

# 502 East San Ysidro Blvd



FOR LEASE | 1,690 SF IN THE HEART OF SAN YSIDRO

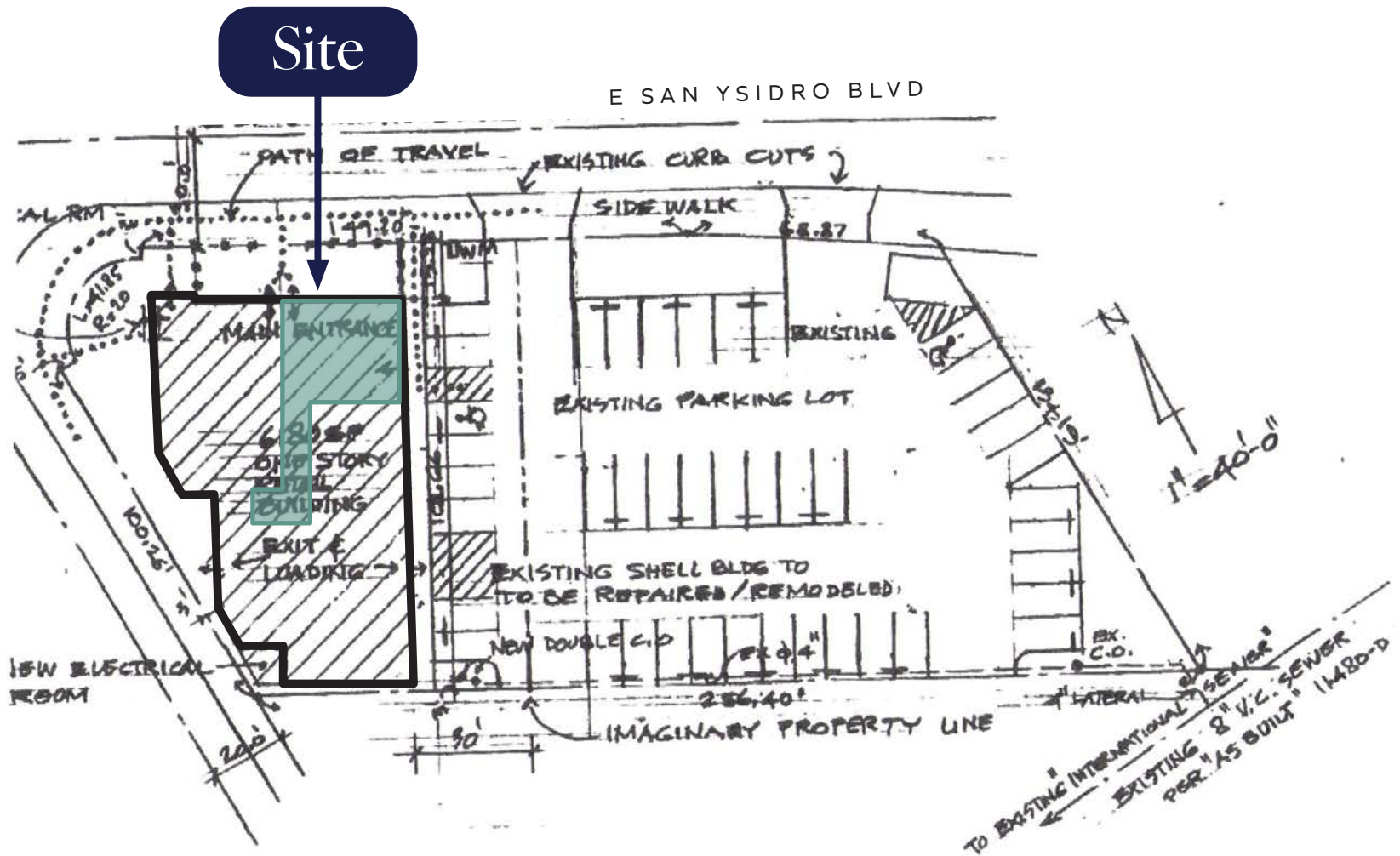
RI

# The Opportunity

- Suite B Available: Approx. 1,690 SF
- Great visibility to E San Ysidro Blvd
- There are an additional 300,000 people within 3 miles of the border in Tijuana, Mexico that add to San Ysidro's booming economy
- Busy hard corner location in the heart of San Ysidro
- Heavy pedestrian border traffic with over 50,000 crossings per day



