



PARCO

NATIONAL CITY

FOR LEASE



**FLOCKE &
AVOYER**
Commercial Real Estate

 **CAPITAL GROWTH
PROPERTIES, INC.**



BOUTIQUE RETAIL

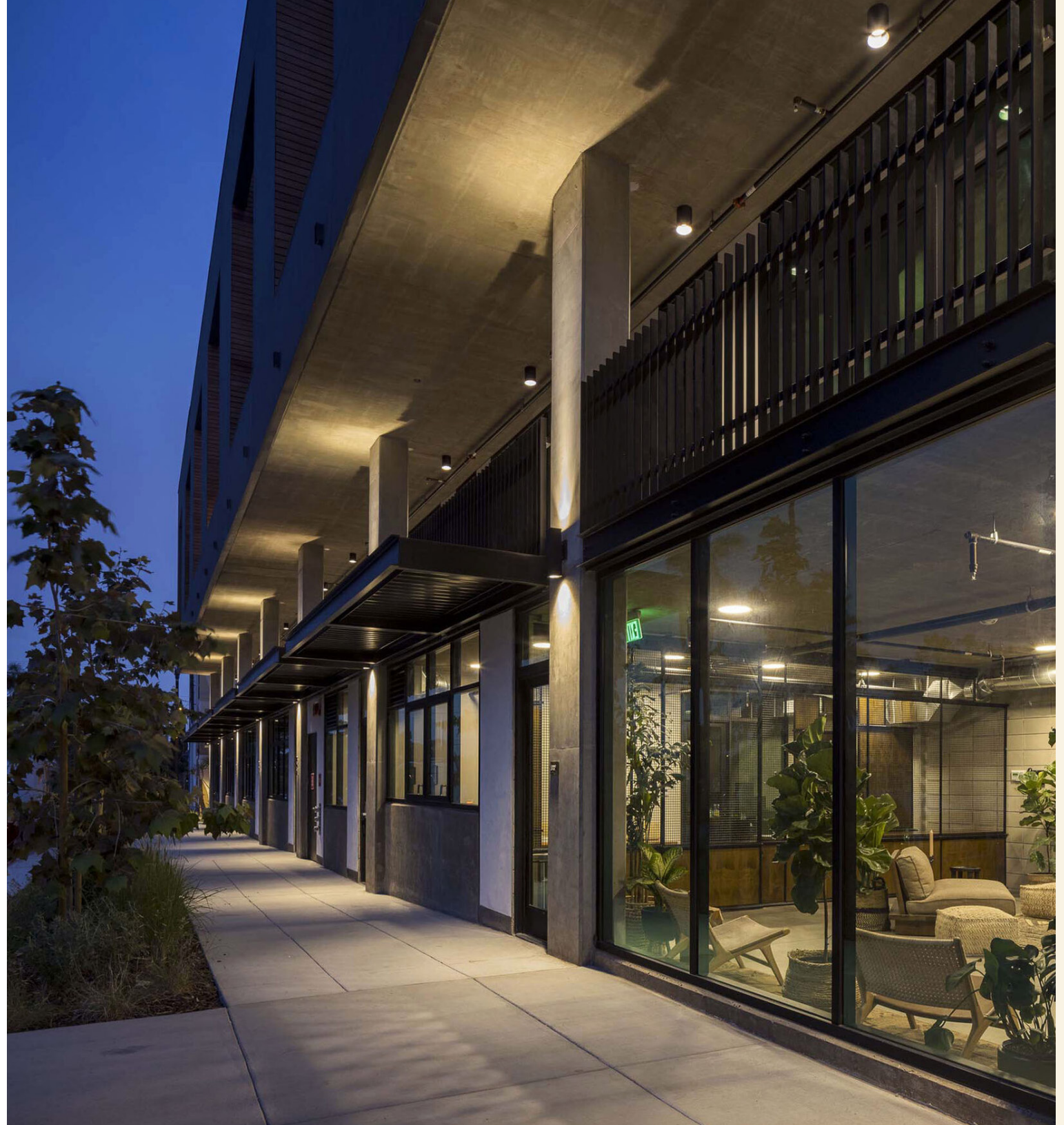
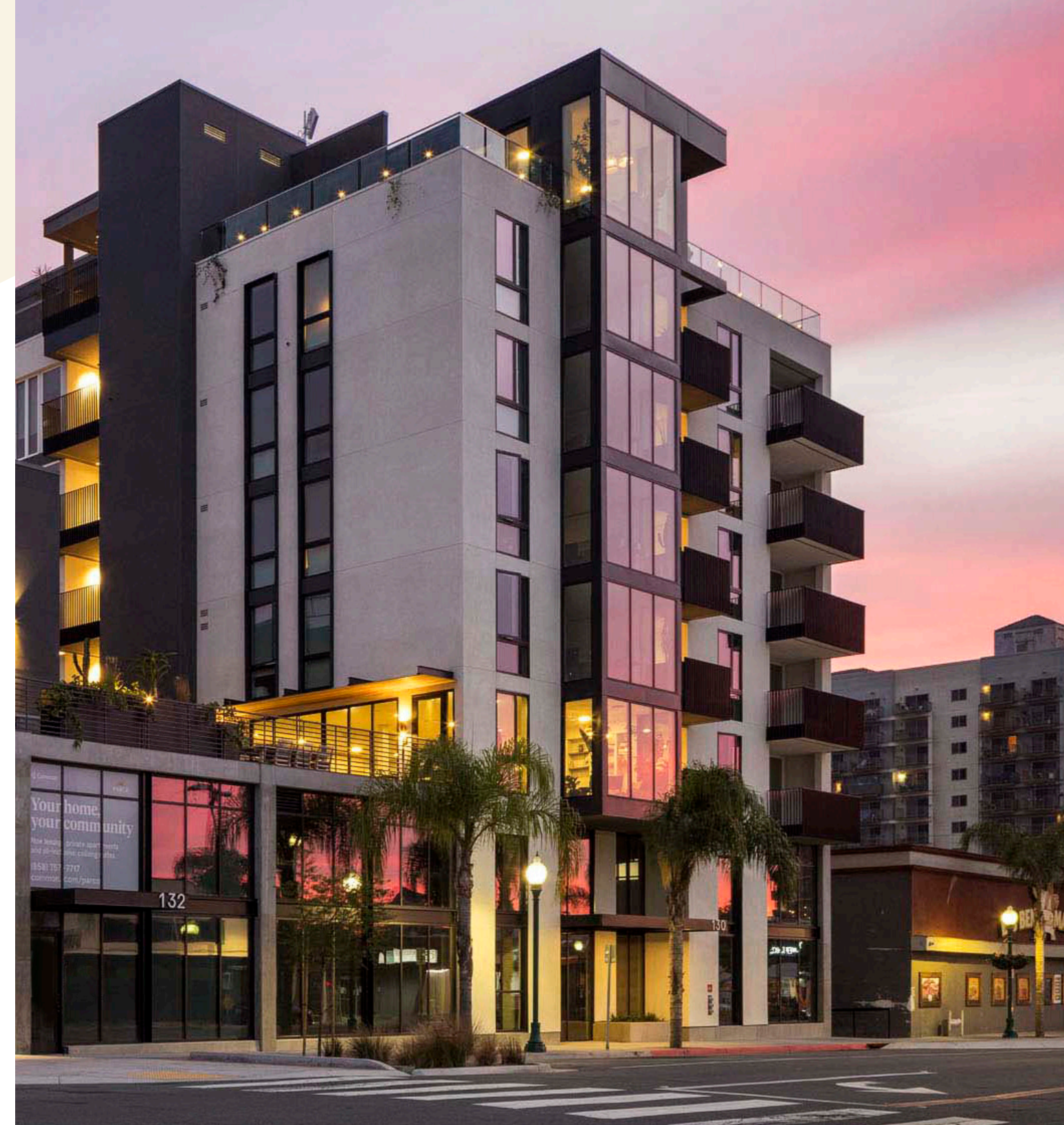
800 B AVENUE, NATIONAL CITY, CA 91950

