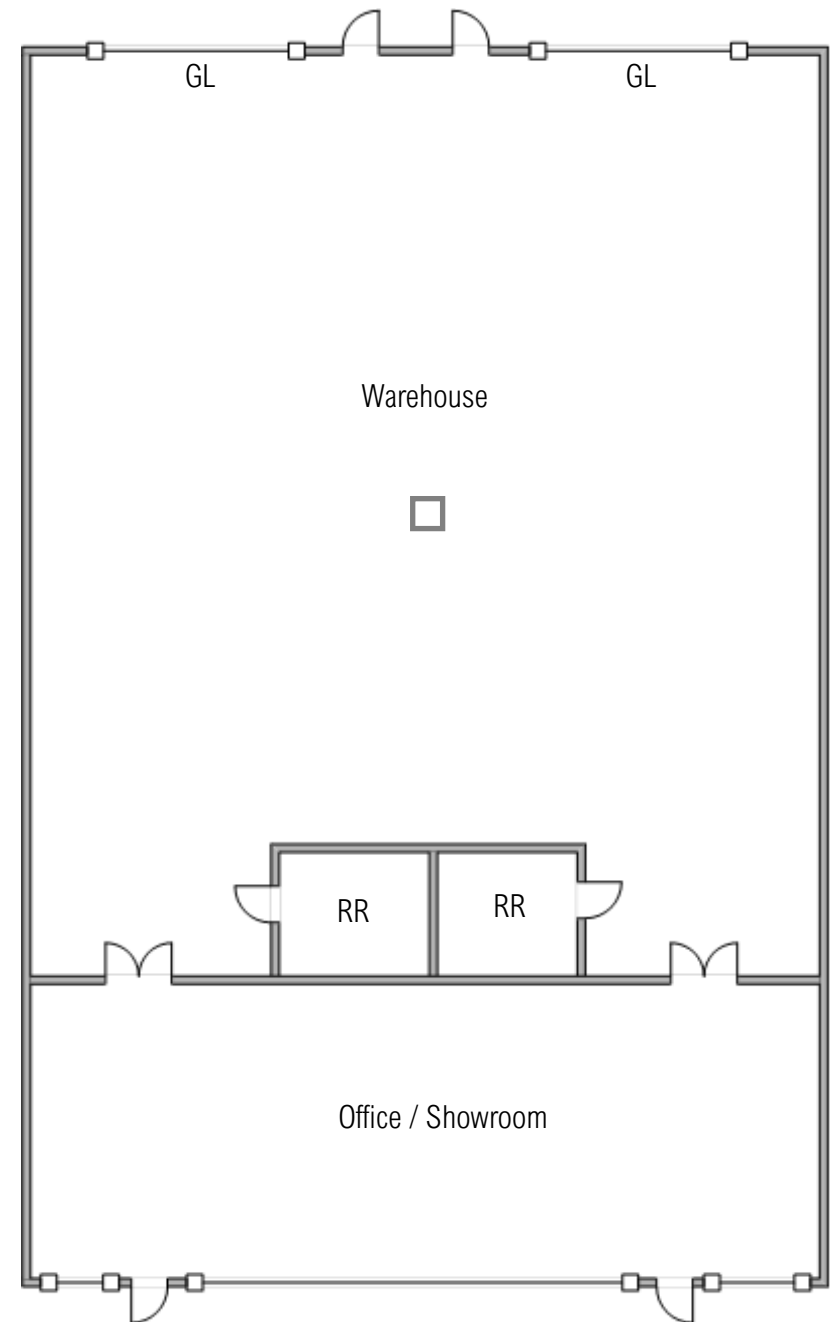
408-444 W 8th Street

floor plan

SIZE	LEASE RATE
Approx. 5,000 SF	\$1.35/SF Gross
> 25% Office / Showroom and 75% Warehouse > Ceiling Clear Height - 19' > 2 Grade-Level Doors - 12' X 14' > 3-Phase Power > Sprinklers > 2 Restrooms > Approx. 1,000 SF Front Office / Showroom > Drop Ceiling, Air Conditioning	



VIEW VIRTUAL TOUR



*floor plan not to scale; for reference purposes only.

03

408-444 W 8th Street

demographics

452,000 
Population (2020)

460,949 
Population (2025)

147,012 
Total Households

\$3,766,047 
Consumer Spending

10,705 
Total Businesses

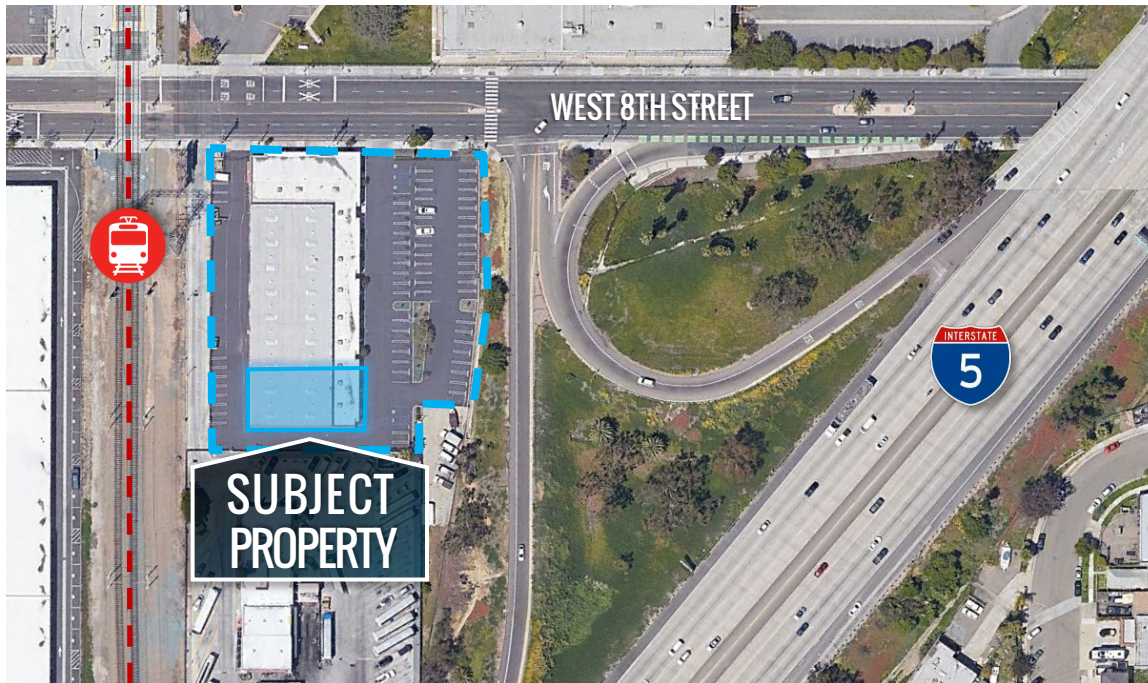
99,615 
Daytime Employees

59,158
OWNER OCCUPIED

\$81,611
AVG. HOUSEHOLD INCOME

87,854
RENTER OCCUPIED

\$475,136
MEDIAN HOME VALUE



Within a 5 Mile Radius
Information Source: CoStar

location

04

408-444 W 8th Street



**408-444
W 8TH STREET**



198,312 VPD
I-5 & W 8TH STREET

05

408-444 W 8th Street



contact information

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Direct (858) 598-2891
Tommas@PacificCoastCommercial.com

PACIFIC COAST COMMERCIAL | Lic. 01209930
10721 Treena St., Suite 200, San Diego, CA 92131
Office (619) 469-3600
www.PacificCoastCommercial.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning and use should be verified prior to lease.




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