

628–630 E. San Ysidro Blvd

SAN YSIDRO, CALIFORNIA

GROUND LEASE OPPORTUNITY

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CONCEPTUAL RENDERING

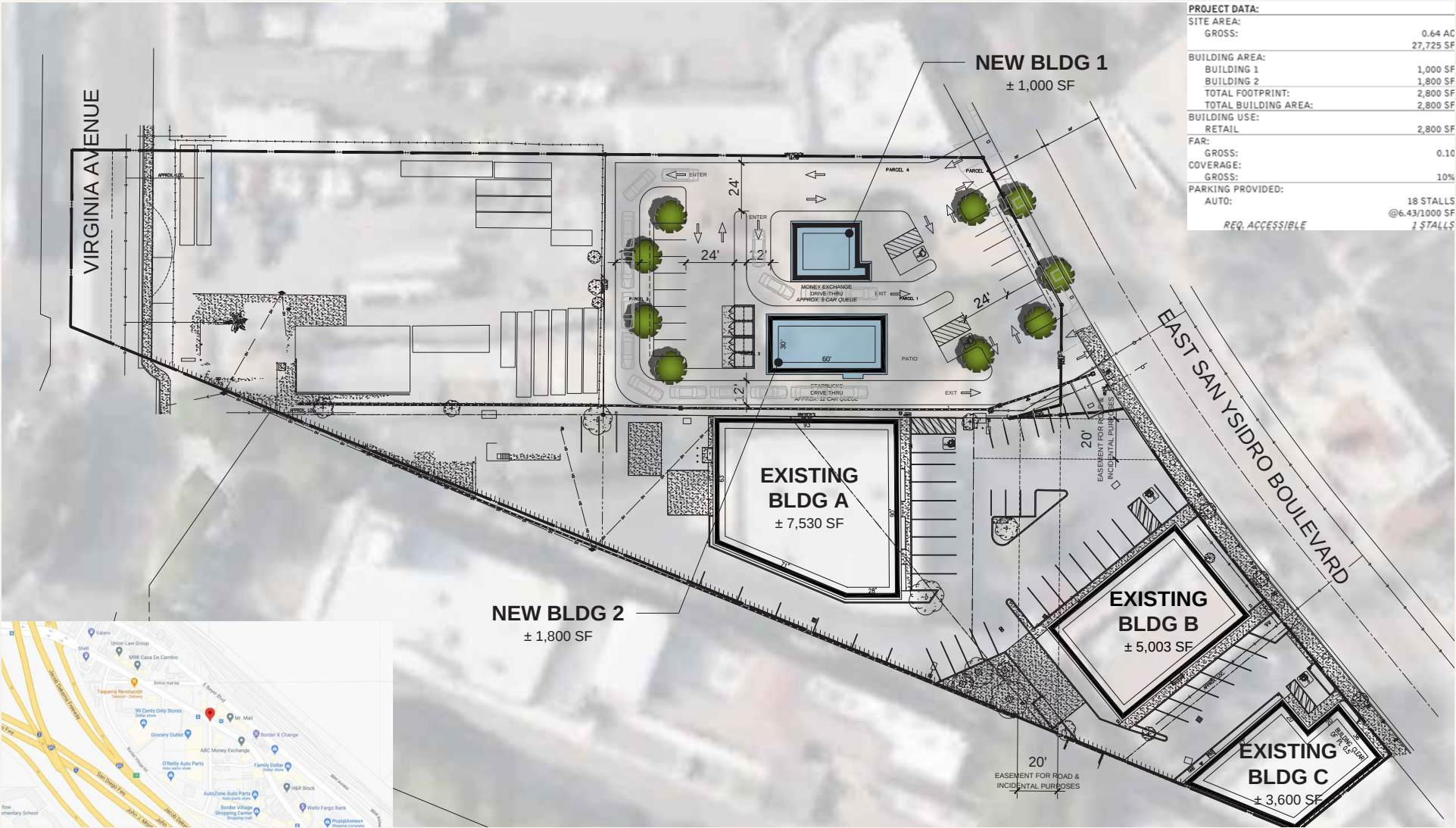
Property Highlights

- Drive-thru opportunity available for ground lease or build-to-suit
- Land size: 27,760 SF
- Located in the heart of the San Ysidro trade area
- Fast-growing residential population
- Heavy pedestrian border traffic with over 50,000 border crossings per day
- Great visibility to E San Ysidro Blvd
- An additional 300,00 people 3 miles from the border in Tijuana, Mexico add to San Ysidro's booming economy