Recently completed and now leasing, Parco is an **innovative mixed-use development** in the heart of downtown National City. The development consists of 127 residential units with approximately 7,667 SF of commercial spaces. Parco presents a creatively designed layout and allows the large anchored 8th Street storefront (Suite 130) to be demised into alternative layouts.

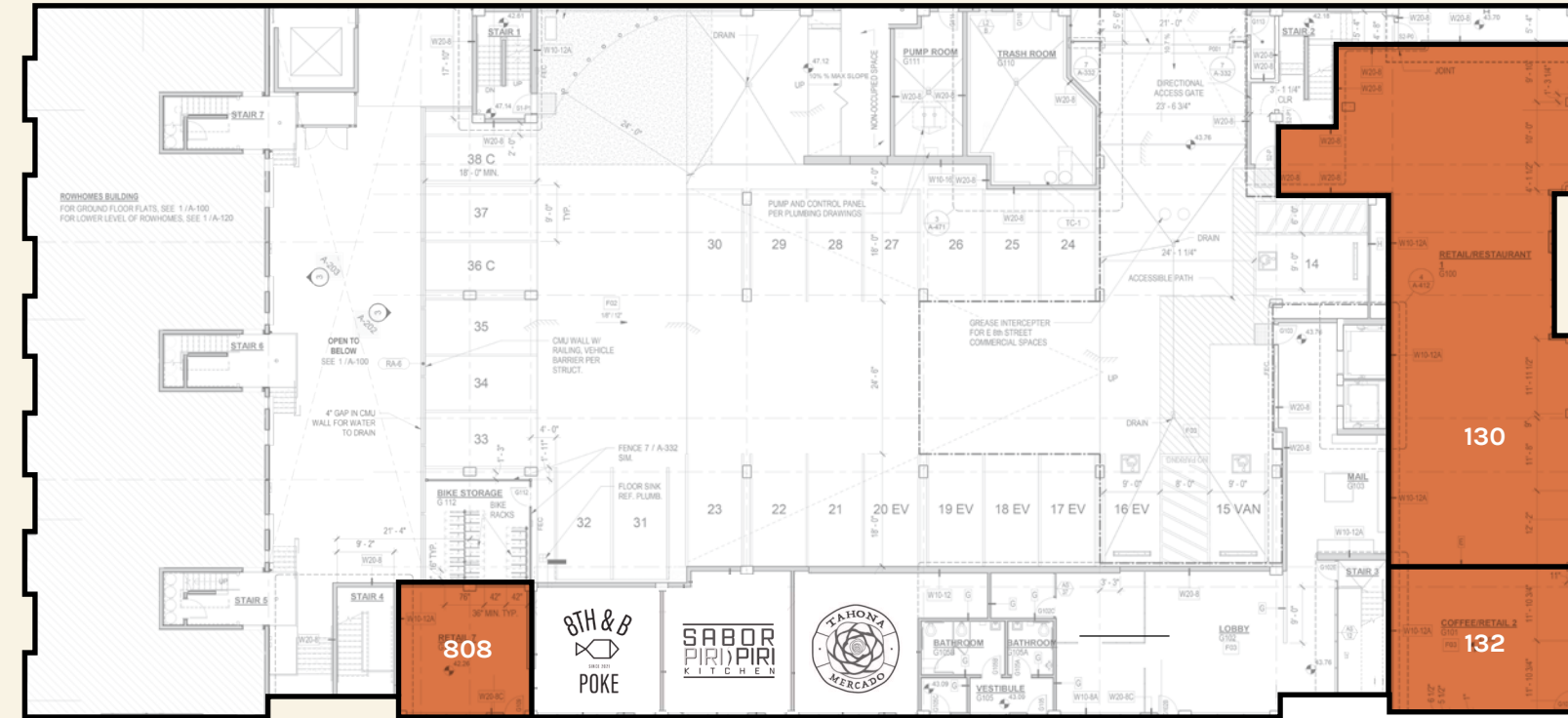
Parco showcases its commercial shopfronts through highly visible, large windows and high-level design on National City's main drag.