# Site Plan





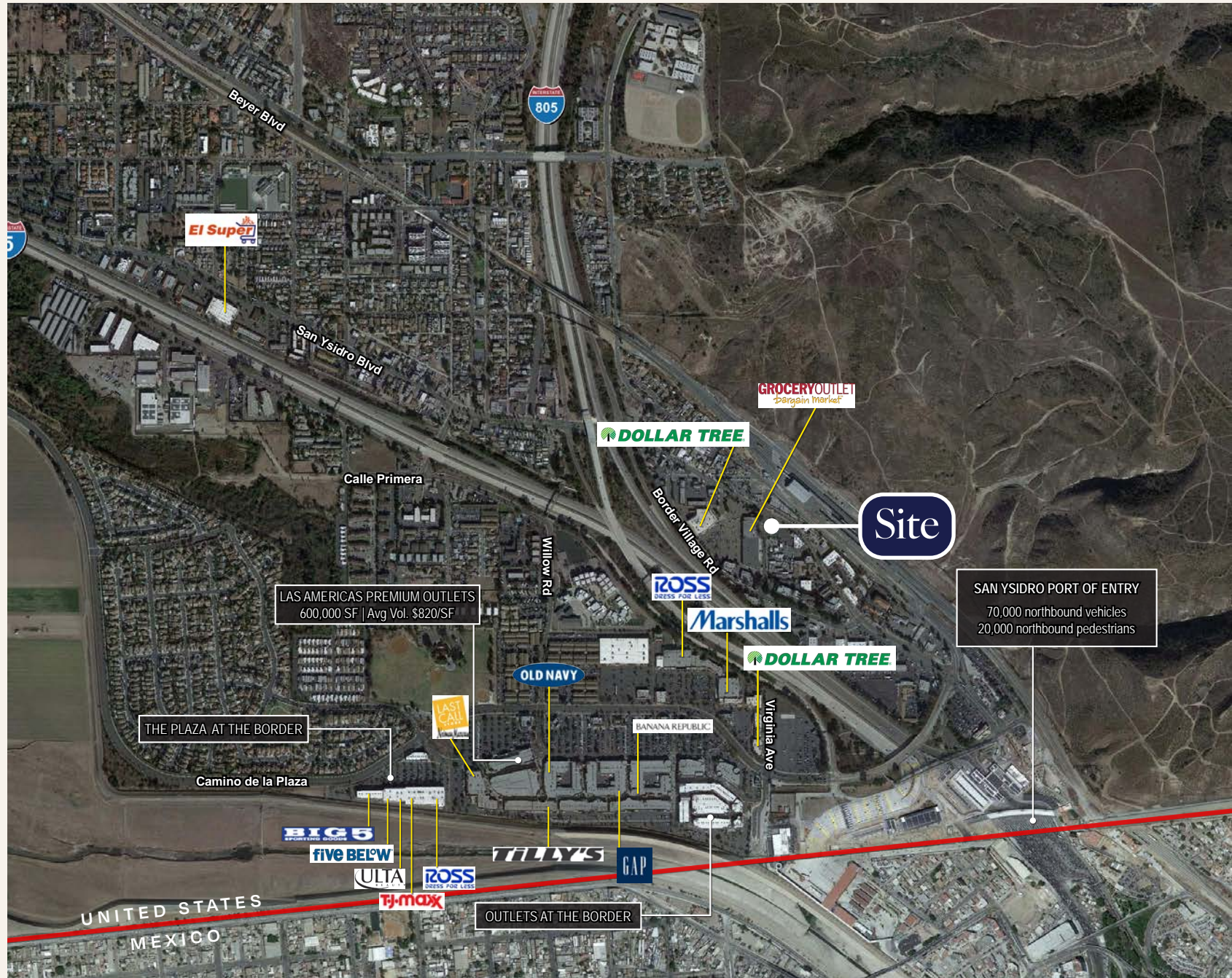
# Site Photos



# Site Aerial