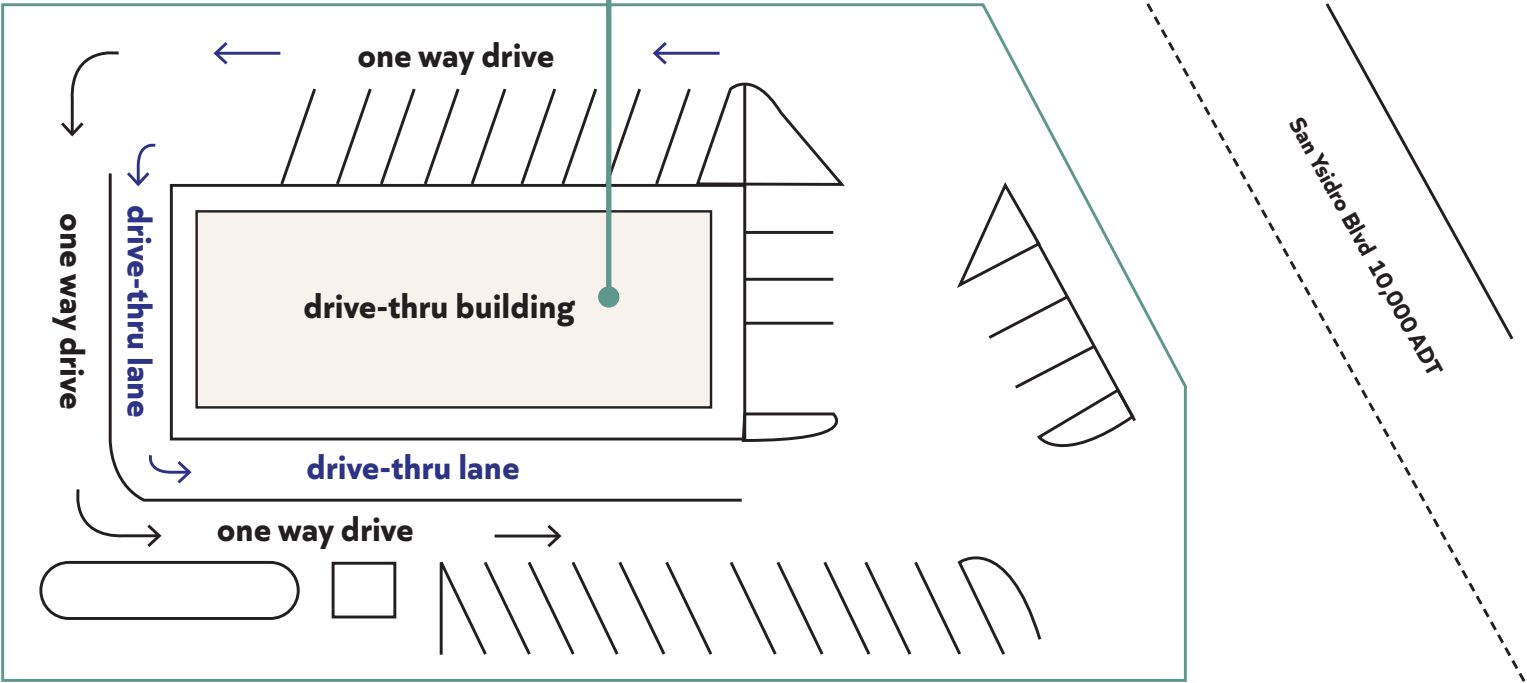
Option 1: Two Buildings

628-630 E SAN YSIDRO BLVD



Option 2: One Building

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Site