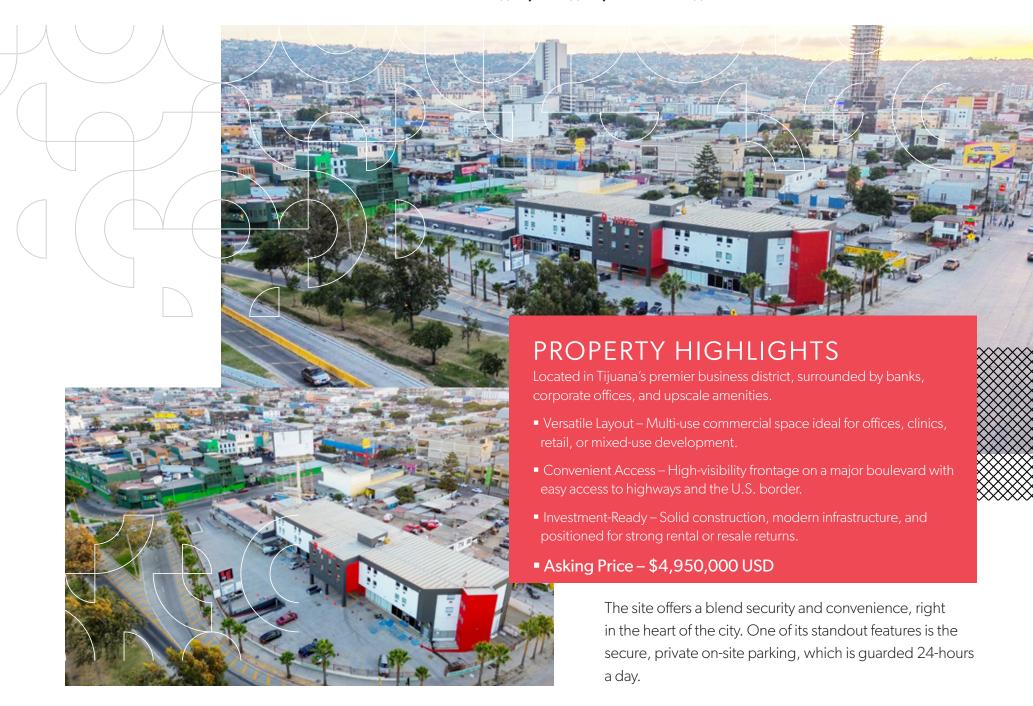


Calle 4ta Tijuana

BAJA CALIFORNIA // MEXICO

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THE IMPACT OF MEXICO

Tijuana's Maquiladoras and low cost labor make the area a manufacturing hub.



#1

Busiest land-border crossing in the world – 32.7M people crossed the San Ysidro Port of Entry between San Diego and Tijuana in 2024



68.3M

Number of people that crossed the border in the CaliBaja region (2023)



1 MILE

Located less than 1 mile from San Ysidro Pedestrian Crossing and San Ysidro Port of Entry

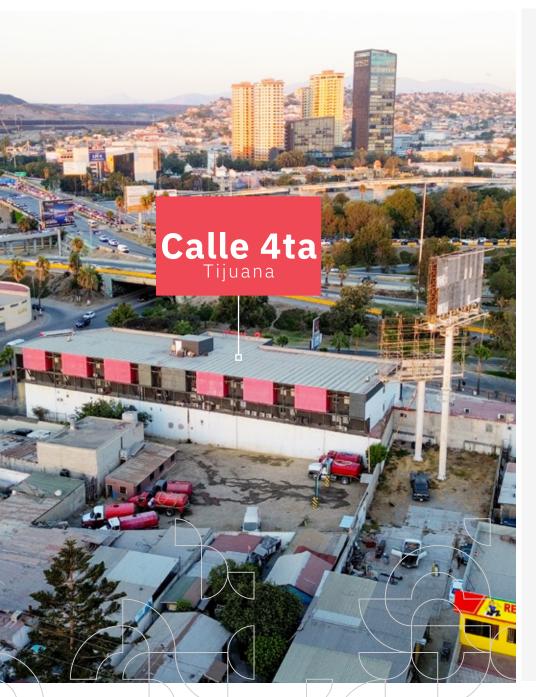


36 ROOMS

Current hotel operator has 1 year remaining on lease - building can be sold as-is with 36 rooms







REDEVELOPMENT // RE-PURPOSING

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population - Current Year Estimate	388	45,873	132,701
PLACE OF WORK			
2024 Businesses	439	1,402	3,842
HOUSEHOLDS			
2024 Households - Current Year Estimate	112	12,765	37,321
HOUSEHOLD INCOME			
2024 Average Household Income	\$95,162	\$105,020	\$104,121
ZONED			
Commercial - Residential	Property can be redeveloped/re-purposed as residential multifamily building.		
PRICING	Contact Broker		

BUSIEST PORT OF ENTRY IN THE WORLD



132,000+ Daily Crossings Between San Ysidro and Otay Mesa



62,000+ Daily Vehicle Crossings





Calle 4ta

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