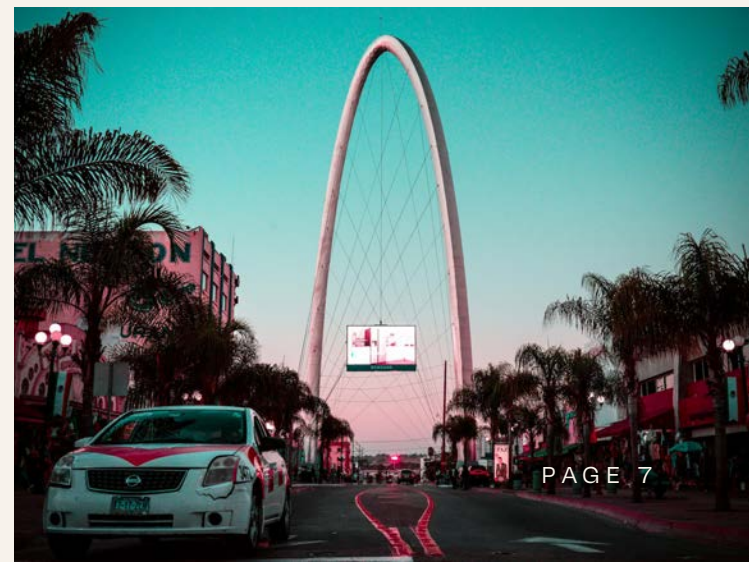
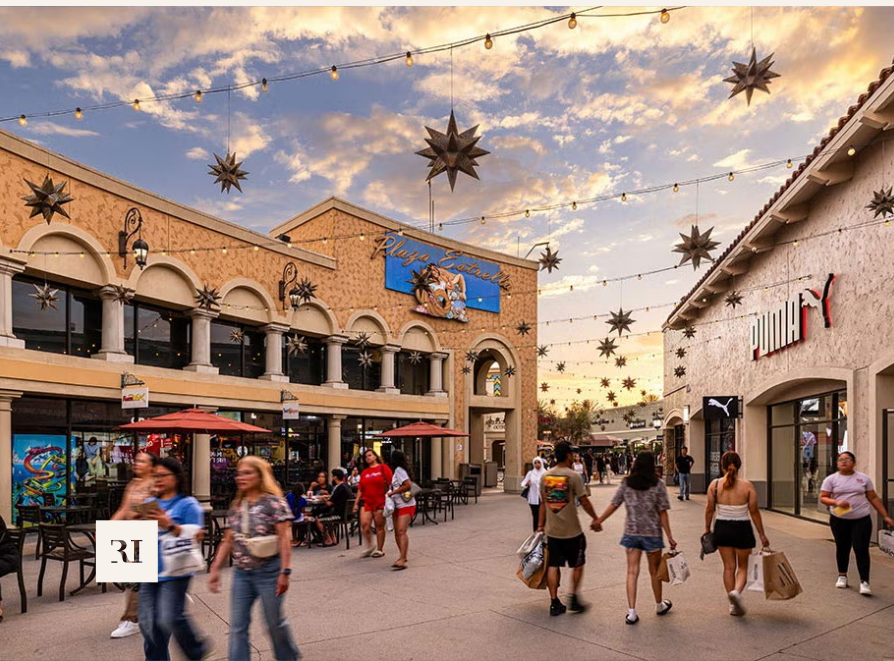


