

# BORDER COMMERCE CENTER

FOR LEASE: INDUSTRIAL / FLEX SUITES

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



KIMBERLY CLARK, ESQ.  
Senior Vice President/Partner | Lic #01439305  
858.458.3343 | [kclark@voitco.com](mailto:kclark@voitco.com)

**Voit**  
REAL ESTATE SERVICES

**THE CLARK TEAM**





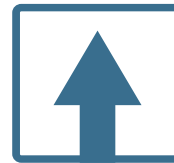
**TOTAL BUILDING SIZES**

±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

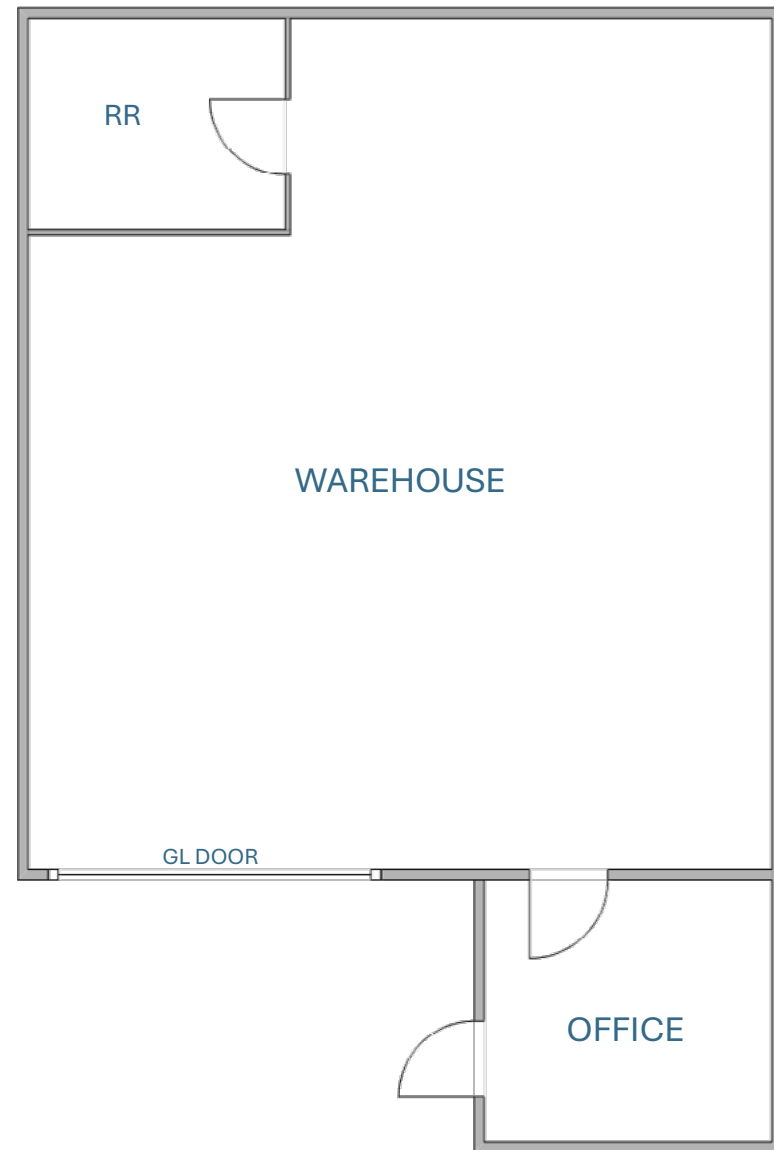
SIZE

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

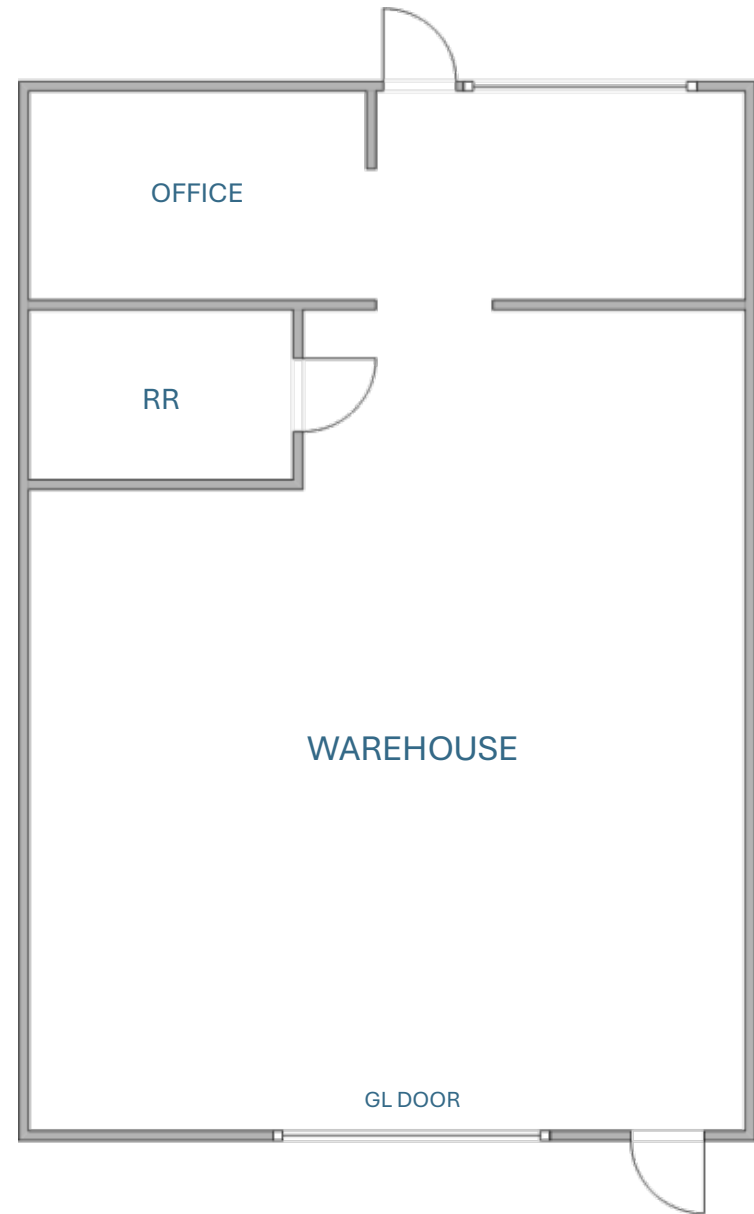
SIZE

1008

±1,200 SF

### FEATURES

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





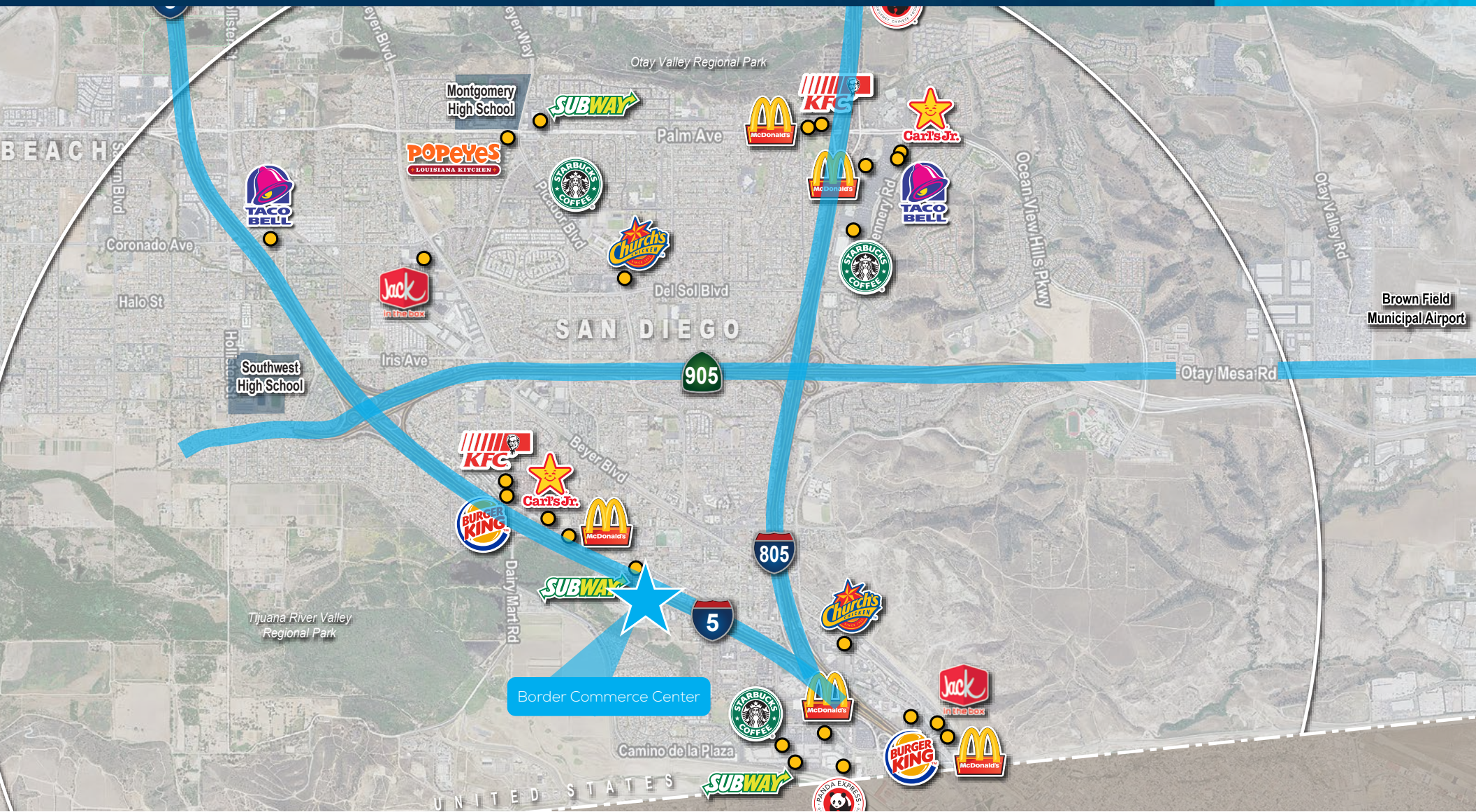


DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	26,811	103,996	215,612
2029 Population Projection	26,391	102,593	213,224
2024 Households	7,109	28,303	62,742
2029 Household Projection	6,981	27,875	61,948
Median Household Income	\$61,027	\$71,329	\$71,892
Median Home Value	\$484,792	\$535,696	\$595,811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





KIMBERLY CLARK, ESQ., Senior Vice President  
 858.458.3343 | [kclark@voitco.com](mailto:kclark@voitco.com) | Lic #01439305

**Voit**  
 REAL ESTATE SERVICES



4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 • 858.453.0505 • Lic #01991785 • [www.voitco.com](http://www.voitco.com)

Licensed as a Real Estate Salesperson by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2025 Voit Real Estate Services, Inc. All Rights Reserved.