

Hard Corner Pad Opportunity

NEC Otay Mesa Rd & Caliente Ave | San Diego, CA 92154



Hard Corner Pad Opportunity

Fully Entitled Drive-Thru Pad

±25,000 SF

CONTACT

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DESCRIPTION

- Rare Commercial Retail/Drive-thru Zone
- One of the fastest growing Daytime/Residential Infill areas in San Diego County
- Close proximity to corporate HQ, Distribution and Trans-Border Commerce centers
- Located on the pathway to the Otay Mesa/Tijuana Airport Crossing/Port of Entry
- 5 Minutes from Tijuana and 20 minutes from Downtown San Diego

2025 DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
Population	11,960	30,415	90,945
Average Household Income	\$148,640	\$137,654	\$126,571
Daytime Population	7,850	24,229	71,911

Source: Esri

TRAFFIC COUNTS

Otay Mesa Rd	16,839 ADT
Ocean View Hills Pkwy	14,102 ADT
Hwy 905	85,000 ADT

Source: CoStar

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OCEAN VIEW HILLS PKWY
approx.
14,102 ADT



OTAY MESA RD
approx.
16,839 ADT



OTAY MESA FWY
approx.
85,000 ADT

Dutch Bros

Signed Leases

Quick Quack
CAR WASH

Signed Leases

SITE

Otay Mesa Rd

Caliente Ave

La Brisa: 200 Condo/Townhomes

Otay Mesa Fwy

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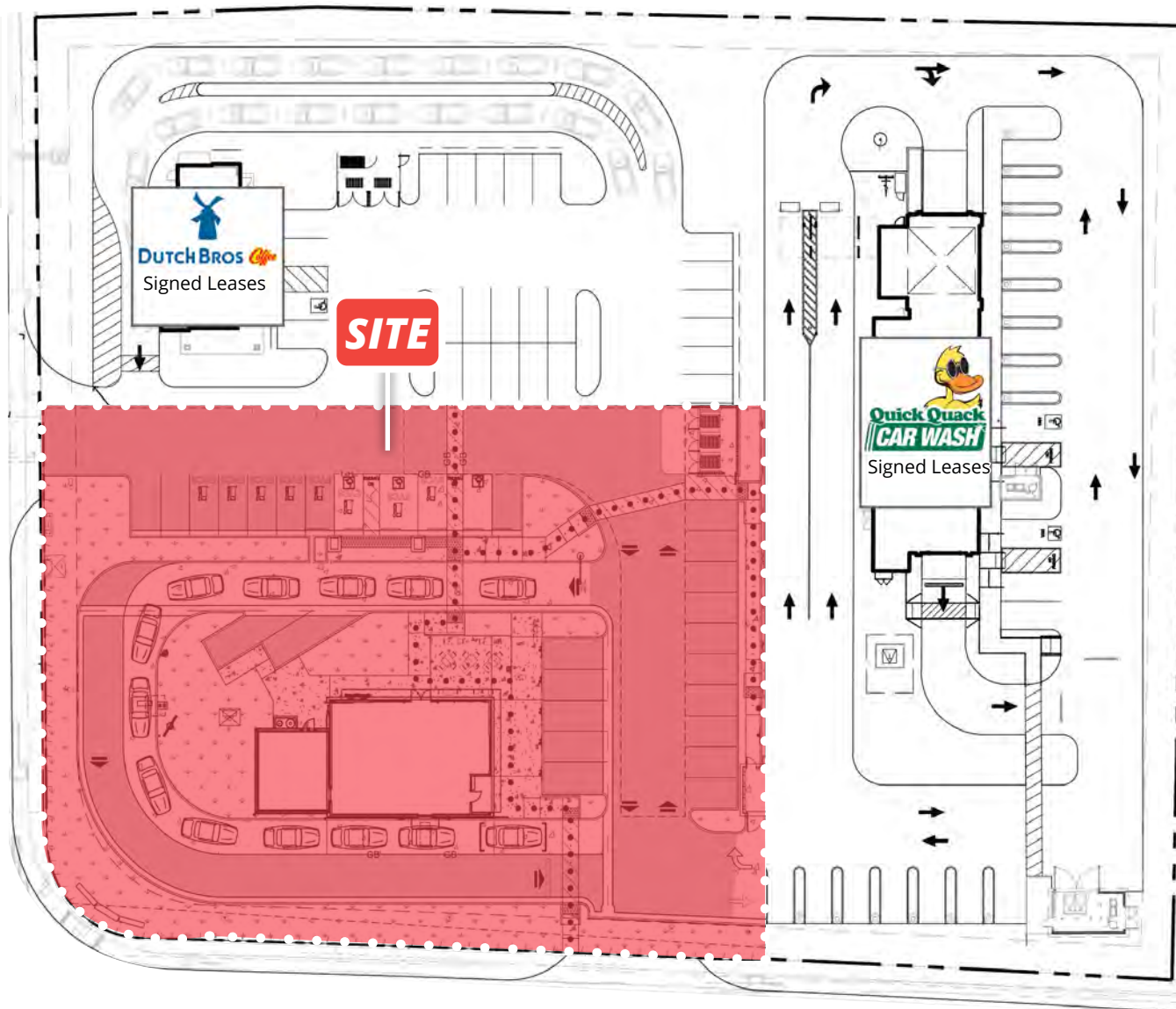
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Conceptual Site Plan