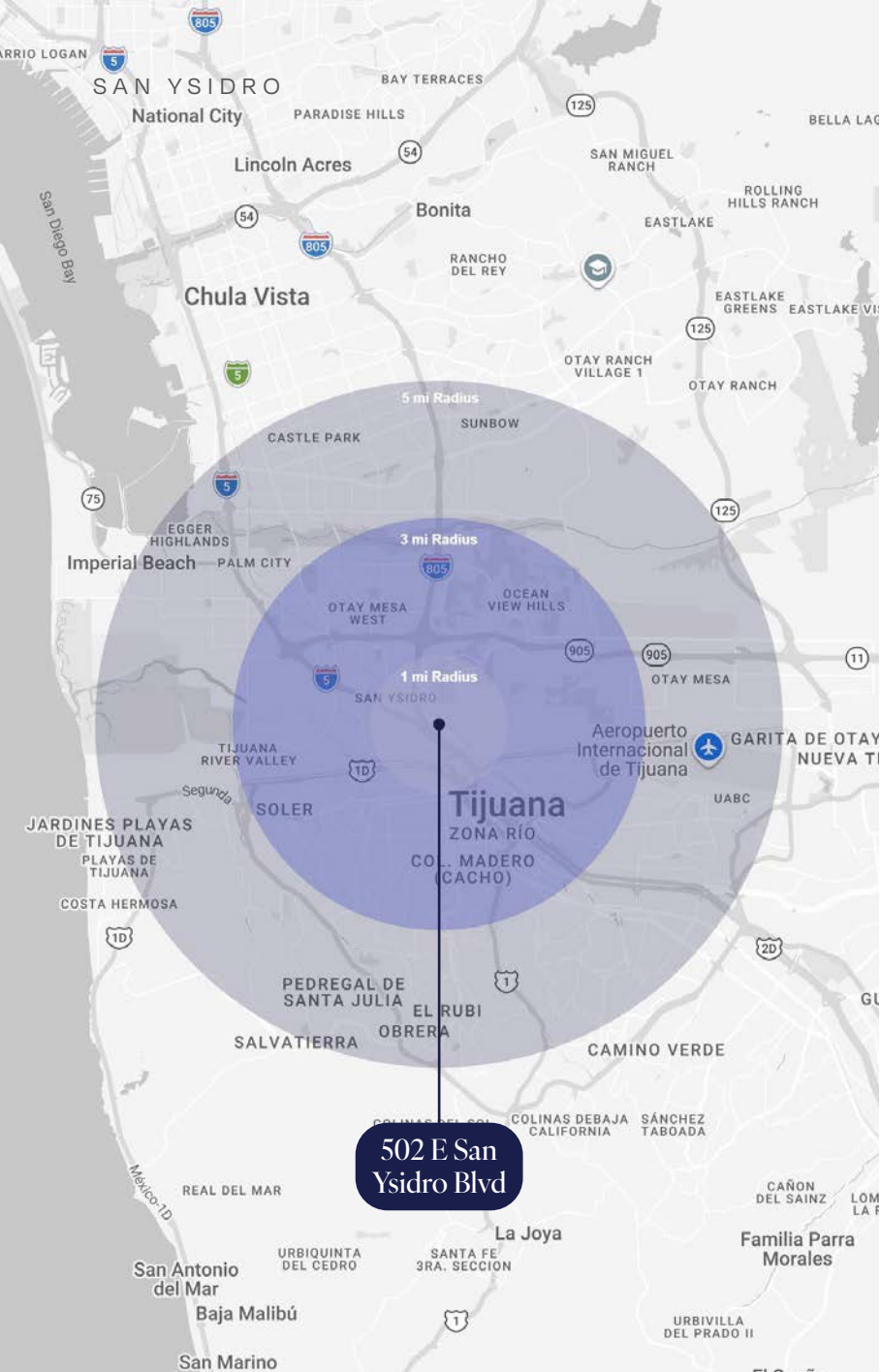
# Trade Aerial



SAN YSIDRO

# A Vibrant Border Community





502 E SAN YSIDRO BLVD

# Demographics

SAN YSIDRO, CA

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	11,775	84,179	200,016
EMPLOYEE POPULATION	5,551	17,498	52,524
AVG HOUSEHOLD INCOME	\$92,632	\$117,300	\$114,852
MED HOUSEHOLD INCOME	\$89,705	\$100,092	\$98,139
MEDIAN AGE	31.9	34.2	34.6



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

# 502 East San Ysidro Blvd

Jeff Drew LIC #00993435

858.523.2091 | [jdrew@riretail.com](mailto:jdrew@riretail.com)

**RI** RETAIL INSITE

405 S Hwy 101, Ste 150, Solana Beach, CA 92075

lic. 01206760 t. 858.523.2090 w. [riretail.com](http://riretail.com)

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