AVAILABILITIES

808 B Avenue	401 SF
130 East 8th Street	2,924 SF (Subdividable)
132 East 8th Street	680 SF (Expandable)



SITE PLAN



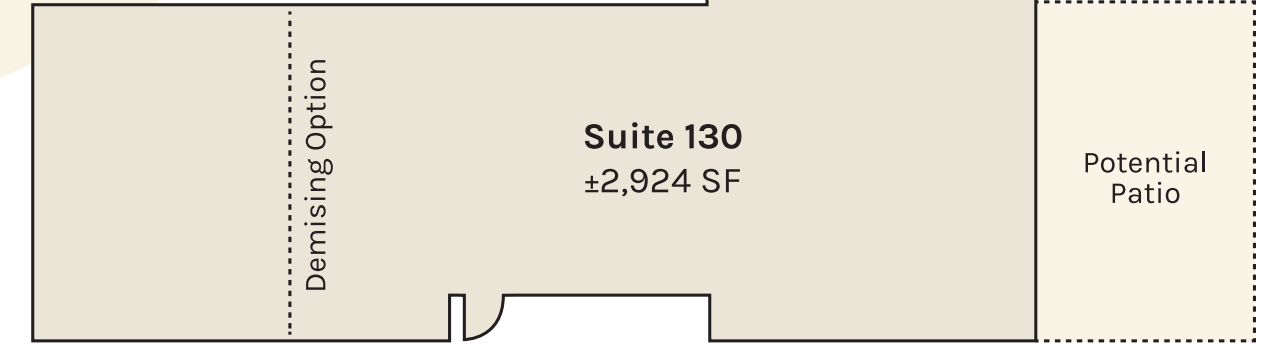
B Avenue Frontage

8th Street Frontage



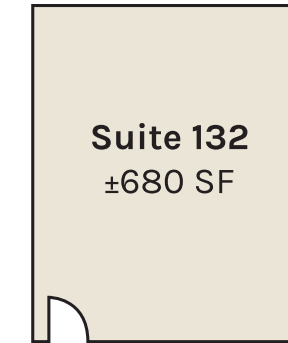
SUITE 130

Anchor Restaurant/Retail
±2,924 SF (Subdividable)



SUITE 132

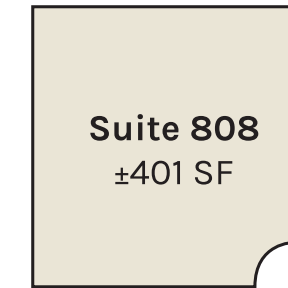
Anchor Restaurant/Retail
±680 SF (Expandable)
Prominent Corner
Storefront



Suite 132
±680 SF

SUITE 808

±401 SF
Street-Facing Retail



Suite 808
±401 SF

TENANT ROSTER

808 B Avenue	Available	401 SF
806 B Avenue	8th & B Poke Poke	405 SF
804 B Avenue	Sabor Piri Piri Southeast African Cuisine	480 SF
802 B Avenue	Tahona Mercado Mezcal Tasting Room	600 SF
130 East 8th Street	Available	2,924 SF
132 East 8th Street	Available	680 SF



NEARBY RETAIL

- | | |
|---------------------------|-----------------------|
| ① Tahoma Mercado | ⑪ Wingstop |
| ② 8th & B Poke | ⑫ Walmart Supercenter |
| ③ Market on 8th | ⑬ Smart & Final |
| ④ Napoleone's Pizza House | ⑭ Joann |
| ⑤ Niederfrank's Ice Cream | ⑮ Daiso |
| ⑥ Mujer Divina | ⑯ 85°C Bakery Cafe |
| ⑦ Hero's | ⑰ CVS |
| ⑧ San Diego Boba Tea | ⑱ Carl's Jr. |
| ⑨ SnowPops | ⑲ 99 Cents Only |
| ⑩ Slappy's | ⑳ Panda Express |



NATIONAL CITY

Situated in the South Bay region, National City enjoys a prime location with easy access to nearby cities and attractions. It is located just minutes away from downtown San Diego, making it an ideal choice for those who desire the amenities of a major city while still enjoying the relaxed coastal atmosphere. The city is home to numerous parks, recreational facilities, and community centers where residents can engage in outdoor activities, sports, and community events.

PIER 32 MARINA

Pier 32 is a private marina where tenants can enjoy food, boating activities, or relax by the water. Pepper Park is an approximately 5.2-acre park located on the National City Bayfront adjacent to Pier 32 Marina. Park amenities include a boat launch ramp, picnic tables, restrooms, fishing pier, floating boat dock, playground equipment, lawn areas, and the National City Aquatic Center.

HISTORIC SITES

In a city established in 1887, experiencing the history of Southern California is easy. Heritage Square is a 7.8-acre park is dedicated to the preservation of San Diego's Victorian architecture and Santa Fe Rail Depot showcases San Diego's rich streetcar and rail history.

MARKET ON 8TH

South Bay's communal haven where people come together to unwind, work, and celebrate special moments. Whether you're seeking a tranquil place to relax, a dynamic venue for work, or the perfect setting for a memorable event, South Bay's first food hall is the place to be.

INDUSTRIAL PORT

The National City Marine Terminal, located on the National City waterfront at the south end of San Diego Bay, is the most advanced vehicle import/export facility on the West Coast. A strong partnership with the International Longshore and Warehouse Union (ILWU) provides a skilled labor force to meet all shipping needs.



