

2.02 ACRE INDUSTRIAL IOS YARD
AVAILABLE FOR SALE

Subject Property

7622 PASEO DE LA FUENTE
OTAY MESA, SAN DIEGO, CA 92154

IDEAL FOR TRAILER AND/OR
EQUIPMENT STORAGE

CBRE



40% of population resides in communities along the U.S.-Mexico border



3 public U.S. ports of entry: San Ysidro, Otay Mesa & Tecate



4 Mexican ports of entry: Otay Mesa, El Chaparral, San Ysidro, and Tecate



+106M individual crossings per year



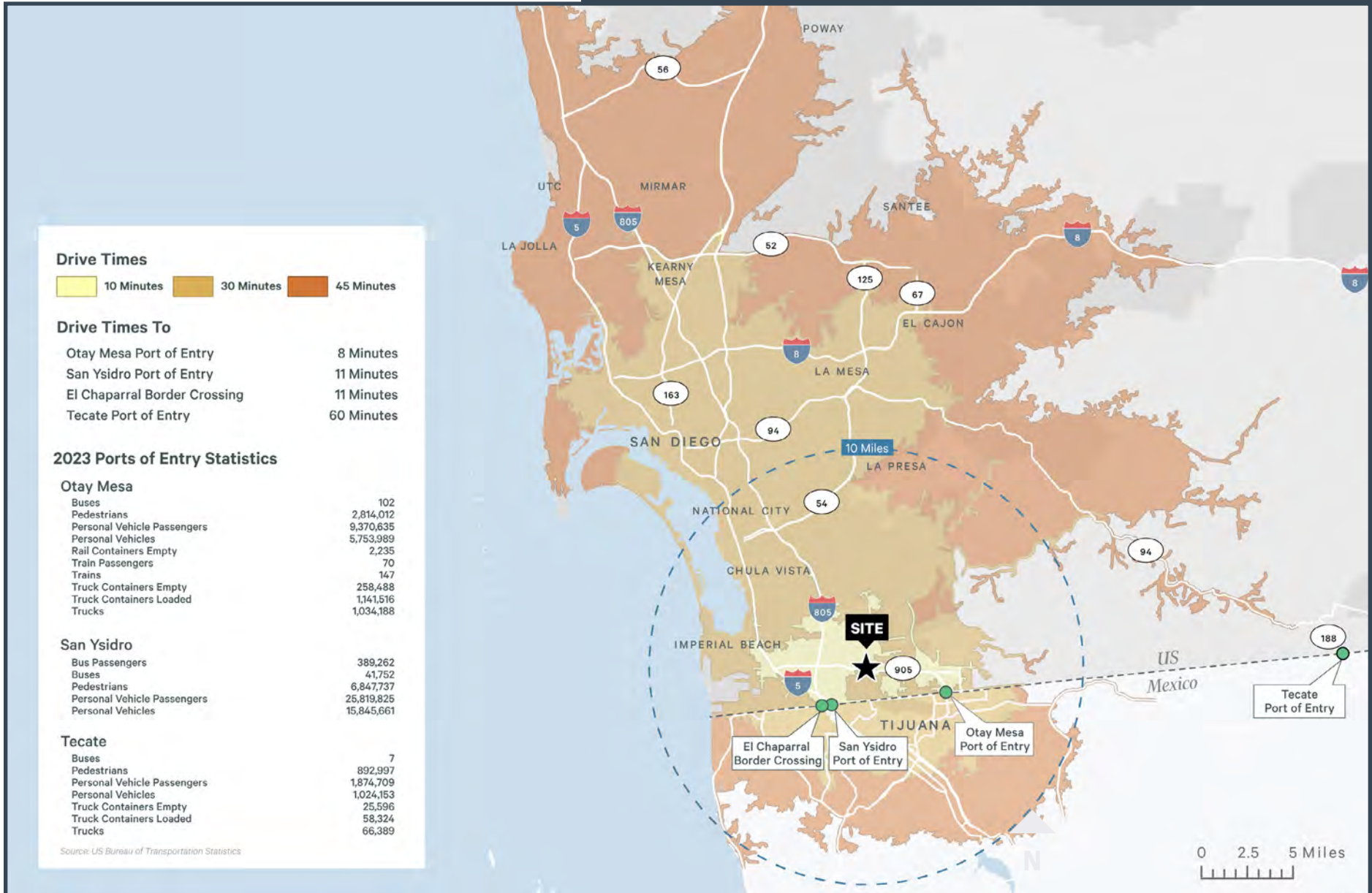
+48M cars and trucks cross the border per year



\$49B in trade crosses annually through Otay Mesa ports of entry



HEAT MAP



Drive Times



Drive Times To

Otay Mesa Port of Entry	8 Minutes
San Ysidro Port of Entry	11 Minutes
El Chaparral Border Crossing	11 Minutes
Tecate Port of Entry	60 Minutes

2023 Ports of Entry Statistics

Otay Mesa

Buses	102
Pedestrians	2,814,012
Personal Vehicle Passengers	9,370,635
Personal Vehicles	5,753,989
Rail Containers Empty	2,235
Train Passengers	70
Trains	147
Truck Containers Empty	258,488
Truck Containers Loaded	1,141,516
Trucks	1,034,188

San Ysidro

Bus Passengers	389,262
Buses	41,752
Pedestrians	6,847,737
Personal Vehicle Passengers	25,819,825
Personal Vehicles	15,845,661

Tecate

Buses	7
Pedestrians	892,997
Personal Vehicle Passengers	1,874,709
Personal Vehicles	1,024,153
Truck Containers Empty	25,596
Truck Containers Loaded	58,324
Trucks	66,389

Source: US Bureau of Transportation Statistics





Zoned Mixed Industrial



Allows for truck / auto parking and material storage



8' Perimeter fencing



Located minutes from the U.S.-Mexico border with direct access to major freeways



Property to be delivered with plans for outside storage with utilities

CONTACT BROKER FOR PRICING

Otay Mesa II POE

Elevation Land Co.
Proposed Project

Paseo de la Fuente

Subject Property

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RAMIN SALEHI

Vice President

+1 858 546 2672

ramin.salehi@cbre.com

Lic. 02021277

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