

0.43 ACRE LOT | NATIONAL CITY

1730 E 9TH ST, NATIONAL CITY, CA 91950

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TABLE OF CONTENTS

0.43 ACRE LOT | NATIONAL CITY
LAND FOR SALE

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PROPERTY INFORMATION

LOCATION INFORMATION

DEMOGRAPHICS

ADVISOR BIOS

1

PROPERTY
INFORMATION



EXECUTIVE SUMMARY

0.43 ACRE LOT | NATIONAL CITY
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Sale Price	\$490,000
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OFFERING SUMMARY

Lot Size:	18,270 SF
Price / SF:	\$26.82
Zoning:	RS-2
APN:	557-190-35-00

PROPERTY OVERVIEW

1730 E 9th Street is a small infill deal in National City. The total lot size is 18,270 Square feet and is Zoned RS-2 which allows for low to medium residential development.

2

LOCATION INFORMATION

LOCATION DESCRIPTION

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LAND FOR SALE



NATIONAL CITY

National City, California, is a vibrant city located in San Diego County, just south of downtown San Diego. Situated along the coast of the San Diego Bay, National City offers residents and visitors a diverse range of attractions and a convenient location. The city is known for its rich history, dating back to its founding in 1868, and visitors can explore its heritage at the National City Depot Museum, which showcases artifacts and exhibits detailing the region's railroad history. Another highlight of National City is its proximity to the water. Visitors can enjoy picturesque views of the San Diego Bay, stroll along the waterfront promenade, or partake in water activities such as kayaking or boating.

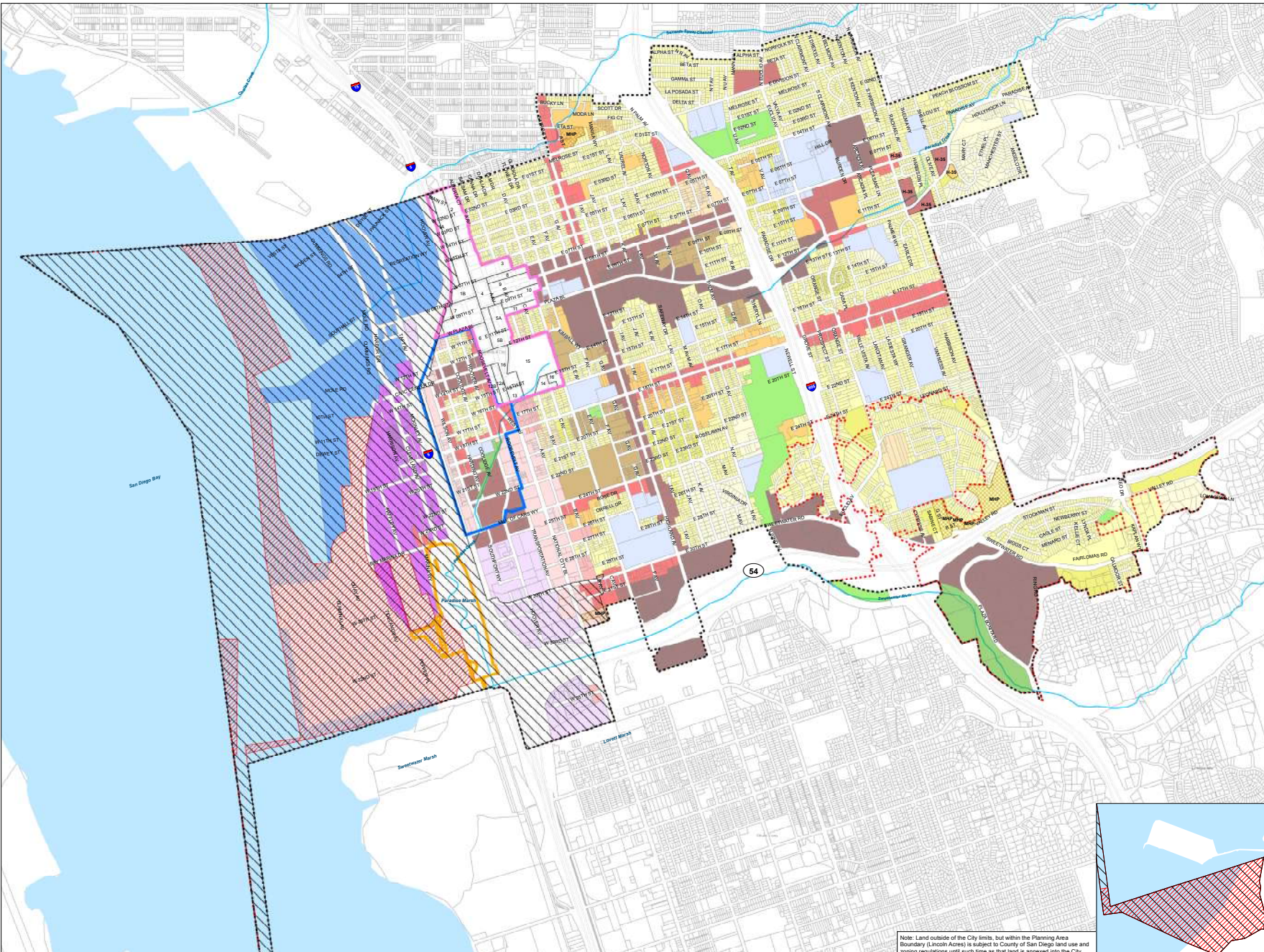
National City also boasts a lively cultural scene and a variety of dining options. The city's historic downtown area is home to a vibrant community of shops, restaurants, and entertainment venues. Visitors can sample delicious Mexican cuisine at local favorites like El Toyon Grill or Las Brisas Mexican Cuisine. The Westfield Plaza Bonita mall offers a range of shopping options, from popular retail chains to specialty stores. In addition, the nearby Mile of Cars, located along National City Boulevard, showcases a collection of automobile dealerships and car-related services. With its coastal location, cultural offerings, and diverse dining experiences, National City provides a captivating destination in the San Diego area.

