

# 45 E 26th St

National City, CA 91950

## 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





# 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**

**DALTON HYUNDAI  
NATIONAL CITY**

**NATIONAL CITY  
MILE OF CARS**

54

54

**NE**



# 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      SCHOOLS

# Nearly Restaurants: 137

### ABOUT THE PRICE

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

# 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**



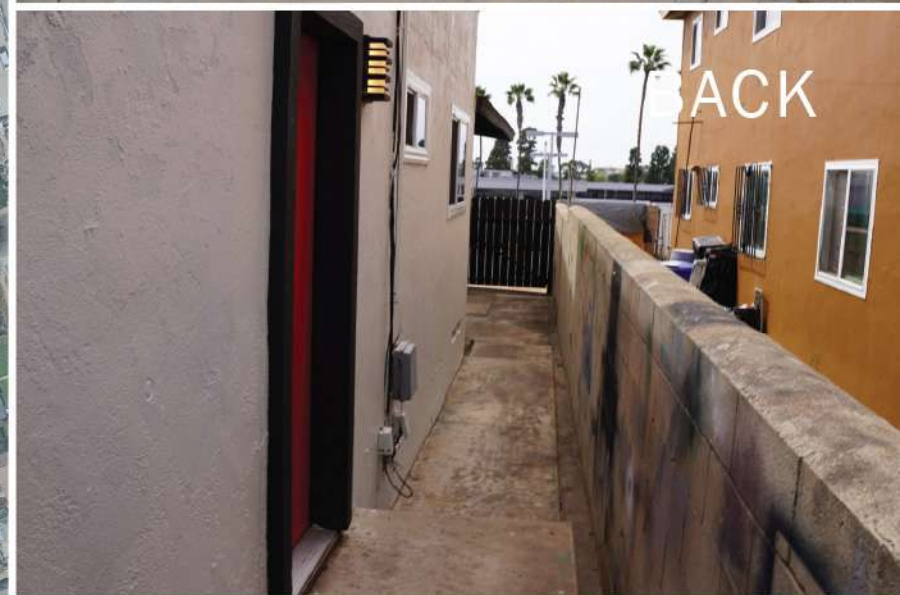
**LIVING COAST  
DISCOVERY CENTER**

**HARBOR PARK**

**BUFFER AREA**







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