

BORDER COMMERCE CENTER

FOR LEASE: INDUSTRIAL / FLEX SUITES

464, 494 & 524 WEST CALLE PRIMERA & 2325 VIA TERCERO, SAN YSIDRO, CA 92173



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Voit
REAL ESTATE SERVICES

THE CLARK TEAM



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TOTAL BUILDING SIZES

±69,537



TOTAL LOT SIZES

3.62 Acres



CEILING HEIGHT

±17' - 23'



FLEXIBLE SIZE RANGES

±960 SF - 1,920 SF



AVERAGE YEAR BUILT

1982



AVERAGE PARKING RATIO

1.83/1,000 SF



TENANT IMPROVEMENTS

Fresh Paint &
Remodeled Suites



ZONING

IL-3-1



ZONING

PURPOSE OF THE IL (INDUSTRIAL - LIGHT) ZONES

(a) The purpose of the IL zones is to provide for a wide range of manufacturing and distribution activities. The development standards of this zone are intended to encourage sound industrial development by providing an attractive environment free from adverse impacts associated with some heavy industrial uses. The IL zones are intended to permit a range of uses, including nonindustrial uses in some instances.

(b) The IL zones are differentiated based on the uses allowed as follows:

- » IL-1-1 allows primarily light industrial uses
- » IL-2-1 allows a mix of light industrial and office uses with limited commercial
- » IL-3-1 allows a mix of light industrial, office, and commercial uses

[CLICK TO VIEW IL-3-1 ZONING](#)



494 WEST CALLE PRIMERA

SUITE

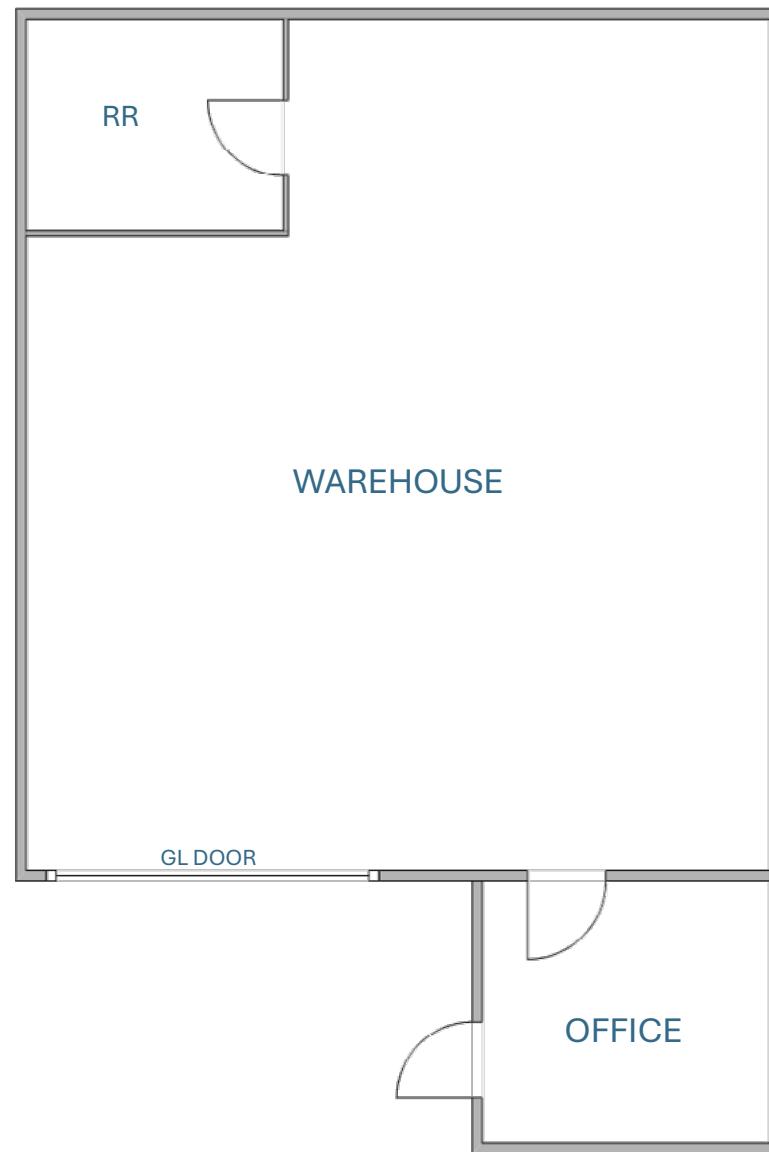
SIZE

909

±960 SF

FEATURES

- » Recently renovated
- » Warehouse
- » Office
- » Restroom
- » One grade level door (8' x 10')
- » 14.5 clear height