LOCATION DETAILS

County	San Diego
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ZONING MAP



Legend

Residential

- RS-1 Large Lot Res.
- RS-2 Small Lot Red.
- RS-3 Medium-Low Den. Multi-Unit Res.
- RM-1 Medium Den. Multi-Unit Res.
- RM-2 High Den. Multi Unit Res.
- RM-3 Very High Den. Multi-Unit Res.

Mixed-Use

- MXC-1 Minor Mixed-Use Corridor
- MXD-1 Minor Mixed-Use District
- MXC-2 Major Mixed-Use Corridor
- MXD-2 Major Mixed-Use District

Commercial

- CA Commercial Automotive
- CS Service Commercial

Industrial

- IL Light Industrial
- IM Medium Industrial
- IH High Industrial

Institutional

- I Institutional

Open Space

- OS Open Space
- OSR Open Space Reserve

Military

- M Military

Downtown Specific Plan

Refer to the Downtown Specific Plan

Westside Specific Plan

Refer to the Westside Specific Plan

- RS-4 Single-Family Residential (17.4 du/ac max)
- MCR-1 Multi-Use Commercial-Residential (24 du/ac max)
- MCR-2 Multi-Use Commercial-Residential (45 du/ac max)
- CL Limited Commercial
- IC Civic Institutional
- OSR Open Space Reserve

Harbor District Specific Area Plan

Refer to the Harbor District Specific Area Plan

Port Master Plan

Refer to the Port Master Plan of the San Diego Unified Port District

Overlays

- CZ Coast Zone
- H-# H Height Restriction (# In Feet)
- MHP Mobile Home Park

Base Layers

- National City Planning Area Boundary
- National City Boundary
- Freeways

Note: Land outside of the City limits, but within the Planning Area Boundary (dashed line) is subject to County of San Diego land use and zoning regulations until such time as that land is approved into the City.

