

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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SITE



Otay Mesa Rd

Caliente Ave



Otay Mesa Fwy

La Brisa: 200 Condo/Townhomes

CALIFORNIA
905



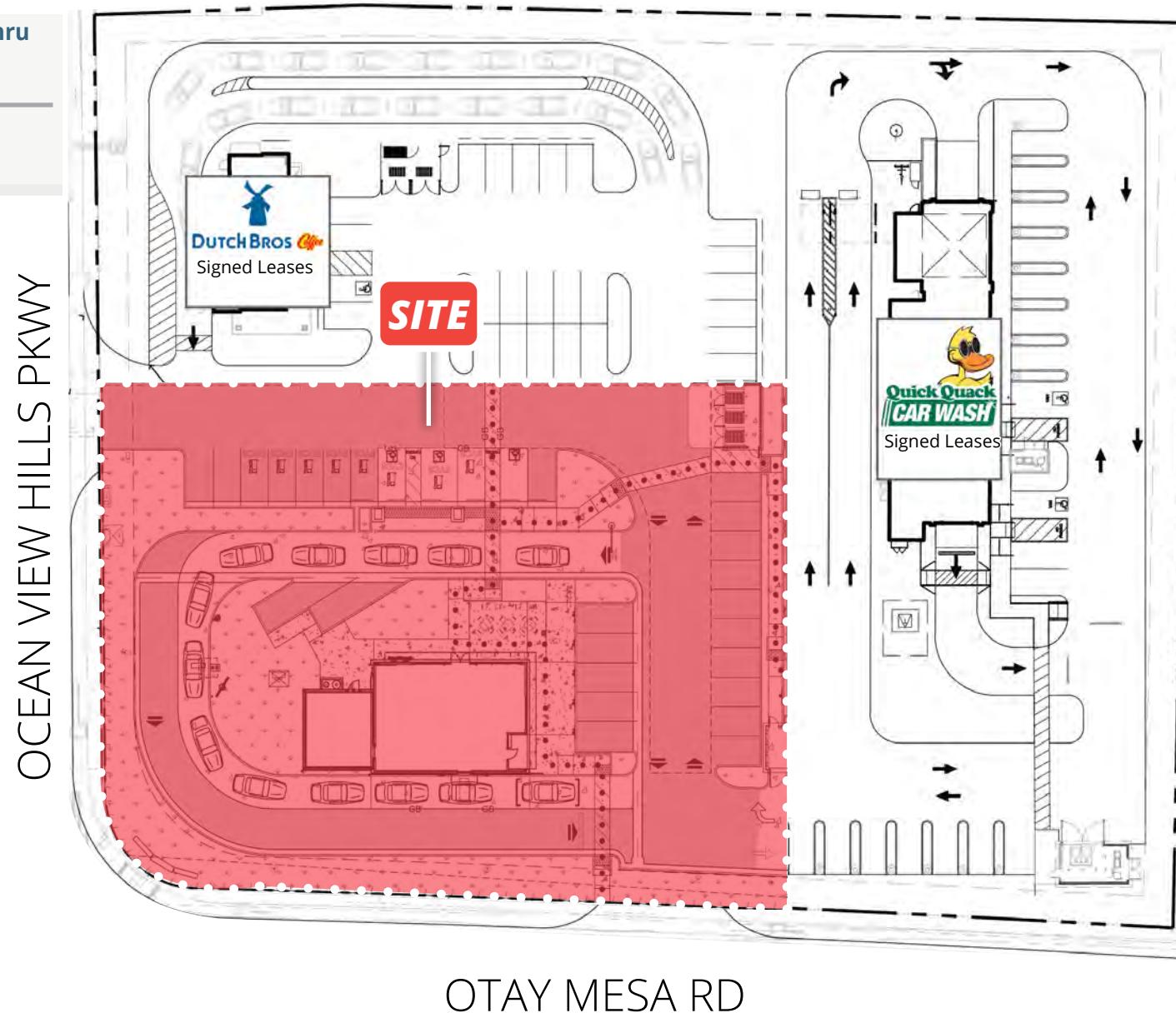
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Conceptual Site Plan



