

OFFICES FOR LEASE

PRIME OPPORTUNITY LOCATED
ALONG BUSIEST RETAIL
CORRIDOR IN SAN YSIDRO



BORDER VILLAGE

◆ PLAZA ◆

4630-4650-4698 Border Village Rd.

642 E SAN YSIDRO Blvd.

San Ysidro, Ca 92173

www.bordervillage.us

leasing@bordervillage.us



PROPERTY FEATURES.

- Heart of San Ysidro trade area
- Heavy pedestrian border traffic
- Over 50,000 border crossings per day
- Great visibility to E San Ysidro Blvd
- Ground lease or build-to-suit available
- Fast-growing residential population
- Land size: approximately 27,760 sf
- There are an additional 300,000 people within 3 miles of the border in Tijuana, Mexico that add to San Ysidro's booming economy
- Office and Retail Suites Available for Lease
- Ranging from 200 to 7,000 sqft
- Fully Equipped suites with AC, water, SDGE
- Ample Parking with over 86 surface spaces
- Half a mile from US/Mexican Border, busiest Border Crossing in the World (90k/day)
- Near the Largest Outlet Premium Center with +125 Designers Brand Stores.

DEMOGRAPHICS.

POPULATION

	1 mile	3 miles	5 miles
Total Population	10,104	83,458	201,008
Projected Population (2022)	10,333	86,023	206,553

HOUSING

	1 mile	3 miles	5 miles
Total Households	2,554	21,721	55,686
Projected Total Households (2022)	2,597	22,320	56,989

INCOME

	1 mile	3 miles	5 miles
Median Household Income	\$45,961	\$64,315	\$61,990
Average Household Income	\$61,046	\$80,264	\$78,854
Per Capita Income	\$15,346	\$20,890	\$21,975
Median Disposable Income	\$39,345	\$52,938	\$51,764
Average Disposable Income	\$49,550	\$63,590	\$62,450

DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	10,604	68,491	175,764
Daytime Population Workers	4,290	17,623	53,971
Daytime Population Residents	6,314	50,868	121,793

RACE & ETHNICITY

	1 mile	3 miles	5 miles
White	5,629 55.71%	41,817 50.10%	102,224 50.86%
Black or African American	191 1.89%	2,645 3.17%	7,106 3.54%
American Indian & Alaska Native Population	85 0.84%	488 0.58%	1,383 0.69%
Asian Population	277 2.74%	9,603 11.51%	23,605 11.74%
Pacific Islander Population	23 0.23%	324 0.39%	966 0.48%
Other Race Population	3,561 35.24%	24,599 29.47%	54,872 27.30%
Population of Two or More Races	338 3.35%	3,983 4.77%	10,852 5.40%
Hispanic Population	9,439 93.42%	64,867 77.72%	145,840 72.55%
Non-Hispanic Population	665 6.58%	18,592 22.28%	55,168 27.45%

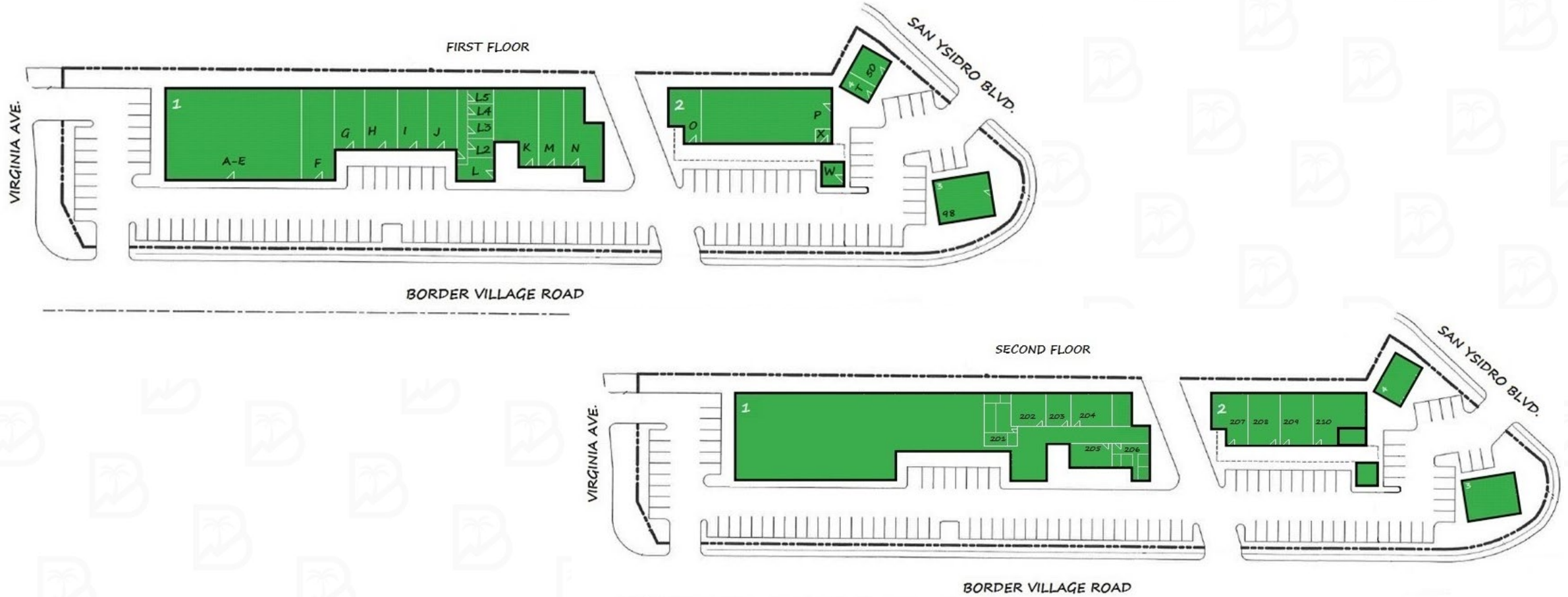
EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	448 7.36%	6,912 12.89%	17,624 13.61%
Graduate/Professional Degree	172 2.82%	1,898 3.54%	5,596 4.32%

AGE

	1 mile	3 miles	5 miles
Median Age	30.1	32.8	33.3

SITE PLAN.



- 1. 4630 building
- 2. 4650 building
- 3. 4698 building
- 4. 642 building

PROPERTY PHOTOS.



PROPERTY PHOTOS.





TRADE AREA AERIALS.








BORDER VILLAGE

◆ PLAZA ◆

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