DEMOGRAPHICS



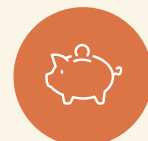
POPULATION

1 Mile	38,076
3 Miles	198,197
5 Miles	482,972



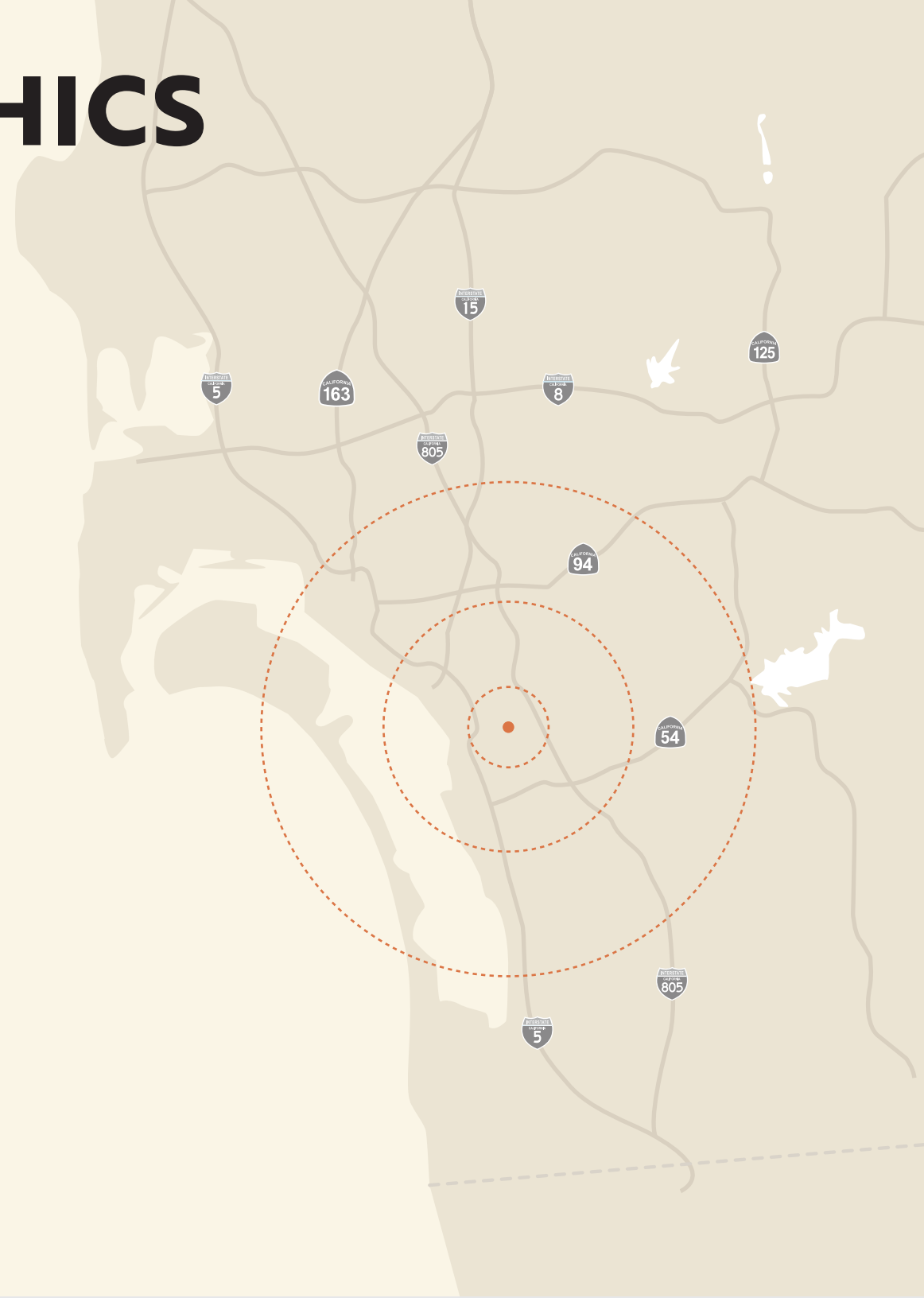
DAYTIME POPULATION

1 Mile	9,867
3 Miles	94,309
5 Miles	213,142



AVERAGE HH INCOME

1 Mile	\$56,884
3 Miles	\$67,064
5 Miles	\$86,239



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