

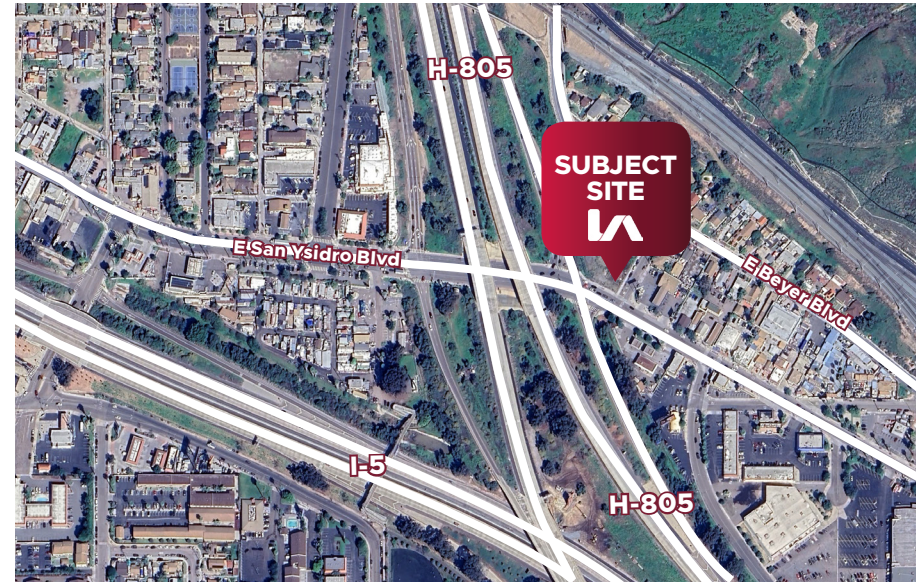
# Drive-Thru Pad Available for Ground Lease





# PROPERTY HIGHLIGHTS

- Total site - 1.44-acres - drive-thru pad available for ground lease
- Approved entitlement for QSR/coffee drive-thru
- Situated at the offramp of East San Ysidro Boulevard and Interstate 805, less than a mile from the busiest and largest U.S.-Mexico border crossing
- Close proximity to Las Americas Premium Outlets, which attracts a high volume of shoppers from both sides of the border
- ~1-mile away from the #1 Jack in the Box in the Nation by Foot Traffic (source: Placer.ai)
- EV Charging Station opportunity
- Prominent freeway-visible pylon signage



## Demographic summary

	1 Mile	3 Mile	5 Mile
Population	16,646	90,878	206,971
Households	4,343	24,419	58,853
Average HH Income	\$81,376	\$90,880	\$91,571

## Traffic counts

Street	VPD
E San Ysidro Blvd	±15,000 VPD
H-805/I-5	±91,000 VPD

Join Area Retailers



# SITE PLAN





299 E SAN YSIDRO BLVD

# AERIAL



**BANK OF AMERICA**  
94th percentile in Nation  
by foot traffic  
\*Source: Placer.ai

**SUBJECT SITE**

**Jack** | Coming Soon



**LAS AMERICAS PREMIUM OUTLETS**  
A SIMON CENTER

NikeFactoryStore | EXPRESS | H&M | adidas  
MICHAEL KORS OUTLET | TOMMY HILFINGER



**Jack**  
**#1 Ranked**  
Jack in the Box in the Nation  
\*Source: Placer.ai



**carter's**  
**DOLLAR TREE**  
**Marshalls**  
**ROSS**  
DRESS FOR LESS

**San Ysidro Port of Entry**  
70,000 VPD

**McDonald's**  
91st percentile in Nation  
by Foot Traffic  
\*Source: Placer.ai

U.S.A

MEXICO



# SAN YSIDRO OVERVIEW

San Ysidro, located at the southern edge of San Diego, adjacent to the international border of Mexico, is home to the busiest land border crossing in the world. This high volume of cross-border traffic makes it an ideal location for retail and service-oriented businesses.

The influx of travelers from Tijuana creates strong demand for quick service restaurants, as many visitors seek convenient dining options during their cross-border trips. Ongoing infrastructure improvements, such as upgrades to the San Ysidro Port of Entry, are set to enhance accessibility and attract further investment, signaling continued growth potential in the area.

In summary, San Ysidro presents a dynamic commercial real estate market characterized by high traffic volumes and a diverse consumer base. With planned developments and infrastructure enhancements, it offers substantial opportunities for investors and entrepreneurs seeking to capitalize on a thriving landscape.

## Demographics

\*3 mile

**90,878**  
POPULATION

**\$90,880**  
AVERAGE HH INCOME

**36.2**  
MEDIAN AGE

**2,512**  
TOTAL BUSINESSES

**17,997**  
TOTAL EMPLOYEES



# BEYER COMMUNITY PARK \$22M DEVELOPMENT PROJECT

The 7.5-acre community park development will include three multi-purpose sports turf fields, a skate park, basketball courts, trailheads, bike paths, and more. Scheduled for completion in 2026, this project is designed to enhance local recreation and promote community engagement in San Ysidro. Located just 0.6 miles from the subject site, it is expected to promote steady traffic flow during sporting and community events.





Drive-Thru Pad Available for Ground Lease

# 299 E SAN YSIDRO BLVD

SAN YSIDRO | CA 92173



SUBJECT  
SITE  


 | Coming Soon



E BEYER BLVD: 3,600 VPD

805

E SAN YSIDRO BLVD 15,000 VPD



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