

45 E 26th St
National City, CA 91950

Car Lot
FOR LEASE



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45 E 26th St

National City, CA 91950



CHULA VISTA
CENTER



NATIONAL CITY
MILE OF CARS



MARINA
SAFE HARBOR
SOUTH BAY



GAYLORD
PACIFIC RESORT



SWEETWATER RIVER

**SUBJECT
PROPERTY**



MOSSY NISSAN
NATIONAL CITY



DALTON TOYOTA
NATIONAL CITY



B AVE

A AVE

NATIONAL CITY BLVD

TRANSPORTATION AVE

ME

45 E 26th St

National City, CA 91950



**SUBJECT
PROPERTY**

**PERRY CHRYSLER
DODGE JEEP RAM**

KIMBALL PARK

**SWEETWATER UNION
HIGH SCHOOL**

**NATIONAL CITY
SWAP MEET**

**NATIONAL CITY
VOLKSWAGEN**

**DALTON SUBARU
NATIONAL CITY**

**MOSSY NISSAN
NATIONAL CITY**

**DALTON TOYOTA
NATIONAL CITY**

**NATIONAL CITY
MILE OF CARS**

**DALTON HYUNDAI
NATIONAL CITY**

PREMIER LOCATION & DESCRIPTION

LEASE



Don't miss this
exceptional opportunity



FLOORPLAN

Now, an extraordinary opportunity awaits within this prestigious automotive landscape. Imagine positioning your business on a prime corner lot, a truly accessible spot that, while not traditionally "high visibility" on a bustling freeway, is effortlessly located for any serious buyer. This $\pm 6,893$ sqft property, featuring **$\pm 1,476$ sqft** of modernized sales offices and garage space, is completely move-in ready,

eliminating the typical upfront "blue-sky" or "good-will" expenses that often hinder new ventures. You're not just leasing space; you're inheriting a head start in a proven market.

PLEASE, DO NOT DISTURB TENANT, CONTACT AGENT, DO NOT WALK ON PROPERTY.

DETAILS

LEASE \$4,750
+ EXPENSES



1,320
SQFT



3
PRIVATE
OFFICES

2
BATHS



THE NEIGHBORHOOD

RESTAURANTS

Nearly Restaurants: 137

ABOUT THE PRICE

\$ 83
\$\$ 54
\$\$\$ 10
\$\$\$\$ 3

SCHOOLS

Private Schools: 31

Charter Schools: 23

BEST RATING

Olivewood School 0.4 miles
Sweetwater High School 0.5 miles
National City Middle School 0.6 miles

VERY CONVENIENT

GAYLORD PACIFIC RESORT:

**3.2
miles**

ATM: 0.1 miles
Medical: 0.2 miles
Groceries: 0.5 miles
Coffee: 0.3 miles
Movie Theater: 2 miles
Cleaners: 0.5 miles
Pharmacy: 1 miles
Gym: 0.2 miles
Gas: 0.5 miles



OUTDOORS

THE POPULAR

Golf Course OMNI 4.7 miles
Coronado Dog Beach 5.6 miles
Balboa Park 5.7 miles
La Mesa Public Stairs 8.1 miles

Parks: 33
Golf Courses: 22
Hiking: 4
Dog Parks: 2



Mile of Cars



INVESTMENT OPPORTUNITY

HIGHLIGHTS



Stepping onto National City's **"Magic Mile of Cars"** is to enter a distinguished realm where automotive sales transcend mere transactions and become a testament to decades of unwavering dedication and pioneering spirit. This isn't just a stretch of road; it's a living legacy, a celebrated hub that has defined car commerce in Southern California for over 70 years. From its origins in 1965, when five visionary dealers — Stanley, Webster, Ball, McCune, and Dailey — united to form the original "Mile of Cars," this iconic district has been the heart of an industry, continually adapting and thriving through every economic shift.

The prestige of this location is deeply embedded in its history as the epicenter of automotive excellence. National City has cultivated a unique environment where dealerships flourish, marked by a commitment to customer satisfaction and a collective passion for the automobile. This reputation attracts discerning buyers from across San Diego County and beyond, drawn by the assurance of diverse inventory, competitive pricing, and a level of expertise found only in such a concentrated and seasoned automotive community. It's a place where the love of cars is palpable, woven into the very fabric of the city.

