

601-637

E. SAN YSIDRO BLVD
SAN YSIDRO, CA 92173

LEASING INCENTIVE!
2ND MONTH FREE RENT

FOR LEASE
RETAIL & OFFICE SUITES

BLANCHE GOLIA

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RETAIL & OFFICE SUITES FOR LEASE



RETAIL - AVAILABILITY:

601 E San Ysidro Blvd, Suite 150: ± 1,326 SF Retail Space

OFFICE - AVAILABILITY:

631 E San Ysidro Blvd, Suite F: ± 450 SF Office (Contiguous with Suite G)
631 E San Ysidro Blvd, Suite G: ± 450 SF Office (Contiguous with Suite F)



PLAZA TENANTS

Wells Fargo, Amvets Thrift Store, Little Caesars, H&R Block



LOCATION

- > Located in an Established Community with Excellent Demographics
- > Strong Retail Corridor Surrounded by a Wide Variety of Unique Shops and National Retailers
- > Strategically Situated Immediately North of Tijuana, Mexico and within the San Diego Metropolitan Statistical Area



VISIBILITY

Excellent Visibility with Combined Traffic Counts of 106,753 VPD
Building and Pylon Signage Available



PARKING

45 Free Surface Spaces (2.37/1,000 SF)

THE PROPERTY

601-637 E SAN YSIDRO BLVD
SAN YSIDRO, CA 92173



EL TOREADOR PLAZA

± 19,016 SF RETAIL CENTER

FREEWAY ACCESS

IMMEDIATE ACCESS TO I-805 & I-5

544' FRONTAGE

E SAN YSIDRO BLVD



FLOOR PLANS

Floor Plans Not Fit to Scale; For Reference Purposes Only.

601 E SAN YSIDRO BLVD

SUITE 150

± 1,326 SF RETAIL SUITE

- WINDOW LINED STOREFRONT
- OPEN FLOOR PLAN
- PRIVATE RESTROOM

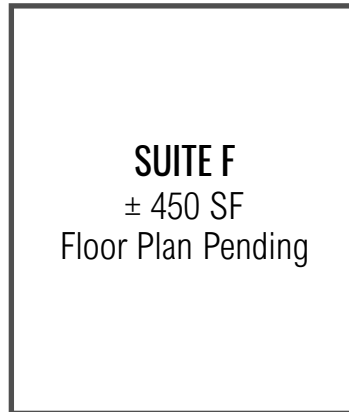


631 E SAN YSIDRO BLVD

SUITE F

± 450 SF 2ND FLOOR
OFFICE SUITE

- CONTIGUOUS WITH SUITE G
FOR ± 900 SF
- PRIVATE RESTROOM
- OPEN FLOOR PLAN

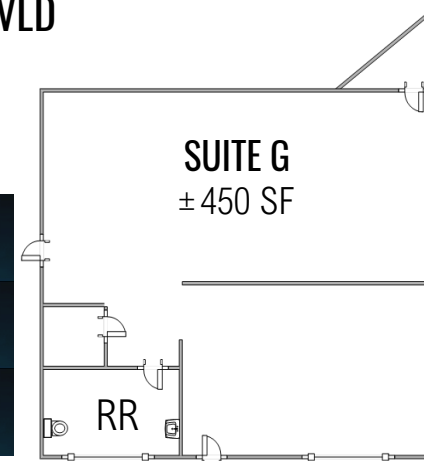


631 E SAN YSIDRO BLVD

SUITE G

± 450 SF 2ND FLOOR
OFFICE SUITE

- CONTIGUOUS WITH SUITE F
FOR ± 900 SF
- PRIVATE RESTROOM
- PRIVATE OFFICE / BULL PEN



EL TOREADOR PLAZA

E BEYER BLVD



E SAN YSIDRO BLVD

BORDER PLAZA

 **12,432 VPD**
E SAN YSIDRO BLVD & BORDER VILLAGE RD



601-637 E San Ysidro Blvd



AREA DEMOGRAPHICS



POPULATION	3 MILE	5 MILE
2024 Total Population	81,014	19,117
2029 Population	79,928	188,251
Average Age	35.8	36.4



HOUSEHOLDS	3 MILE	5 MILE
2024 Total Households	21,701	52,616
Avg. Household Income	21,380	51,988
Median Home Value	\$552,743	\$588,694



ECONOMY	3 MILE	5 MILE
# of Businesses	2,305	6,282
# of Employees	15,854	45,983
Total Consumer Spending	\$794 M+	\$1.8 B+



DRIVE TIMES	MINUTES
U.S - Mexico Border	4
Chula Vista	10
Downtown San Diego	18

Sunset Elementary School

San Ysidro Middle School



SUBJECT PROPERTY

94,500 Cars Per Day



Border Plaza

Border Village Shopping Center

San Ysidro Village

Cesar Chavez Recreational Center

The Plaza At the Border

Outlets at the Border

Border Parking



U.S. Customs and Border Protection
San Ysidro Port of Entry
70,000 VPD

U.S. Customs and Border Protection
PedWest San Ysidro
20,000 Daily Pedestrians

U.S. - MEXICO BORDER



RETAIL & OFFICE SUITES FOR LEASE

AVAILABLE ± 450 SF - 13,618 SF

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**PACIFIC COAST
COMMERCIAL**

SALES - MANAGEMENT - LEASING

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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, financials, leases, square footage, permits and use should be verified during due diligence and prior to completing a transaction.