

FOR LEASE

**EXCELLENT FOR: MEDICAL, FINANCIAL SERVICES, LAW OFFICES,
INSURANCE, GENERAL OFFICE SERVICES, RETAIL, COFFEE, ICE
CREAM, AND MORE!!**



**BOULEVARD 165
165 W SAN YSIDRO BLVD, SAN YSIDRO, CA 92173**

- **Newer Construction Mixed-Use (Retail/Office) Project**
- **Prominent Exposure Along San Ysidro Blvd**
- **On-Site Secured Parking**
- **New Restaurant Coming Soon!**



**LEPE TENDWELL
GROUP**

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.

EXECUTIVE SUMMARY

BOULEVARD AT 165

165 W San Ysidro Blvd. San Ysidro, CA 92173

Building Size: 7,989 SF (Rentable)
7,617 SF (Usable)

Year Built: 2021

Elevator Served: Yes

Parking: 15 Spaces

Zoning: CC-3-4 ([LINK FOR MATRIX](#))

Ground Floor Availability: 874 SF / 1,252 SF

2nd Floor Availability: 2,970 SF (Divisible)

Asking Lease Rate: Contact Agents for Details

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PROPERTY SUMMARY

BOULEVARD AT 165

165 W San Ysidro Blvd. San Ysidro, CA 92173

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 a range of retail / restaurant / office tenants.
- Building structure is completed with no interior improvements, providing a blank canvas for buyers and tenants. Tenant improvement allowance money is available subject to tenant financials and lease terms.

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.

