

RI

29 Virginia Avenue & 628–630 East San Ysidro Blvd

SAN YSIDRO | SAN DIEGO, CALIFORNIA



CLEARANCE 7'0"

CAR WASH MENU

-  PREMIUM WASH
Best Clean
-  PLUS WASH
Great Clean
-  EXPRESS WASH
Quick Clean

UNLIMITED WASH CLUB

Clean.
Shiny.
Every Time.

CAR WASH
ENTER



CONCEPTUAL RENDERING

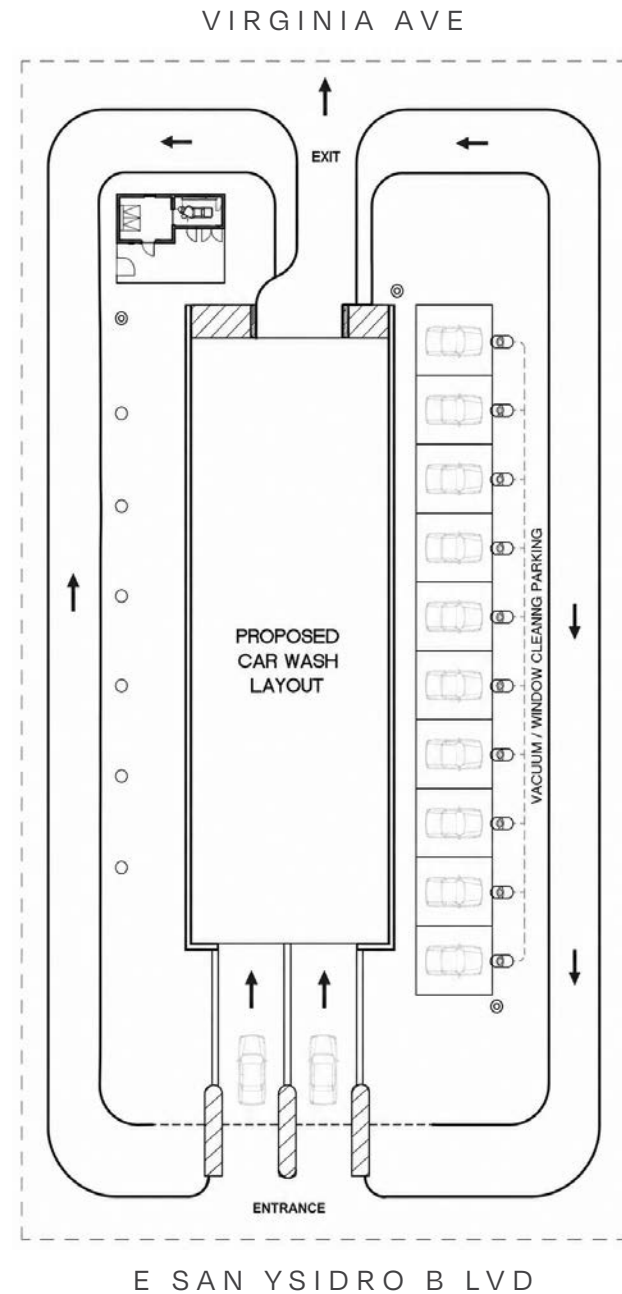
CAR WASH OPPORTUNITY FOR LEASE

Property Highlights

- Car wash opportunity available for ground lease or build-to-suit
- Land size: 57,227 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