OCEAN VIEW HILLS PKWY



OTAY MESA RD

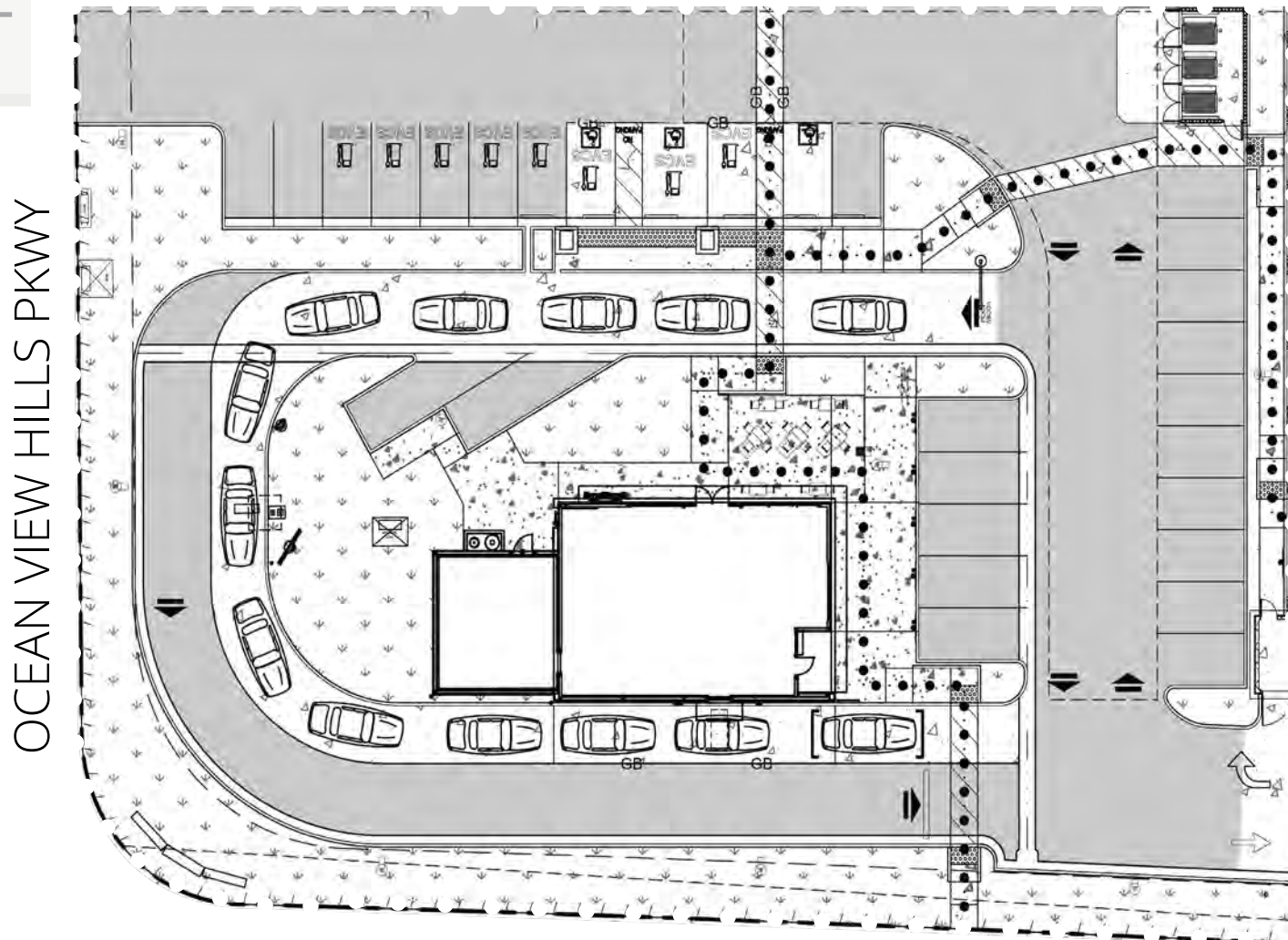
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Brown Field Airport Development

- 331 acre development
- Airside facilities with a new jet fixed based operation, T-Hangars and heliport
- 1.3 million square feet of industrial and commercial space
- 6-8 MW solar field
- Hotels and restaurants
- Anticipated to bring \$500 million in annual revenue to the region

South Otay Mesa Village Plan

Future housing, mixed use, schools & commercial

Central Village Plan

Future Housing/Mixed Use

Cross Border Express

CBX San Diego/
Tijuana International Airport

Site

NEC Caliente Ave & Otay Mesa Rd,
San Diego, CA