OTAY MESA RD

Hard Corner Pad Opportunity

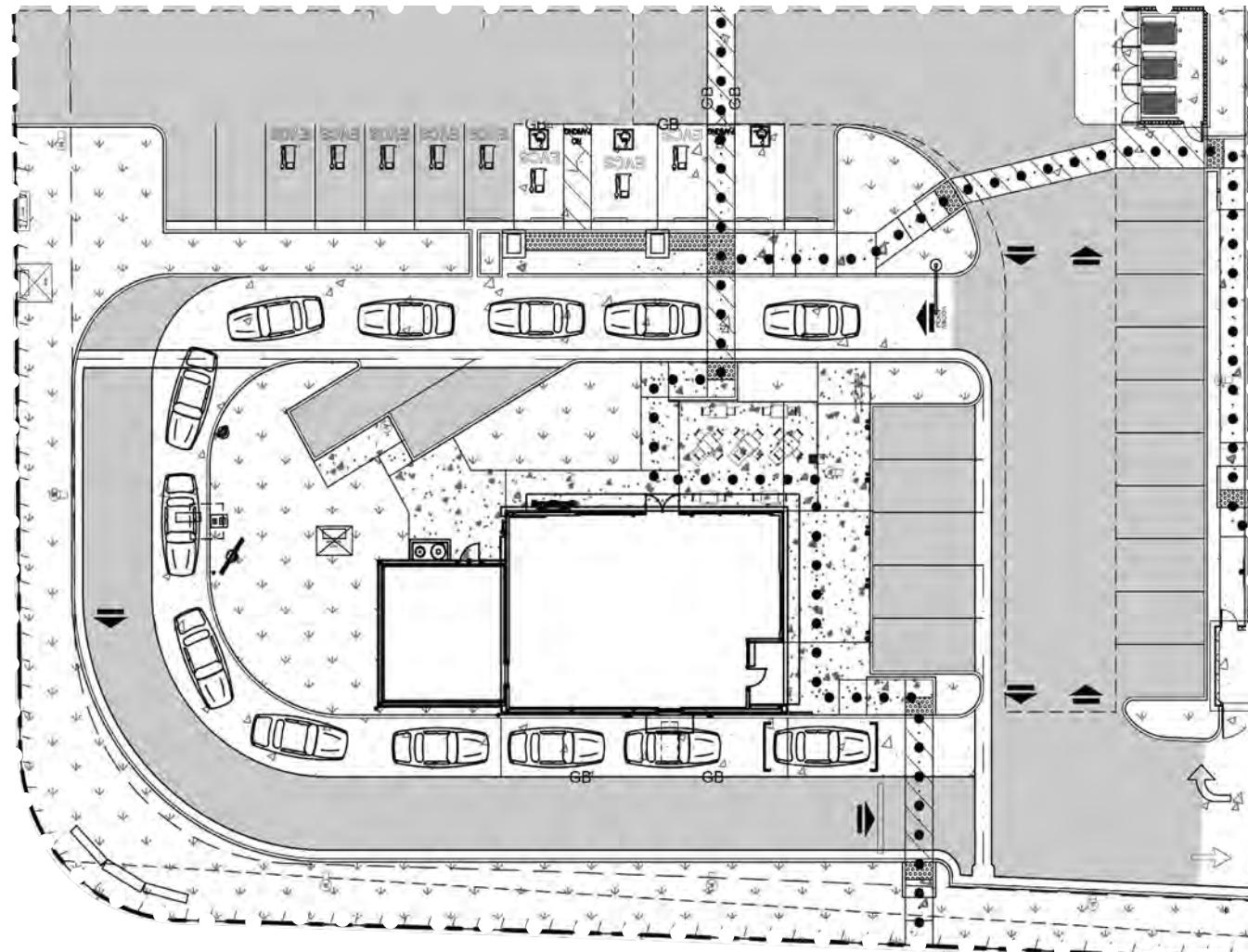
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Conceptual Site Plan

OCEAN VIEW HILLS PKWY



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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

CHULA VISTA

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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
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