

# For Lease

Available: ±2,063 SF (can combine up to ±6,072 SF)

# Commerce Square

644 E. San Ysidro Blvd, San Ysidro, CA 92173



## Anthony Acosta

Senior Broker Associate | CA License: 01900150

(619) 491-0048 | Anthony@DuhsCommercial.com



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# Property Highlights

Commerce Square

644 E. San Ysidro Blvd, San Ysidro, CA 92173

- Exceptional visibility on a high-traffic, signalized corner at East San Ysidro Blvd. and Border Village Rd.
- Near PedEast Pedestrian Crossing, boosting foot traffic along East San Ysidro Blvd.
- Prominent monument signage available
- Generous parking ratio of 6 spaces per 1,000 SF
- Adjacent to San Ysidro Land Port of Entry, the world's busiest land border crossing, with over 100 million annual crossings.
- Over 50,000 northbound pedestrian crossings daily
- Tijuana population: 2.3 million+, experiencing economic growth and dense population.
- Immediate freeway access to I-805 & I-5

*(Can Combine up to ±6,072 SF)*

Immediately Available  
2,063 SF

Baja- Mex  
Potentially Available  
988 SF

Metro  
Potentially Available  
3,021 SF



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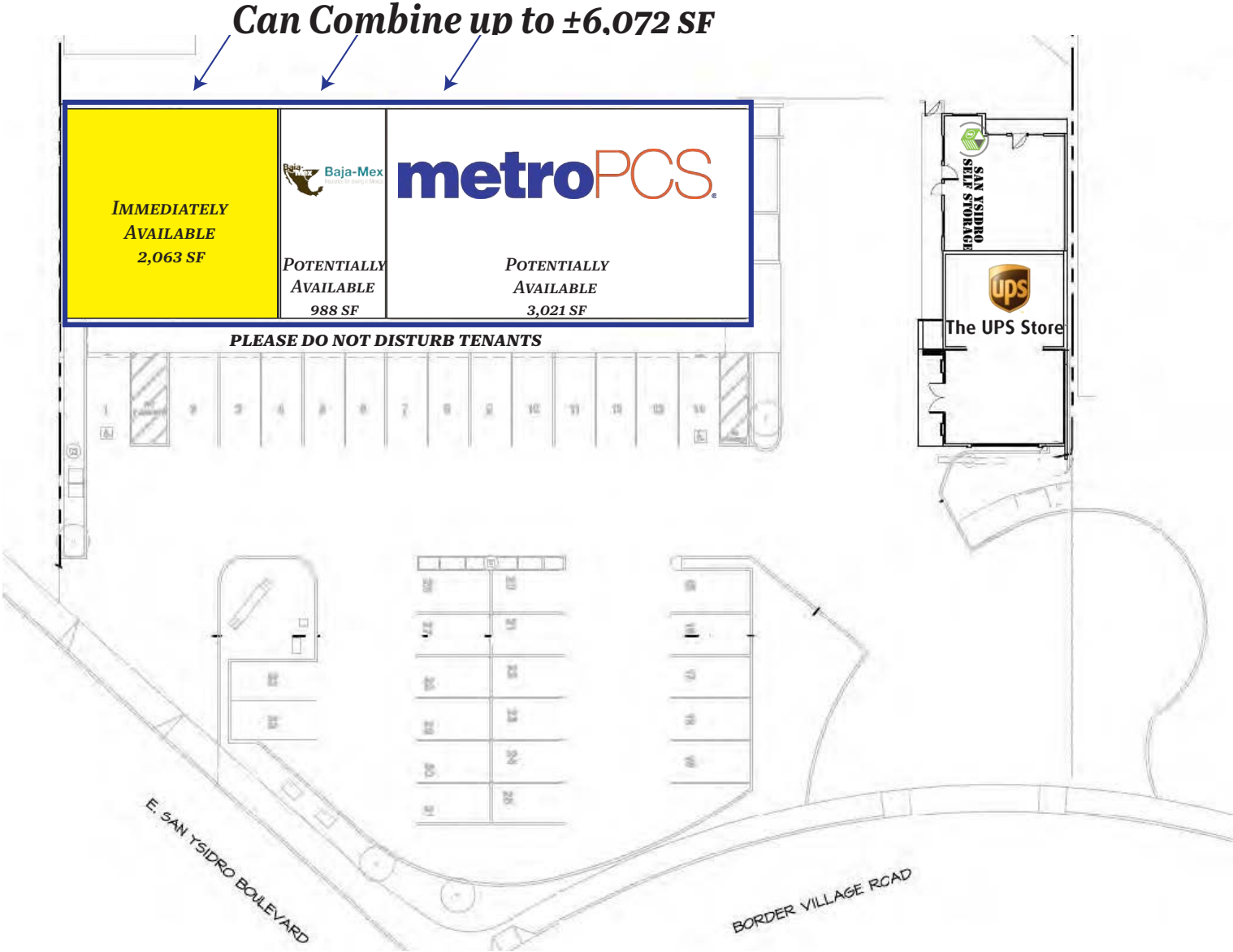