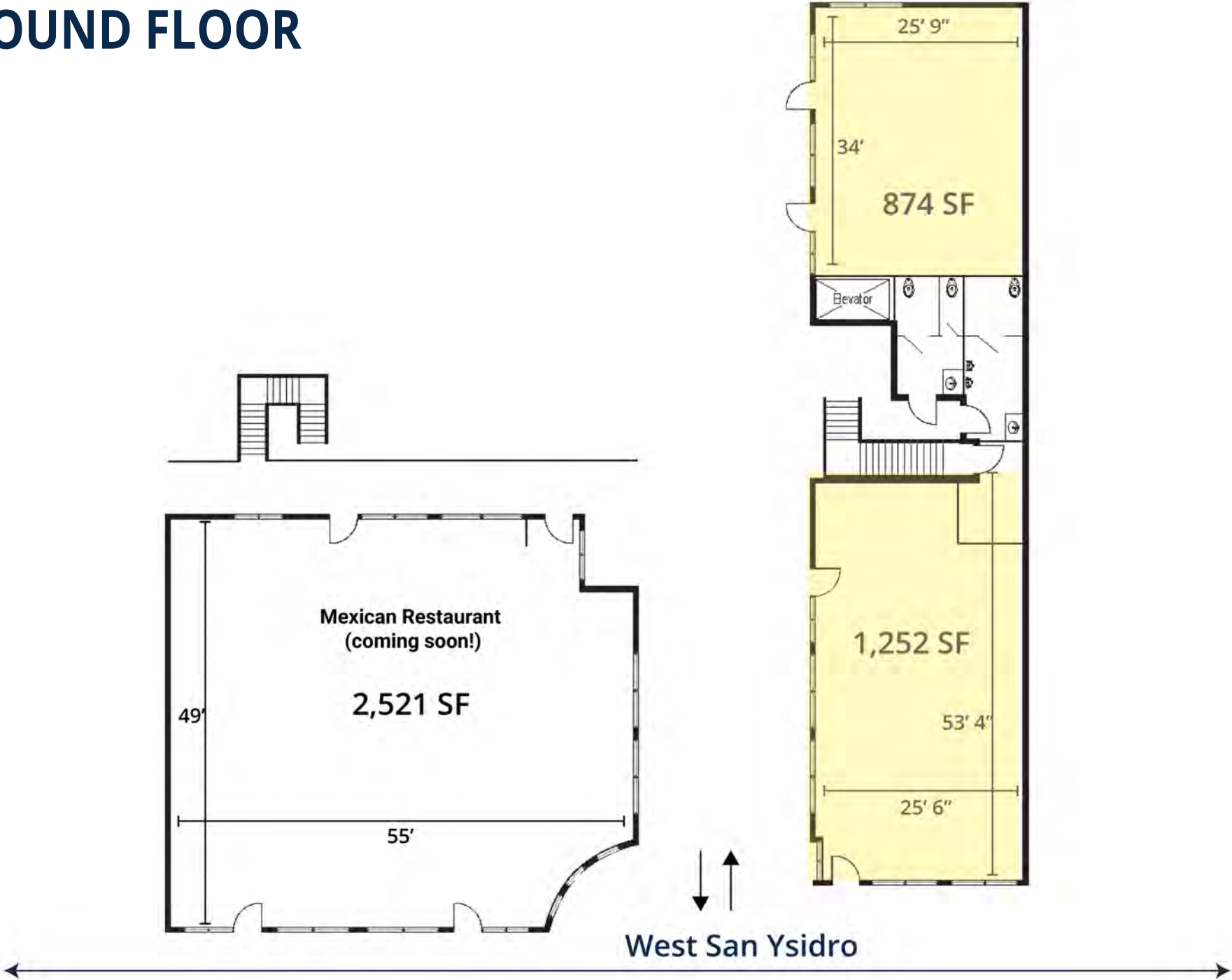


FLOOR PLAN

BOULEVARD AT 165

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GROUND FLOOR

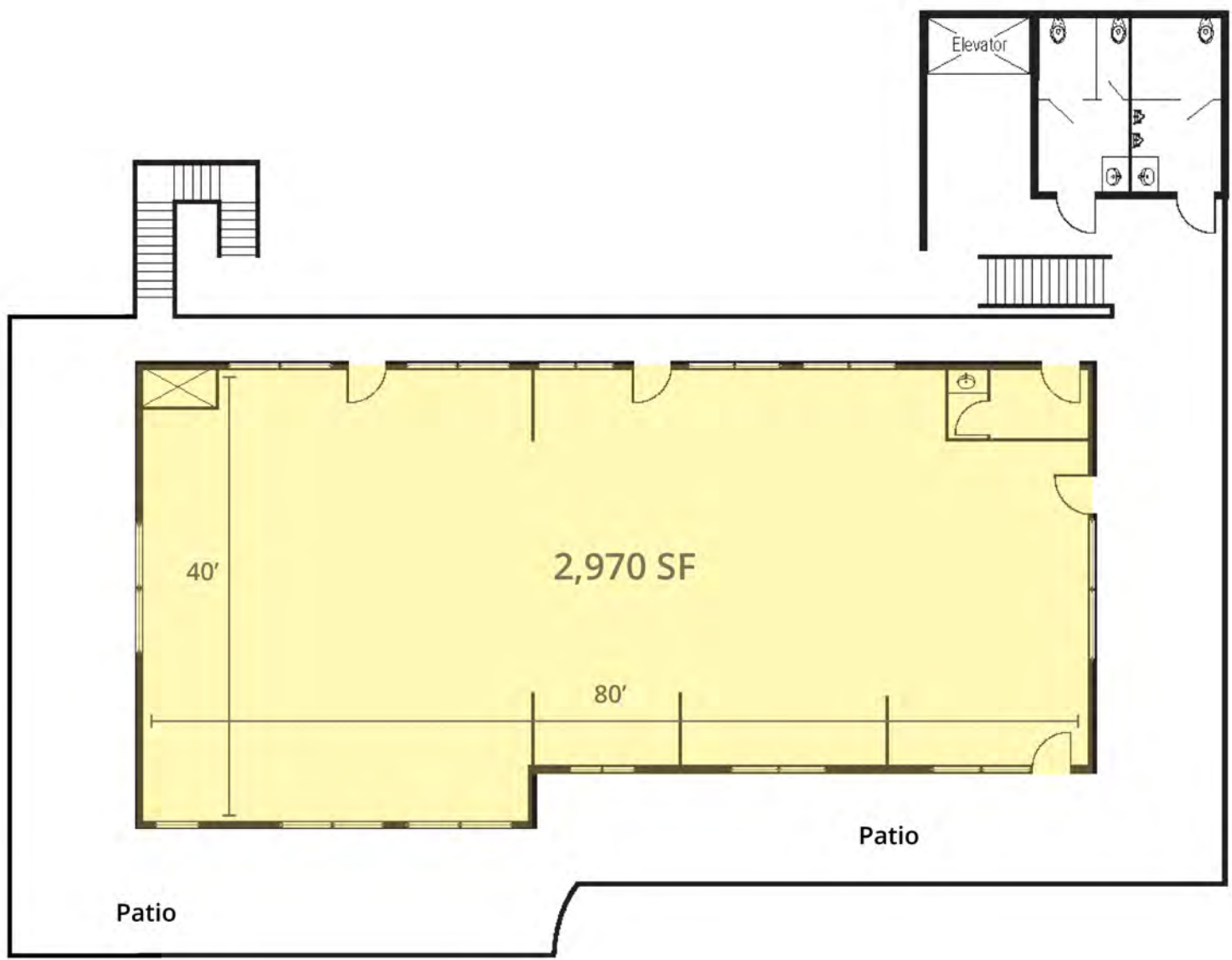