Aerial

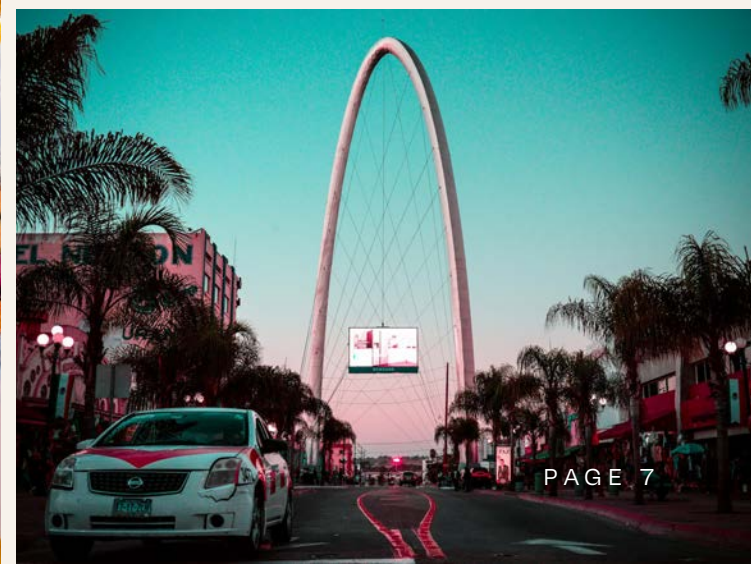
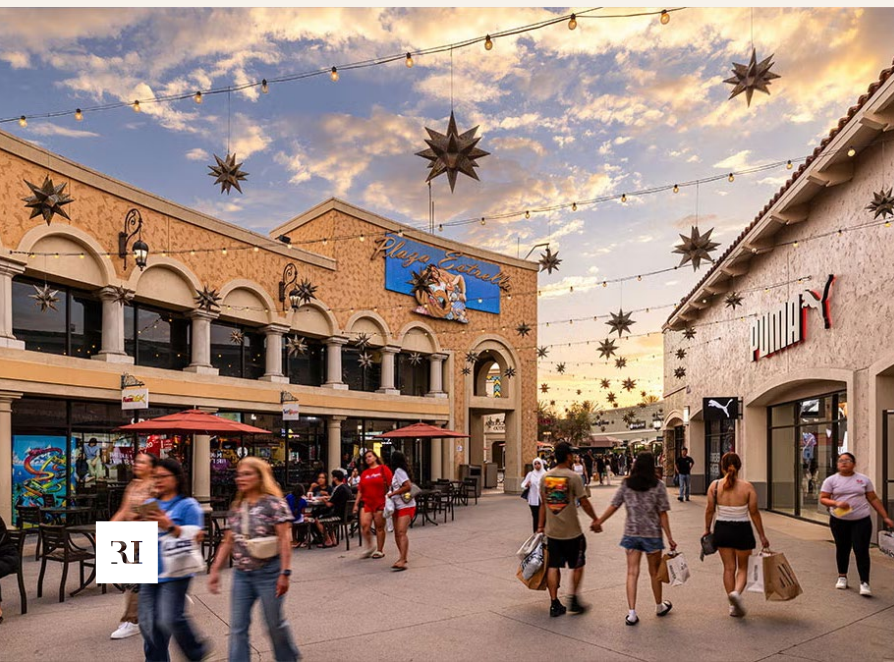
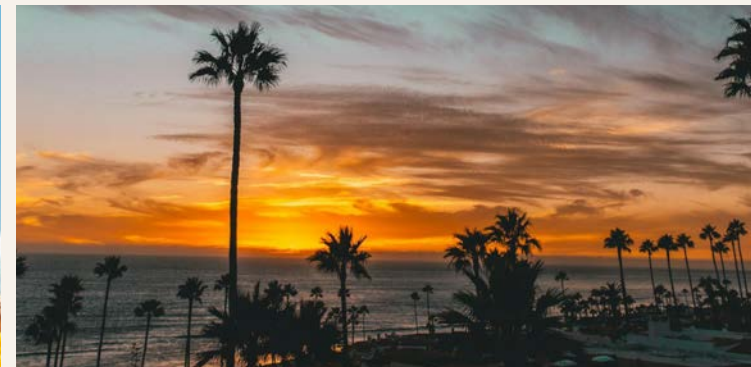