494 WEST CALLE PRIMERA

SUITE	SIZE
911	±960 SF

FEATURES

- » Recently renovated
- » Warehouse
- » Office
- » Restroom
- » One grade level door (8' x 10')
- » 14.5' clear height



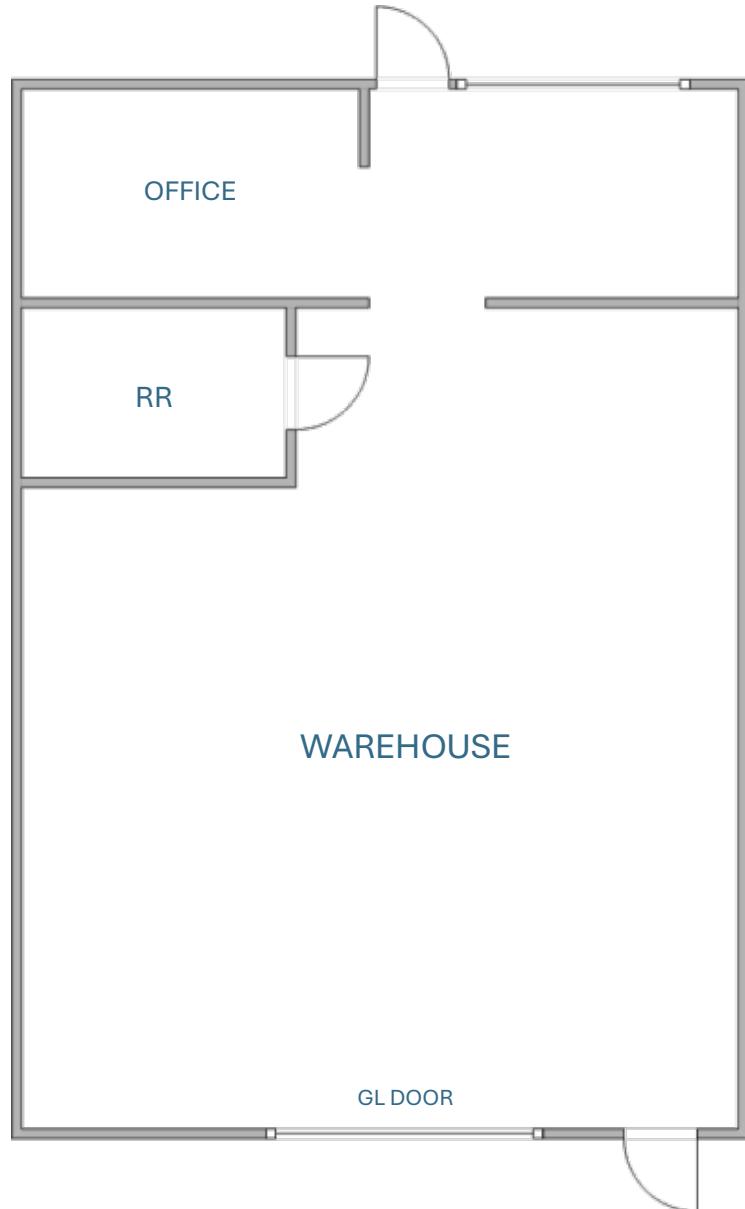


524 WEST CALLE PRIMERA

SUITE	SIZE
1008	±1,200 SF

FEATURES

- » Warehouse
- » Office
- » Restroom
- » One grade level door (8' x 10')
- » 14.5' clear height

