SAN YSIDRO | SAN DIEGO, CA

4621 Border Village Road

LAND PARCEL FOR SALE



The Opportunity

PROPERTY DETAILS

- Parcel #: 666–200-40-00
- Property size: 10,444 SF

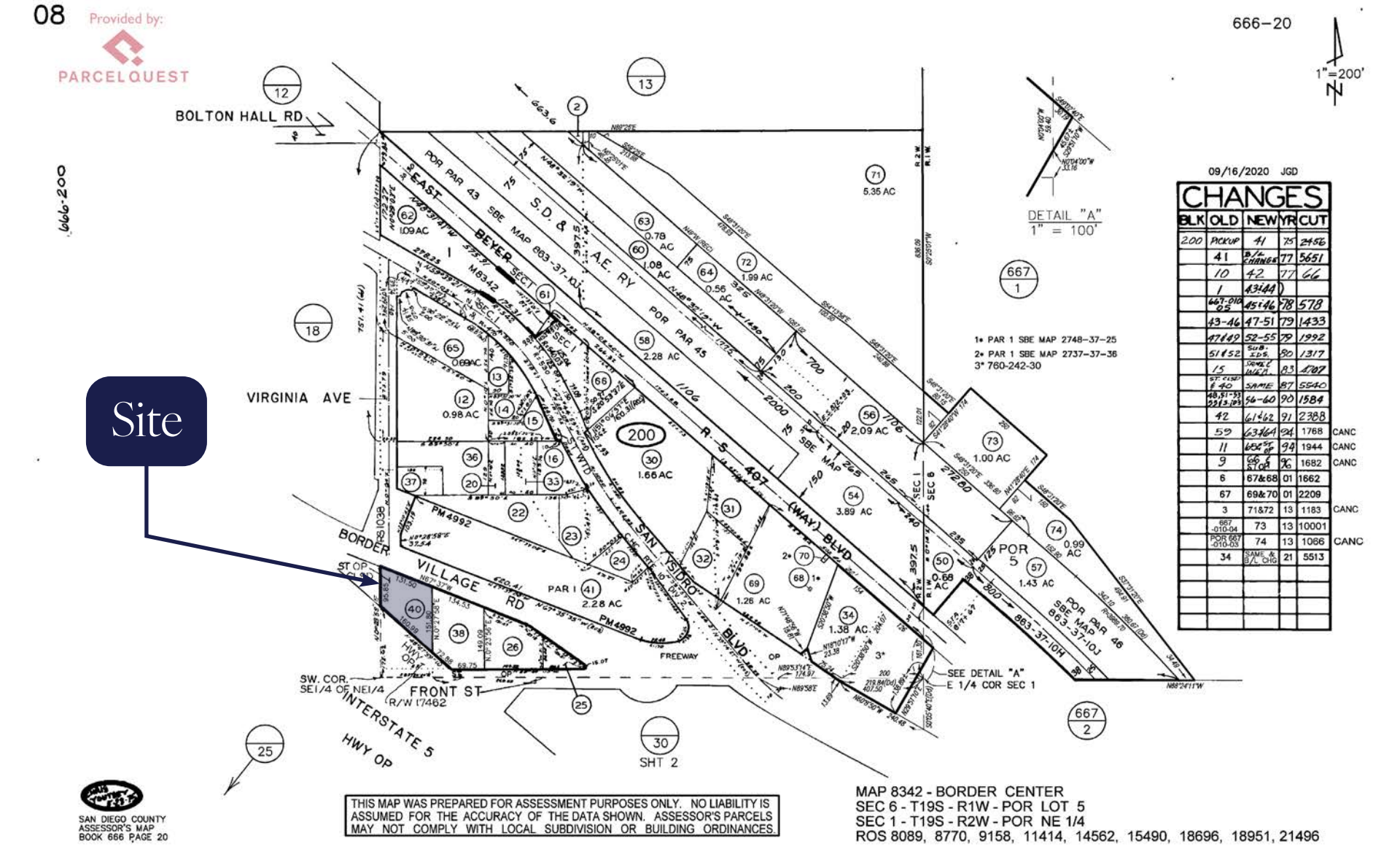
LOCATION HIGHLIGHTS

- 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 the 5 Fwy
- An additional 300,00 people 3 miles from the border in Tijuana, Mexico add to San Ysidro's booming economy