FLOOR PLAN

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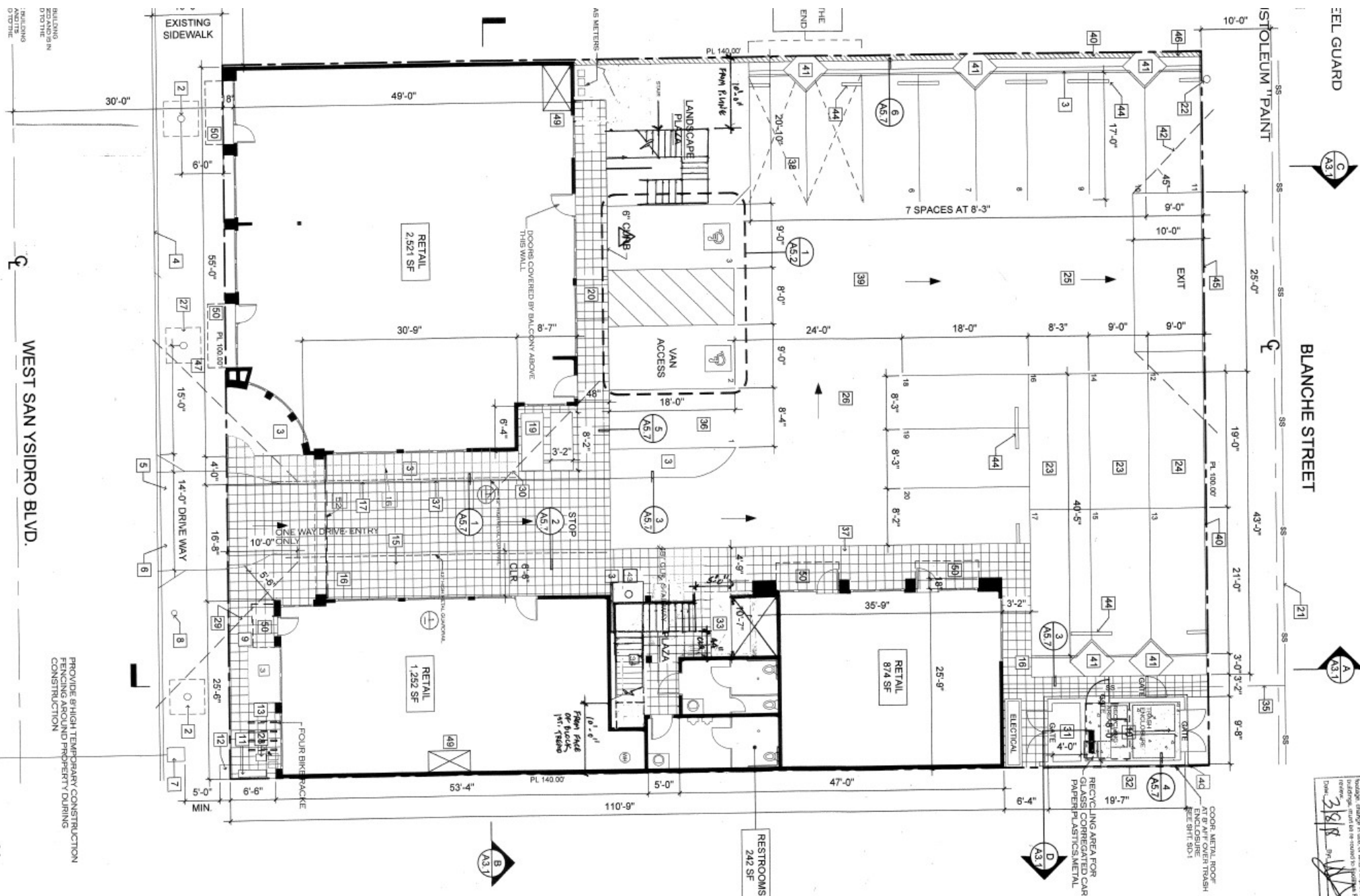
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