

AVAILABLE NOW!
\$3,400,000
USD

62 ROOM
SITE

62,000 DAILY
VEHICLE
CROSSINGS

CROSS-BORDER
APPEAL

Calle 4ta

Tijuana

BAJA CALIFORNIA // MEXICO

CBRE

Located between Avenida de la
Revolucion & the famous financial
district of Rio Tijuana

CALLE 4TA Y REVOLUCION // TIJUANA // B.C. MEXICO



PROPERTY HIGHLIGHTS

Located in Tijuana's premier business district, surrounded by banks, corporate offices, and upscale amenities.

- Versatile Layout – Multi-use commercial space ideal for offices, clinics, retail, or mixed-use development.
- Convenient Access – High-visibility frontage on a major boulevard with easy access to highways and the U.S. border.
- Investment-Ready – Solid construction, modern infrastructure, and positioned for strong rental or resale returns.

▪ **Asking Price – \$3,400,000 USD**

The site offers a blend security and convenience, right in the heart of the city. One of its standout features is the secure, private on-site parking, which is guarded 24-hours a day.

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



62 ROOM

Current hotel operator has 1 year remaining on lease - building can be sold as-is with 62 rooms





Calle 4ta Tijuana

REDEVELOPMENT // RE-PURPOSING

DEMOGRAPHIC COMPREHENSIVE

1 MILE

3 MILES

5 MILES

POPULATION

2025 Population - Current Year Estimate	388	45,873	132,701
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PLACE OF WORK

2025 Businesses	439	1,402	3,842
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HOUSEHOLDS

2025 Households - Current Year Estimate	112	12,765	37,321
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HOUSEHOLD INCOME

2025 Average Household Income	\$95,162	\$105,020	\$104,121
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ZONED

Commercial - Residential	Property can be redeveloped/re-purposed as residential multifamily building.
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PRICING

\$3,400,000

BUSIEST PORT OF ENTRY IN THE WORLD



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



62,000+ Daily Vehicle Crossings

05.

CALLE 4TA Y AVENIA REVOLUCION // TIJUANA // BAJA CALIFORNIA // MEXICO



Calle 4ta
&
Avenida Revolucion

G. SALVADOR DIAZ MIRON 4TA

± 206 Feet
± 62 Meters

± 60 Feet
± 18 Meters

B HOTEL
SERVICIOS
HOTEL

SAN YSIDRO
PORT OF ENTRY

Calle 4ta
&
Avenida Revolucion



Calle 4ta

TIJUANA

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