



FOR SALE / LEASE

Boulevard at 165 165 W San Ysidro Blvd, San Ysidro, CA 92173

- New Construction, Mixed-Use (Retail/Office) Project
- Prominent Exposure & On-Site, Secured Parking
- Owner/User or Investment Repositioning Opportunity

Excellent for: Restaurants, Retail, Medical, Financial Services, Retail Services, Offices & More

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



LEPE TENDWELL
GROUP

EXECUTIVE SUMMARY

BOULEVARD AT 165

165 W San Ysidro Blvd, San Ysidro, CA 92173

Building Size:	7,989 SF (Rentable)
	7,617 SF (Usable)
Lot Size:	14,000 SF
Year Built:	2021
Occupancy:	Vacant
No. Of Units:	7
No. Of Floors	2
Elevator Served:	Yes
Parking:	20 Spaces
APN:	666-030-08-00
Zoning:	CC-3-4 (LINK FOR MATRIX)
Asking Sales Price:	\$4,099,000
Asking Lease Rate:	1st Floor - \$2.25 - \$2.75 /SF/mo + NNN
	2nd Floor - \$1.50- \$1.75 /SF/mo + NNN



PROPERTY SUMMARY

BOULEVARD AT 165

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New Construction, Mix-Use Property

- The subject property is a newly constructed, mixed-use (retail/office) property. The building offers a variety of suite options for occupancy by an owner/user or leased out to tenants.
- Building structure is completed with no interior improvements, providing a blank canvas for buyers and tenants.

Functional Building Ready for Tenant Improvements

- Two grease interceptors with plumbing have already been installed for the street-front suites, providing an excellent opportunity for: restaurants, coffee shops, ice cream stores, and other food uses.
- With a new elevator at the building, the 2nd floor provides an opportunity for medical and traditional office users.



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Strong Visibility Along High Traffic Corridor

- Property is very well situated along San Ysidro Blvd with prominent visibility and exposure. Located just 1 block from a 104,000 SF shopping center anchored by: El Super, Jack in the Box, and Subway
- In a 1-mile radius the property is surrounded by 6 schools with approx. 3,000 students.

Easy Access to the Border

- Property is located just 1.5 miles from the San Ysidro Port of Entry-- the busiest land border crossing in the world connecting San Diego and Tijuana with approximately 70,000 vehicles and 20,000 pedestrians crossing every day.
- Densely populated neighborhood with a population of 55,820 in a 2-mile radius.

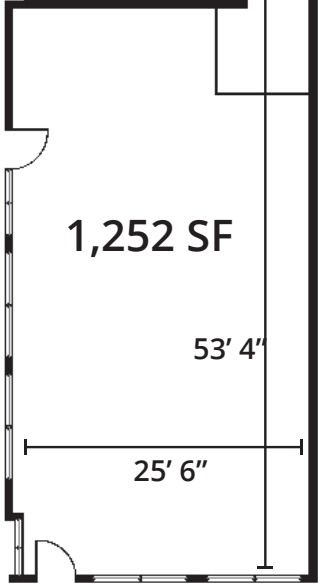
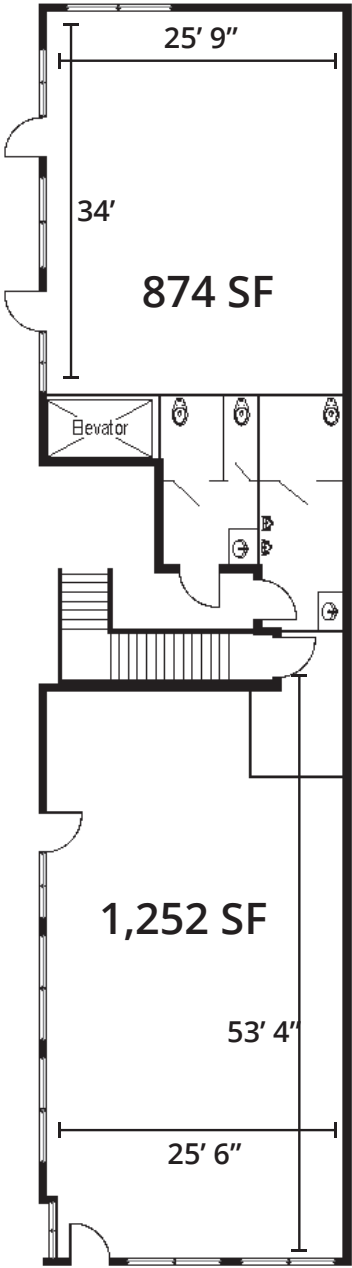
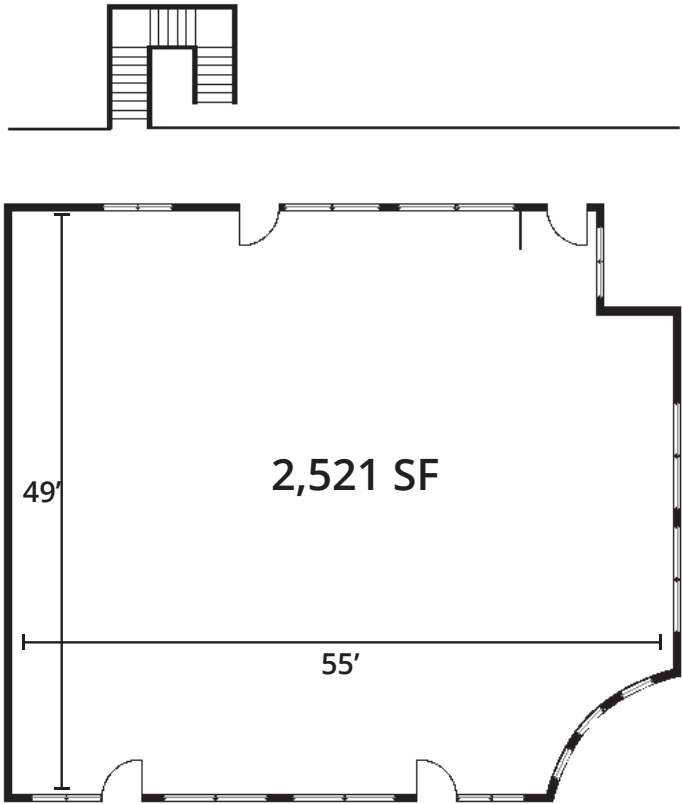