This particular location further benefits from its strategic proximity. Nestled alongside a highly active used car lot, it naturally draws consistent cross-traffic and a steady stream of motivated consumers. Furthermore, its enviable position just three blocks from two major freeway exits ensures unparalleled ease of access, making it a convenient destination for customers coming from any direction. This thoughtful placement capitalizes on established traffic patterns, directing potential buyers directly to your doorstep.

To join the ranks of the "Magic Mile" is to align your brand with a powerful tradition of success. This is more than a car lot; it's a gateway to leveraging a collective reputation and a history of robust sales that few other locations can offer. This rare, hassle-free opportunity presents the ideal foundation for your automotive enterprise to not only succeed but to thrive, contributing to and benefiting from the ongoing legacy of National City's unparalleled automotive district.

The Gaylord Pacific Resort

Part of the Chula Vista Bayfront Master Plan



The Gaylord Pacific Resort & Convention Center, a project in Chula Vista, California, has officially opened. **This \$1.3 billion, 1,600-room resort** is the first Gaylord Hotels property on the West Coast and is part of a larger redevelopment of the Chula Vista Bayfront. It serves as a catalyst for future development and is expected to generate \$475 million for the local economy annually.

45 E 26th St
National City 91950: 3.2 Miles

KEY FEATURES

1,600-room resort:	Wide range of accommodations.
Convention Center:	Large exhibit hall, meeting rooms and ballrooms.
Bayfront Location:	Views of San Diego Bay and the Pacific Ocean.
Dining Options:	Sports bar, steakhouse, and casual eateries.
Recreational Facilities:	Pool with a lazy river, spa.
Water Park:	4.25-acre water park with slides and a wave pool.
Public Amenities:	Including public parks, promenades and bike trails.

CHULA VISTA BAYFRONT —

**SUBJECT
PROPERTY**



**SWEETWATER
PARK**



**GAYLORD PACIFIC
RESORT &
CONVENTION CENTER**



**SUN OUTDOORS
SAN DIEGO BAY
RV RESORT**

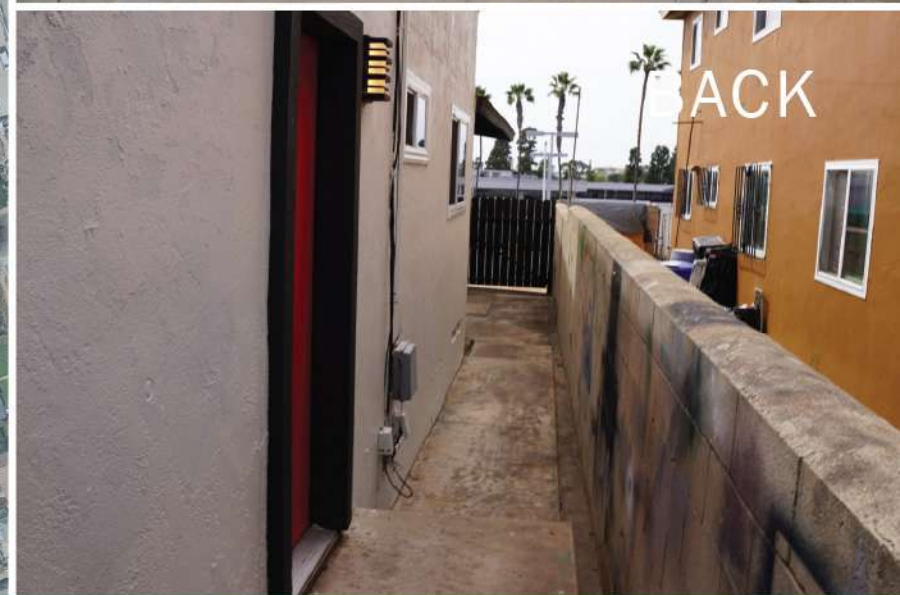


**LIVING COAST
DISCOVERY CENTER**

HARBOR PARK

BUFFER AREA





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