Parcel Map



This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

Site Aerial


Site
10,000 ADT
E San Ysidro Blvd
E Beyer Blvd
San Diego Fwy
47,952 ADT
E San Ysidro Blvd
Camino de la Plaza 10,000 ADT
E San Ysidro Blvd
CHURCH'S
GROCERY OUTLET
Bargain Market
O'Reilly
AUTO PARTS
AutoZone
WELLS FARGO
Kentucky Fried Chicken
goodwill
Marshalls
Guitar Center
DOLLAR TREE
Jack in the box
1A
5

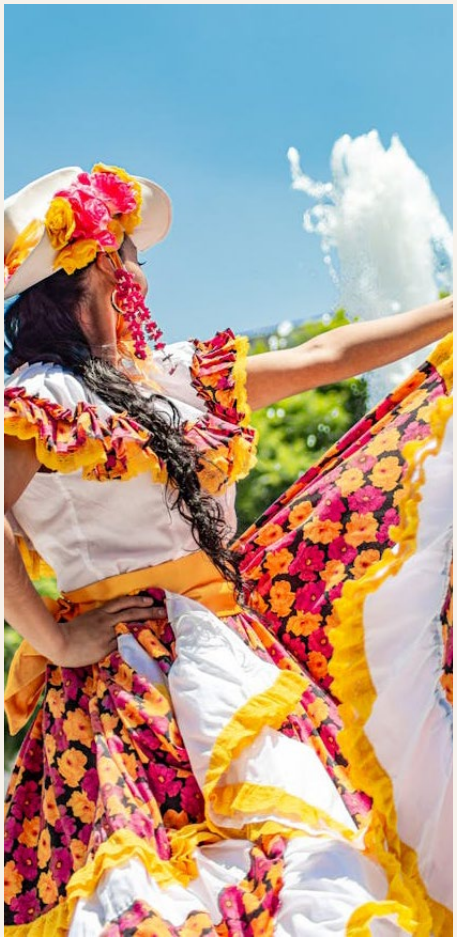
Trade Aerial



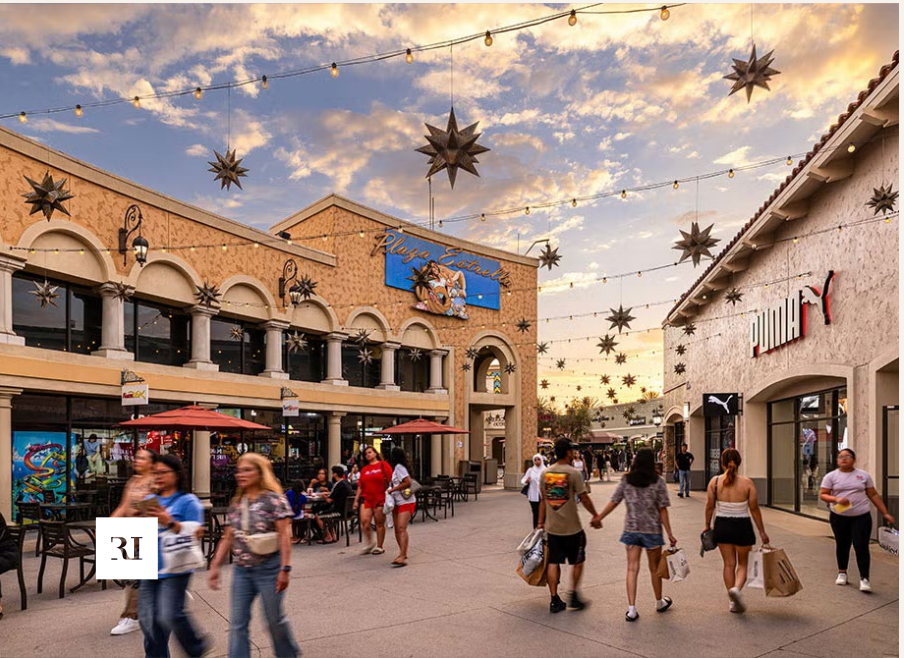
A Vibrant Border Community

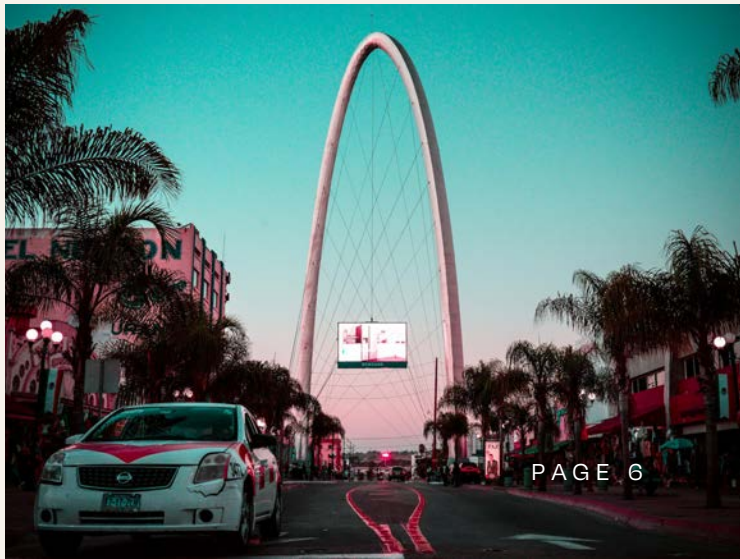






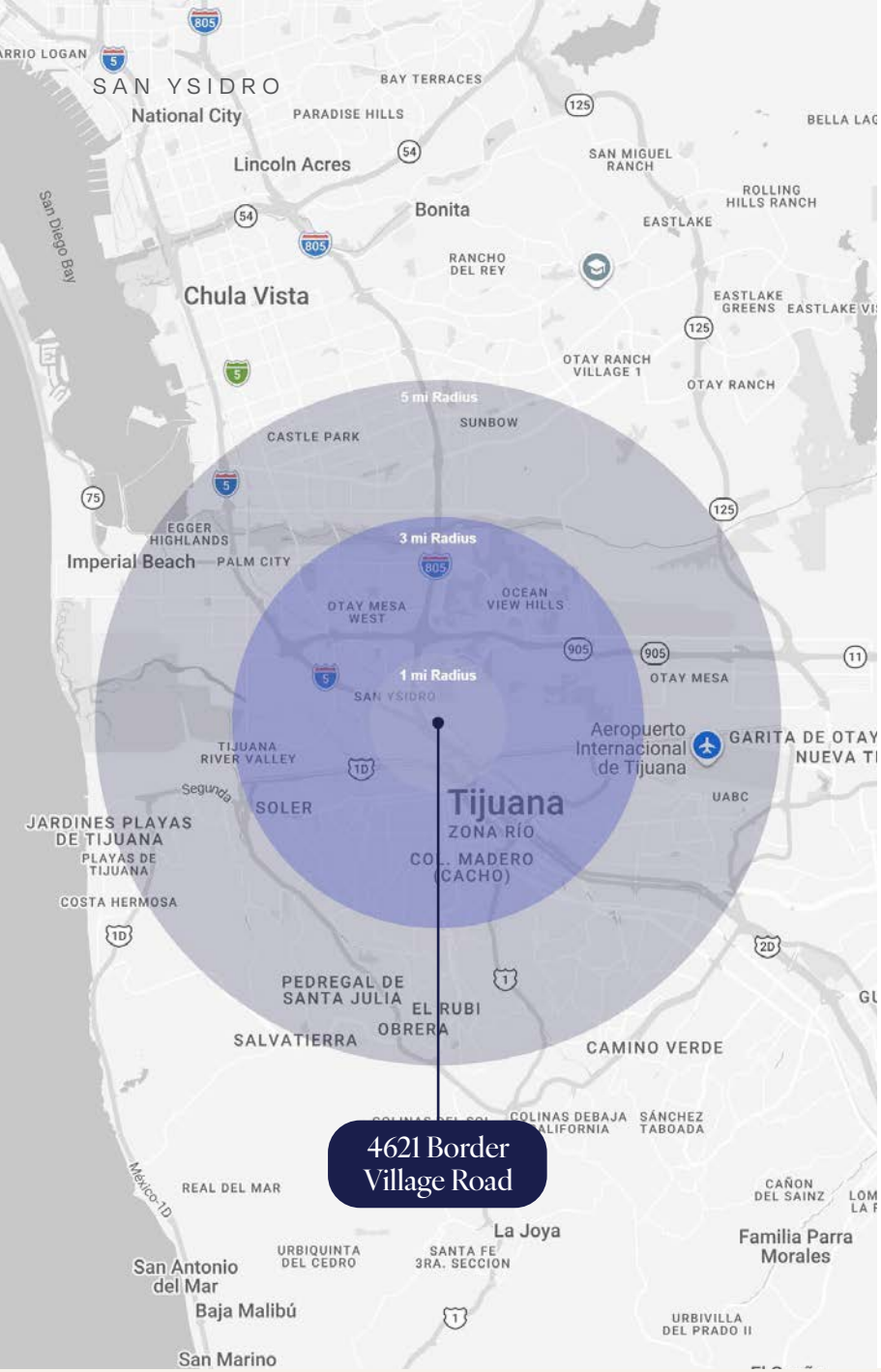






Demographics

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.

4621 Border Village Road

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