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# Site Plan

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# Photos

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# Photos

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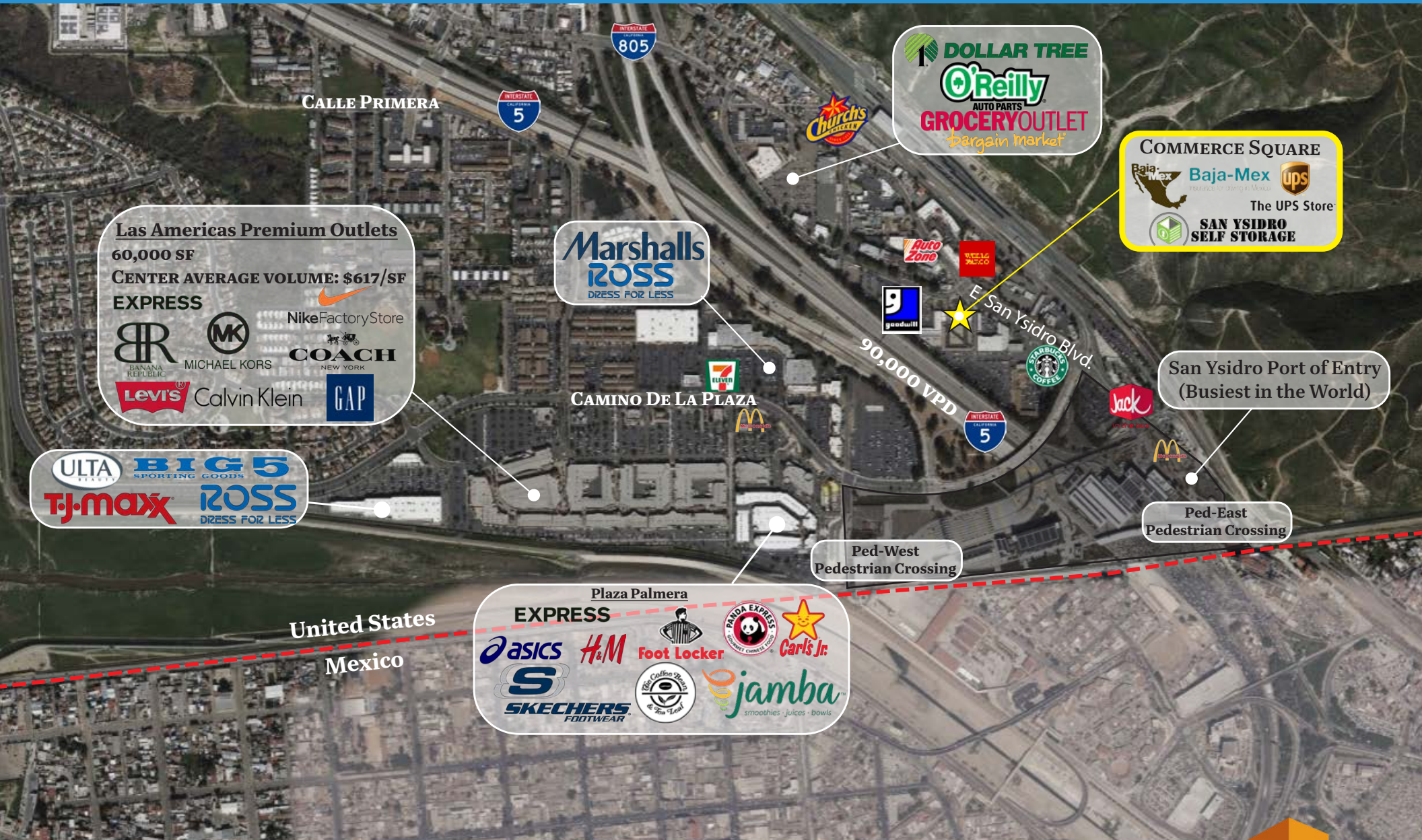
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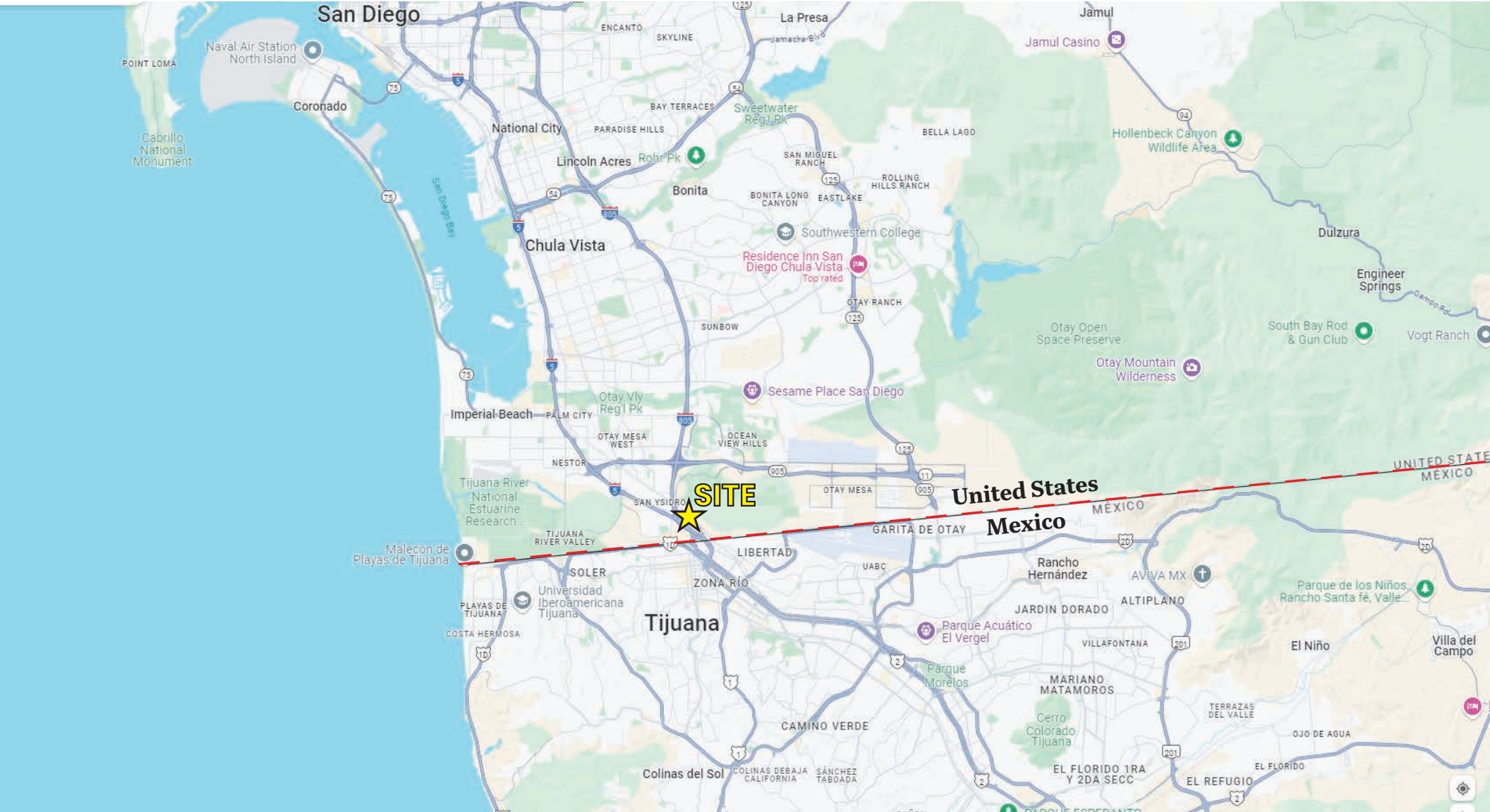