FLOOR PLAN

BOULEVARD AT 165

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GROUND FLOOR



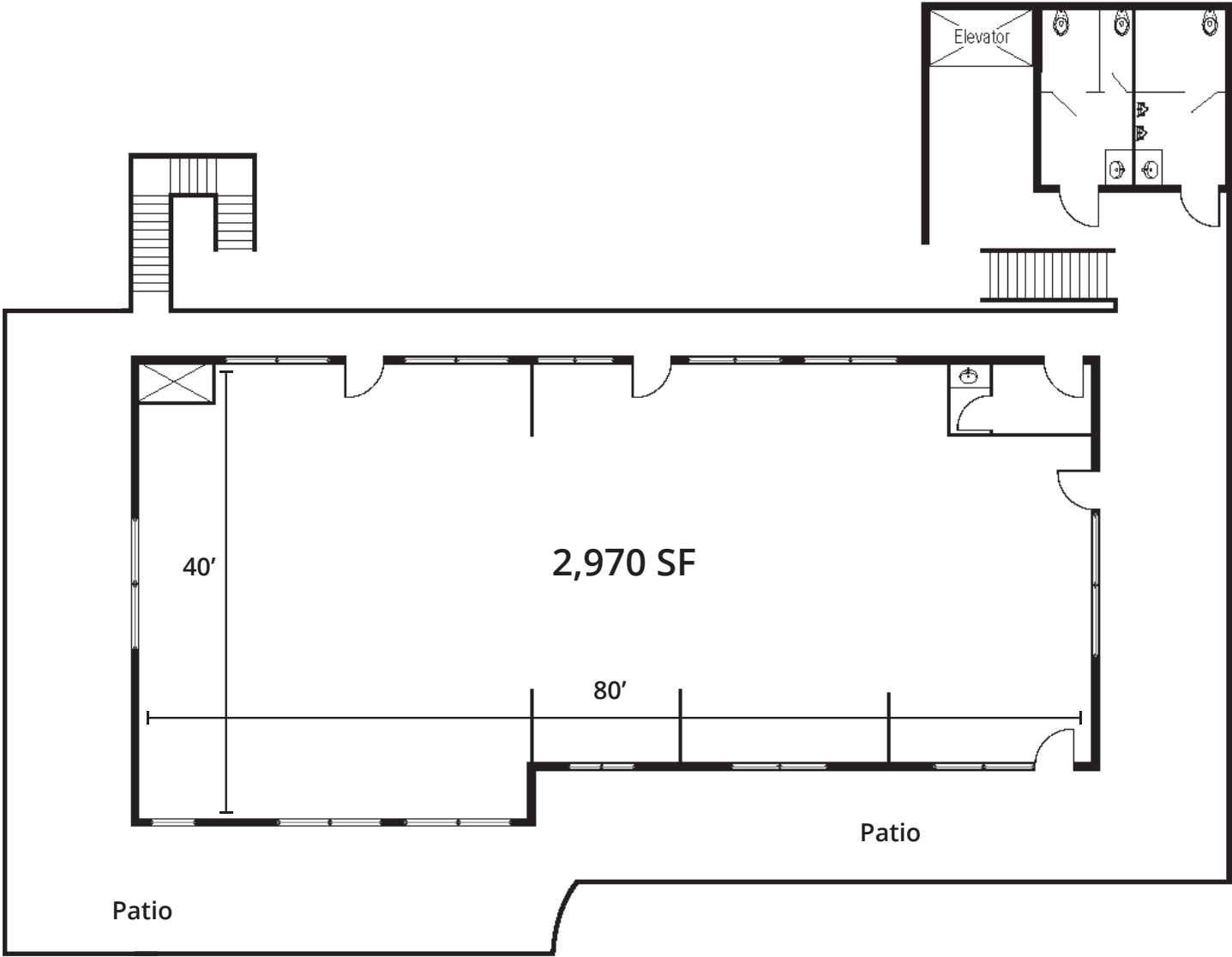
West San Ysidro