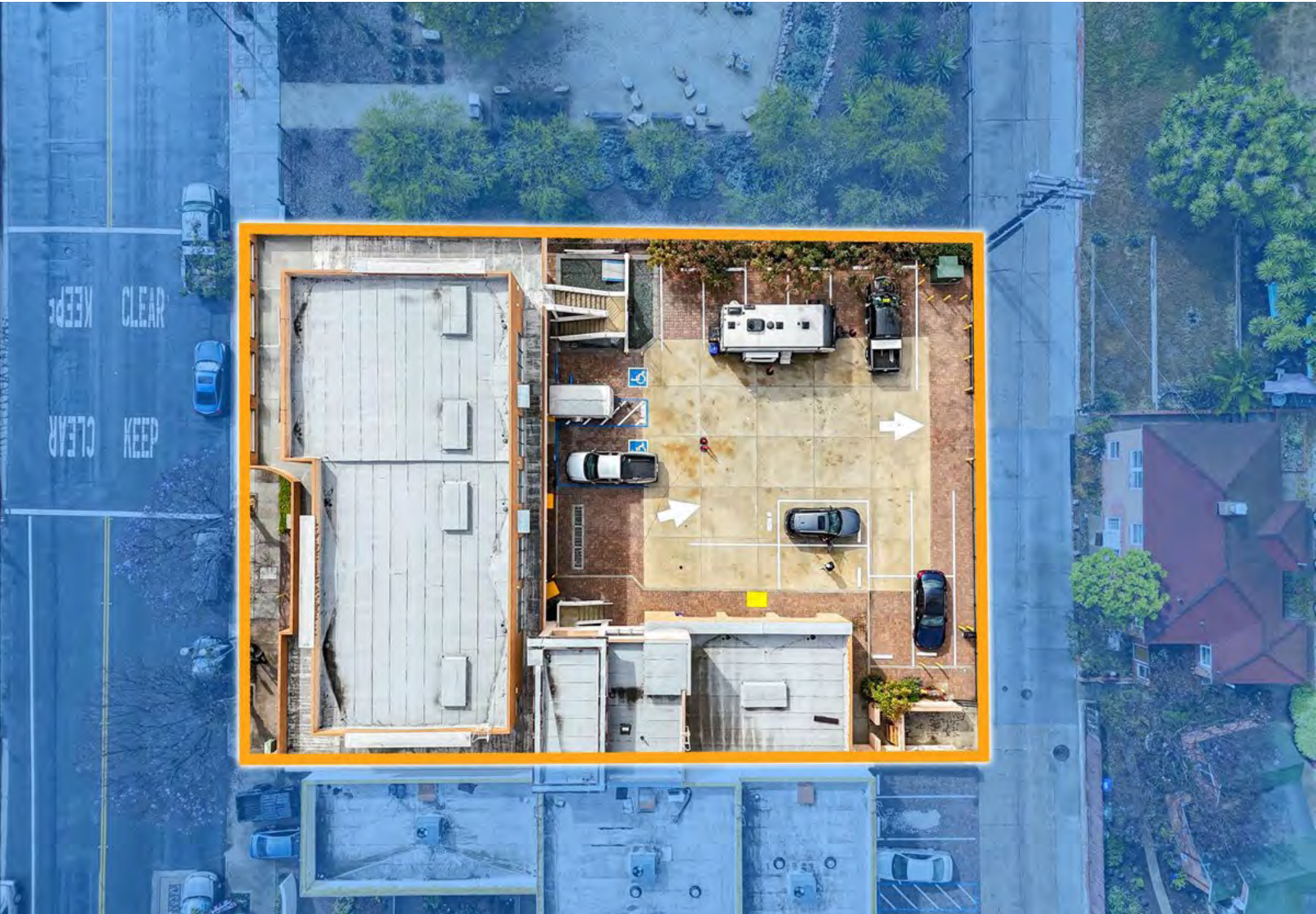
SECOND FLOOR



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SITE PLAN





PHOTOS

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