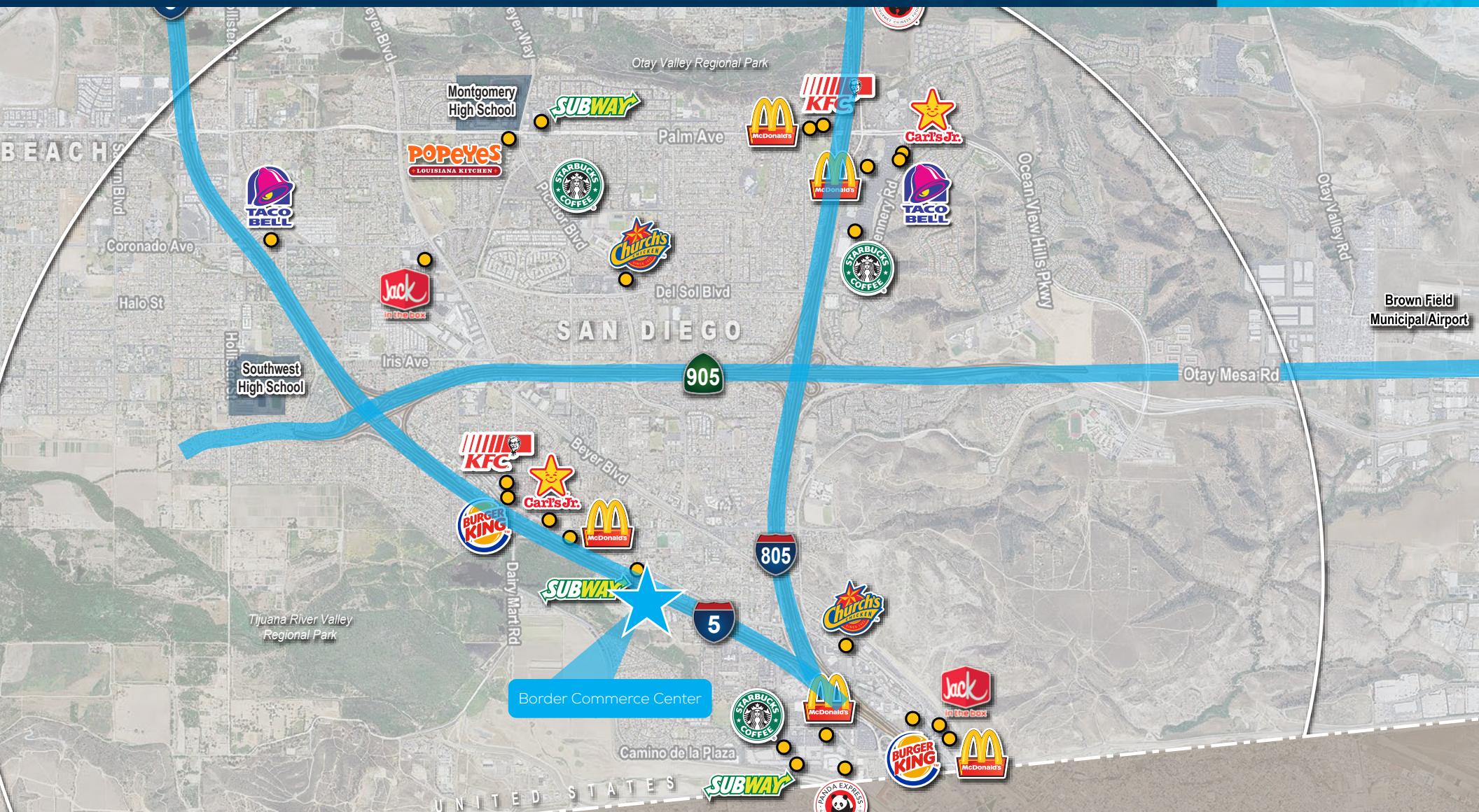




DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	26,811	103,996	215,612
2029 Population Projection	26,391	102,593	213,224
2024 Households	7,109	28,303	62,742
2029 Household Projection	6,981	27,875	61,948
Median Household Income	\$61,027	\$71,329	\$71,892
Median Home Value	\$484,792	\$535,696	\$595,811
Median Year Built	1980	1980	1976



TRAFFIC COUNTS	CROSS STREET	CARS/DAY
Interstate 5	-	82,189
West San Ysidro Boulevard	Cottonwood Road	12,390
West San Ysidro Boulevard	Averil Road	20,843
West San Ysidro Boulevard	Alverson Road	12,352
Interstate 5	Via De San Ysidro	57,863
Cottonwood Road	West Seaward Avenue	4,426



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