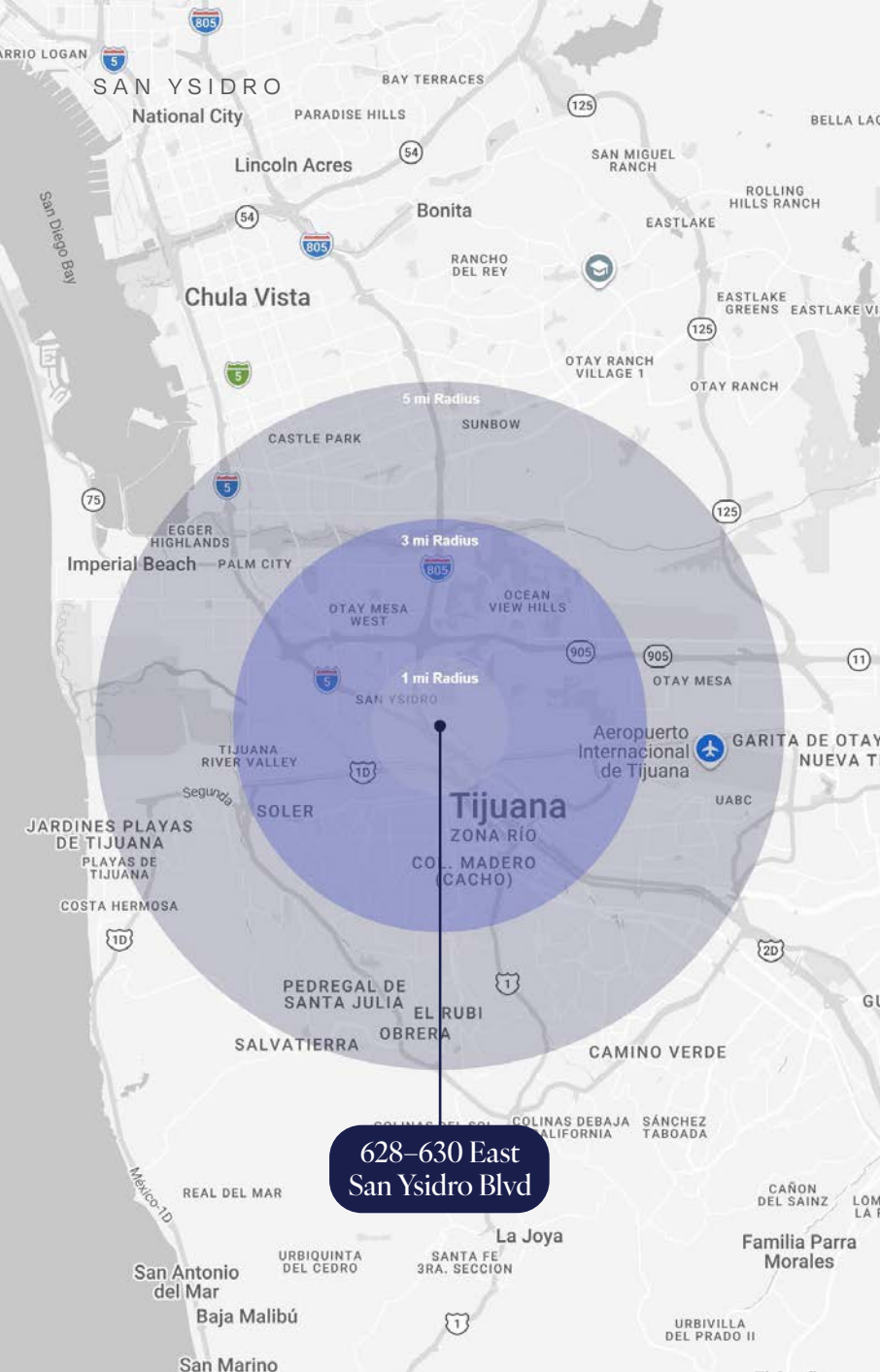
Trade Aerial



SAN YSIDRO

A Vibrant Border Community





628-630 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

628–630 East San Ysidro Blvd

Jeff Drew LIC #00993435

858.523.2091 | jdrew@riretail.com



405 S Hwy 101, Ste 150, Solana Beach, CA 92075 lic . 01206760 t. 858.523.2090 w. riretail.com

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