FLOOR PLAN

BOULEVARD AT 165

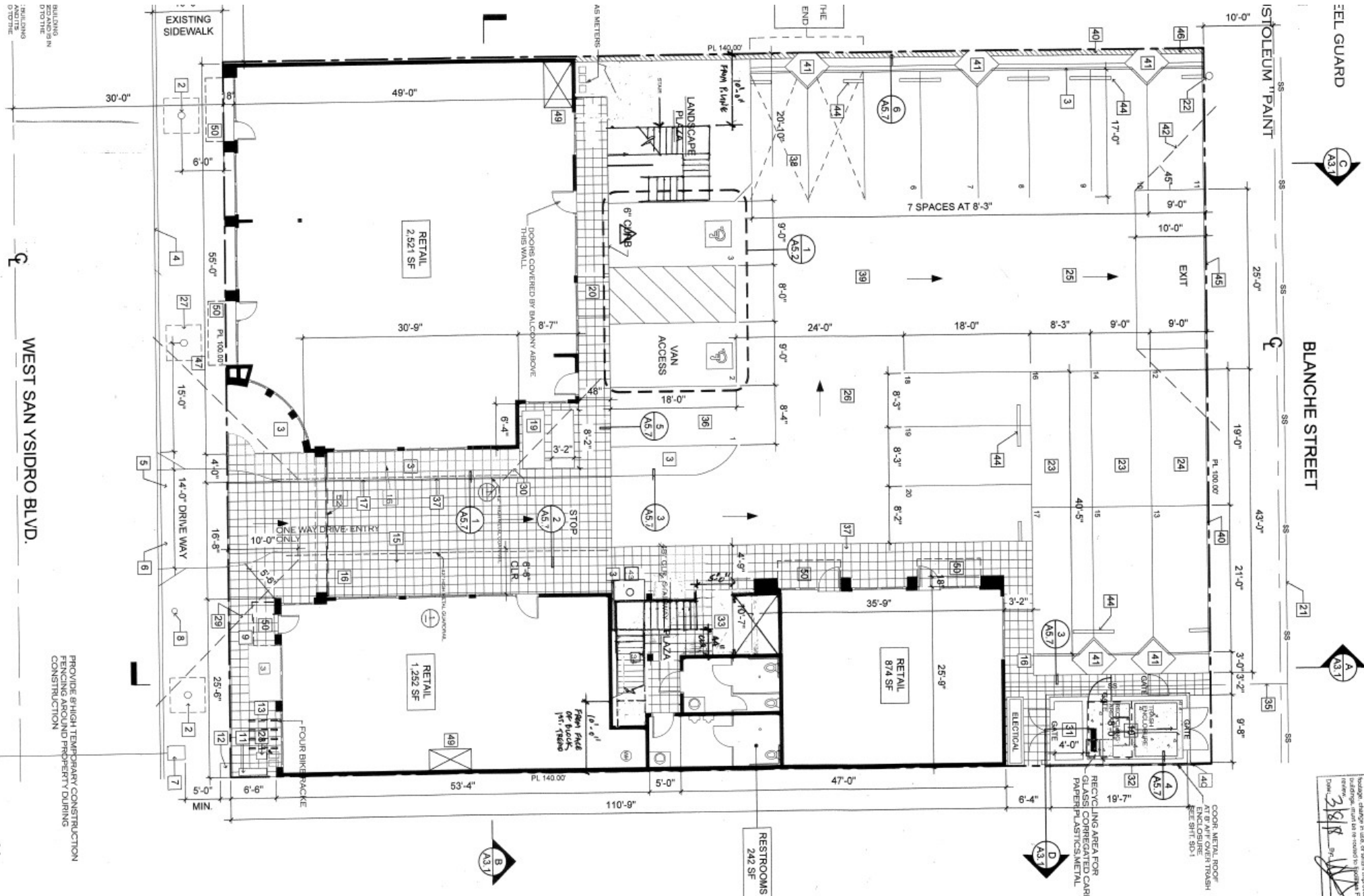
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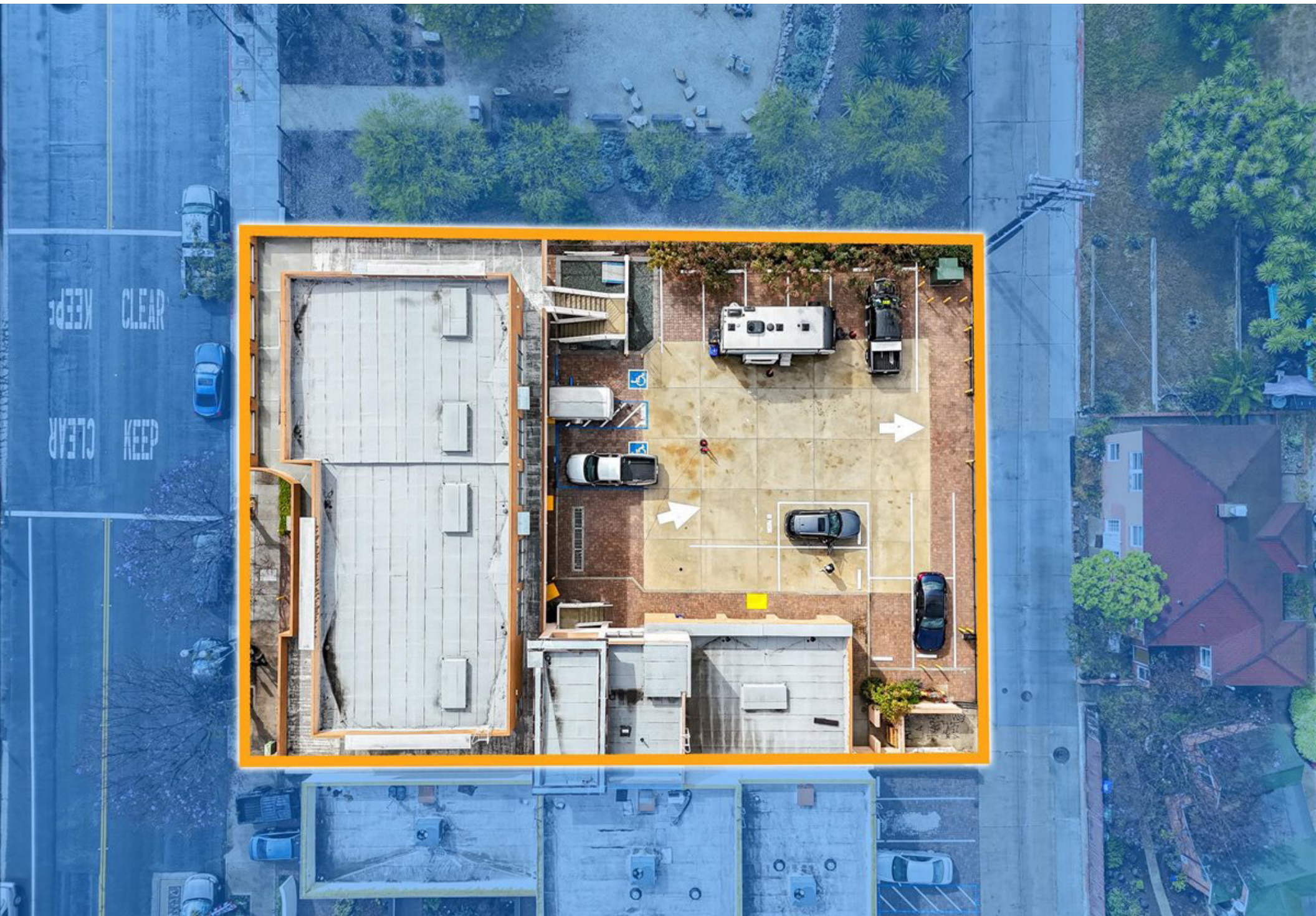
SECOND FLOOR



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SITE PLAN





PHOTOS

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