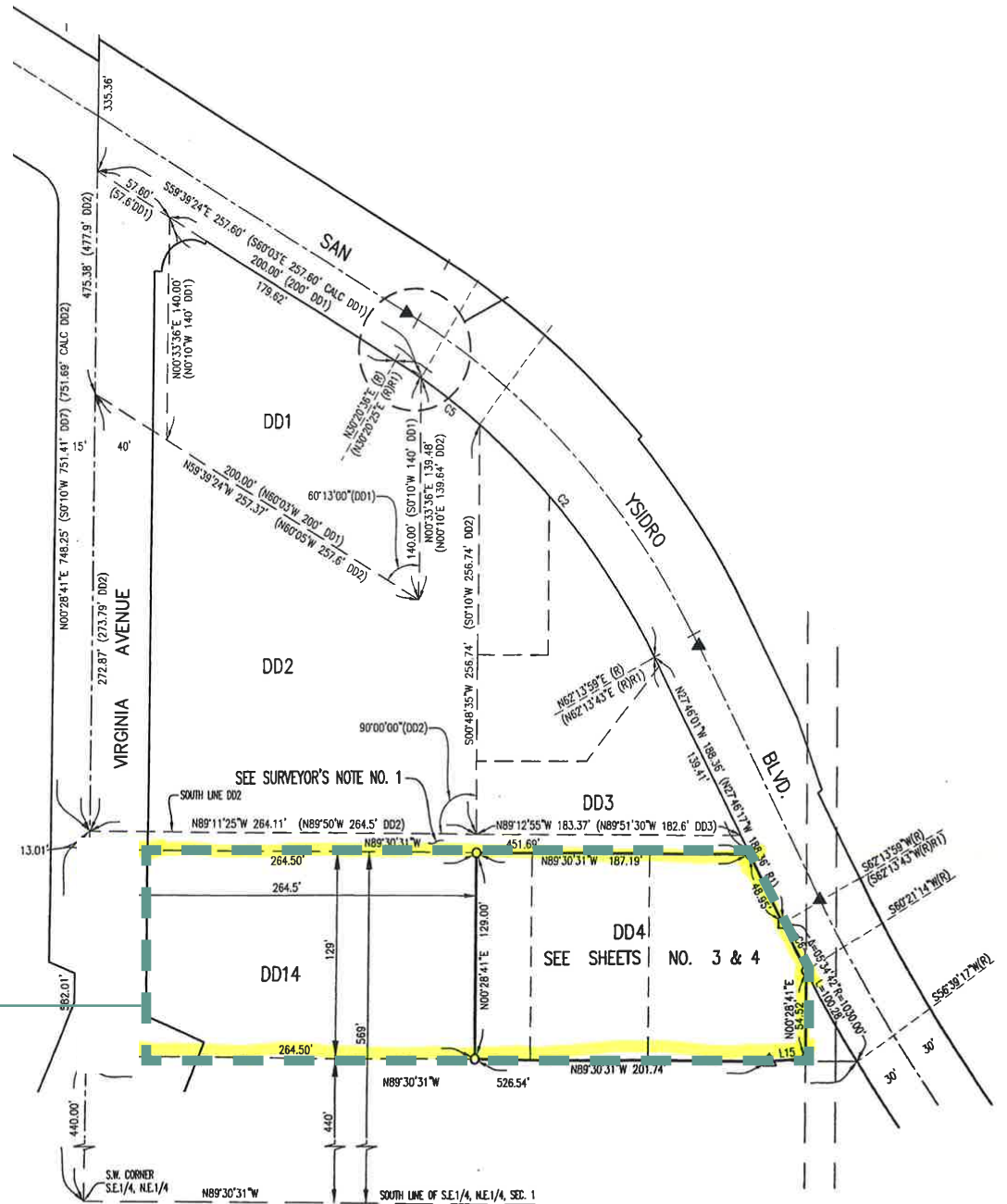
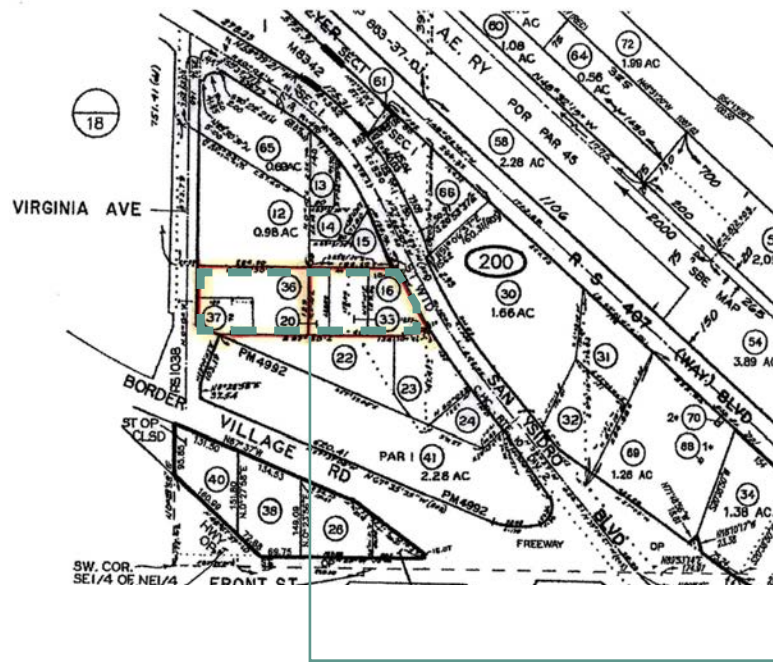


