

LOS SAUCILLOS WAREHOUSE

TIJUANA, BAJA CALIFORNIA, MEXICO

BLVD INSURGENTES 77
LOS SAUCILLOS
TIJUANA

12,000
SQUARE FEET
FOR SALE OR
FOR LEASE

BLVD INSURGENTES

RETAIL / COMMERCIAL BUILDING

CBRE



LOS SAUCILLOS WAREHOUSE

TIJUANA, BAJA CALIFORNIA, MEXICO

PROPERTY HIGHLIGHTS

STREET

FRONTAGE ON HIGH
DENSITY MAIN ROAD -
BLVD INSURGENTES

APPROX.

5,550 SF
WAREHOUSE/
STORAGE AVAILABLE

LOCATED

5 MILES FROM THE OTAY
MESA PORT OF ENTRY

EXCELLENT

LOCATION FOR RETAIL
WAREHOUSING,
DISTRIBUTION, AND
MORE

EXECUTIVE SUMMARY

This site offers a strategic blend of visibility, space, and versatility—perfect for businesses looking to establish a strong presence in one of Tijuana's busiest commercial zones. With its prime location on Blvd. Insurgentes, the property benefits from constant vehicular and pedestrian traffic, making it ideal for retail, service, or logistics operations. The building's flexible layout allows for a wide range of commercial uses, from showroom space to warehouse functionality, catering to both customer-facing and backend needs.

Its proximity to major border crossings and industrial hubs further enhances its appeal for companies seeking binational reach and operational efficiency.



LOCATION

LOCATED ALONG BLVD
INSURGENTES



POTENTIAL USE

RETAIL SHOWROOM,
LOGISTICS HUB,
LIGHT INDUSTRIAL OR
DISTRIBUTION



PRICE

\$1,950,000

Prime
exposure
on Blvd.
Insurgentes



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