3

DEMOGRAPHICS



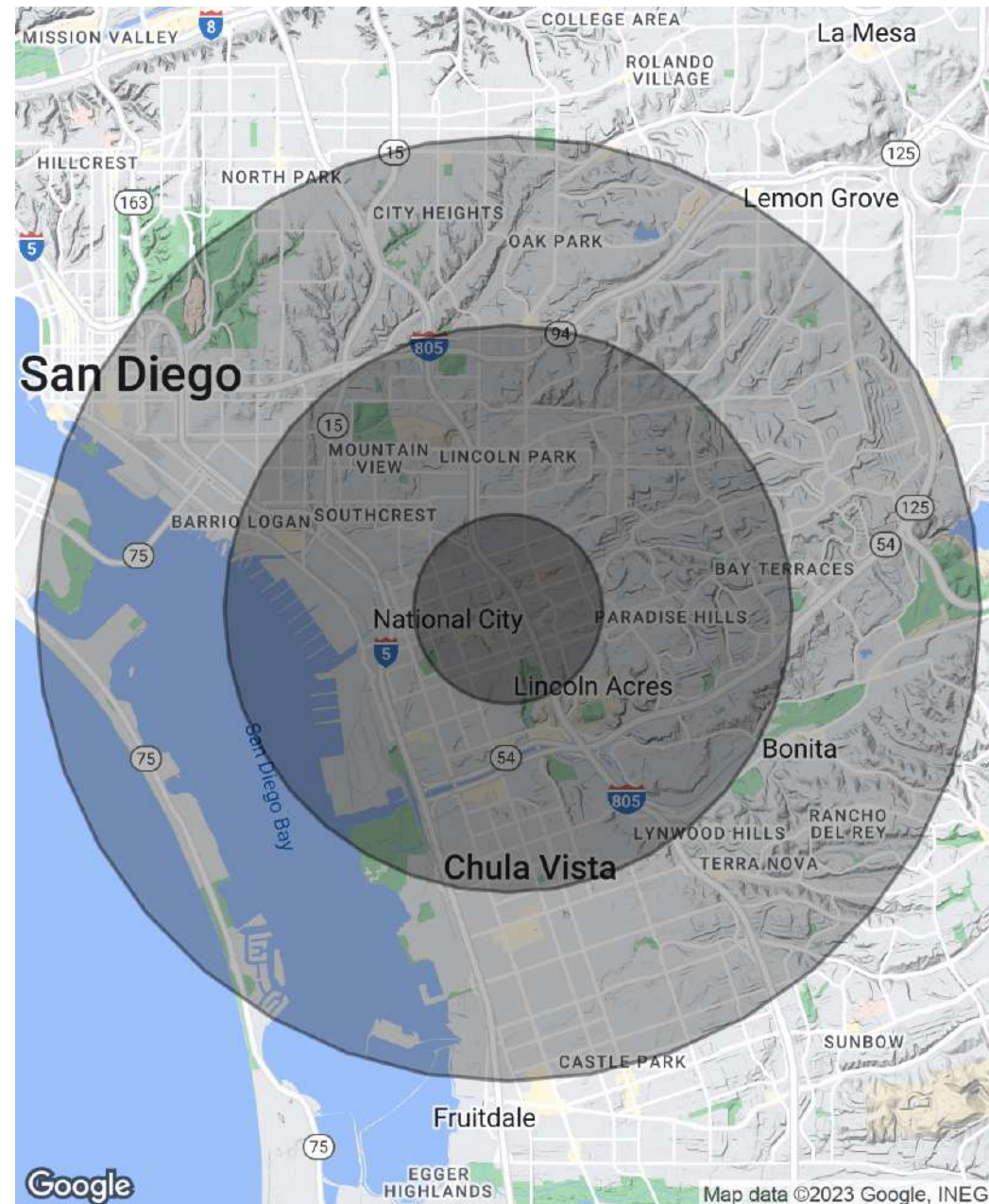
DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	37,827	222,100	513,208
Average Age	37.6	34.3	35.4
Average Age (Male)	36.0	33.0	34.4
Average Age (Female)	39.3	35.8	37.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	12,305	64,584	173,601
# of Persons per HH	3.1	3.4	3.0
Average HH Income	\$57,795	\$66,847	\$75,566
Average House Value	\$405,597	\$384,493	\$436,712

* Demographic data derived from 2020 ACS - US Census



4

ADVISOR BIO



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CalDRE #02062391

PROFESSIONAL BACKGROUND

Kevin (DRE# 02062391), born and raised in Santa Barbara, Ca, moved to San Diego in 2016 to study real estate at San Diego State University. As a student, Kevin was an active member of The Real Estate Society where he found passion in commercial real estate brokerage. Prior to the start of his career in real estate, Kevin worked in wealth management for 4 years and volunteered as a YoungLife leader.

In his free time, Kevin enjoys playing basketball, playing guitar, hiking and furthering his knowledge and professional experience in real estate.

South Coast Commercial

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