CONCEPTUAL RENDERING



PROPOSED CAR WASH LAYOUT

Site Parcel



Site Aerial



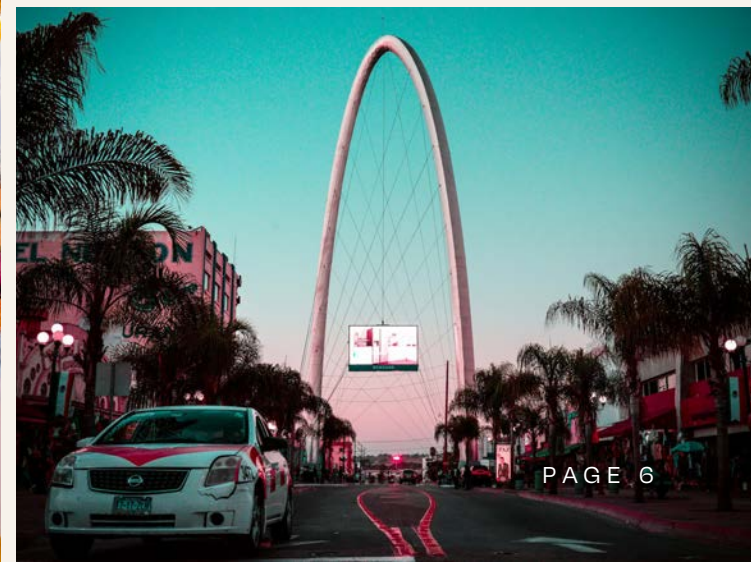
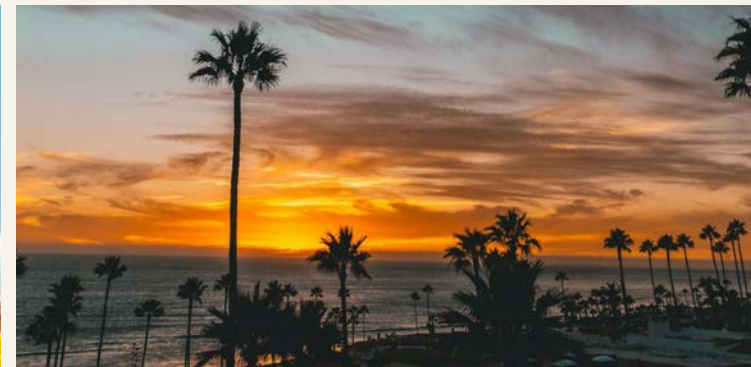
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