# Regional Map

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# Demographics

## Commerce Square

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	<u>1 Mile</u>		<u>3 Mile</u>		<u>5 Mile</u>	
<b><u>Population:</u></b>						
2024 Estimate	8,889		76,890		182,554	
2029 Projection	8,721		75,858		180,705	
Median Age	33.20		35.80		36.40	
<b><u>2024 Population By Race:</u></b>						
White	1,097	12.34%	11,709	15.23%	33,940	18.59%
Black	184	2.07%	2,847	3.70%	7,534	4.13%
Am. Indian & Alaskan	122	1.37%	1,107	1.44%	2,442	1.34%
Asian	180	2.02%	7,061	9.18%	17,904	9.81%
Hawaiian & Pacific Island	12	.13%	265	.34%	849	.47%
Other	7,293	82.05%	53,900	70.10%	119,885	65.67%
<b><u>Population by Hispanic Origin:</u></b>						
Non-Hispanic Origin	642	7.22%	15,996	20.80%	46,919	25.70%
Hispanic Origin	8,247	92.78%	60,894	79.20%	135,635	74.30%
<b><u>Households:</u></b>						
2024 Estimate	2,291		20,583		50,466	
2029 Projection	2,242		20,278		49,849	
2020 Census	2,476		21,545		52,139	
2024 Average Household Size	3.60		3.50		3.40	
2024 Avg Household Income	\$68,928		\$92,807		\$91,359	
<b><u>2024 Occupied Housing:</u></b>						
Owner Occupied	522	22.78%	10,994	53.42%	26,443	52.40%
Renter Occupied	1,769	77.22%	9,588	46.58%	24,023	47.60%
2024 Median Home Value	\$457,065		\$556,858		\$581,769	

***\*The Demographics does not include Tijuana/ Mexico Population***





*For more information, please contact:*

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