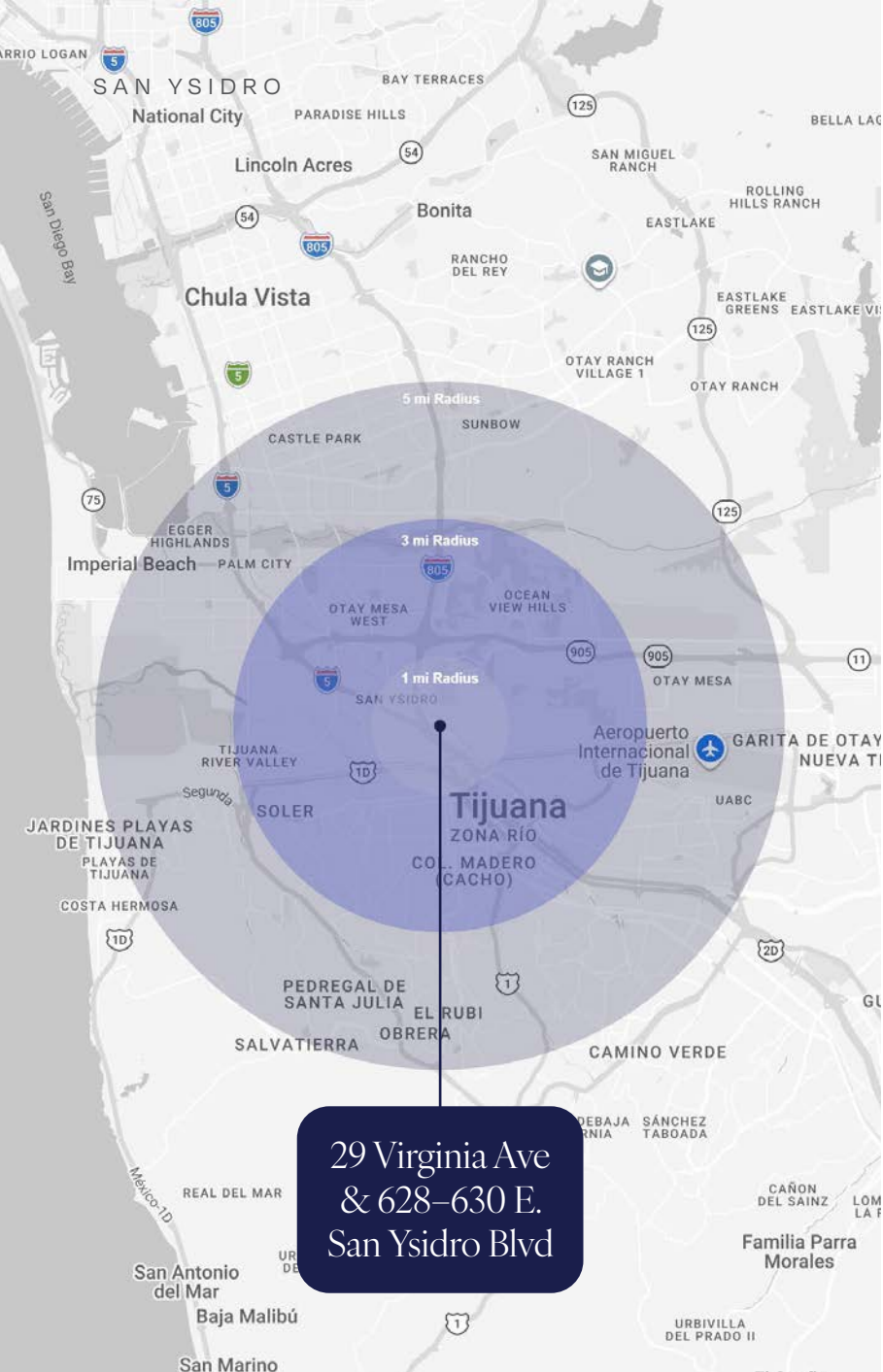
Trade Aerial



SAN YSIDRO

A Vibrant Border Community





29 VIRGINIA AVE & 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

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