

0.77-Acre Drive-Thru Pad Available for Ground Lease or Build-To-Suit



PROPERTY HIGHLIGHTS

- 0.77-acre drive-thru pad available for ground lease or build-to-suit
- 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

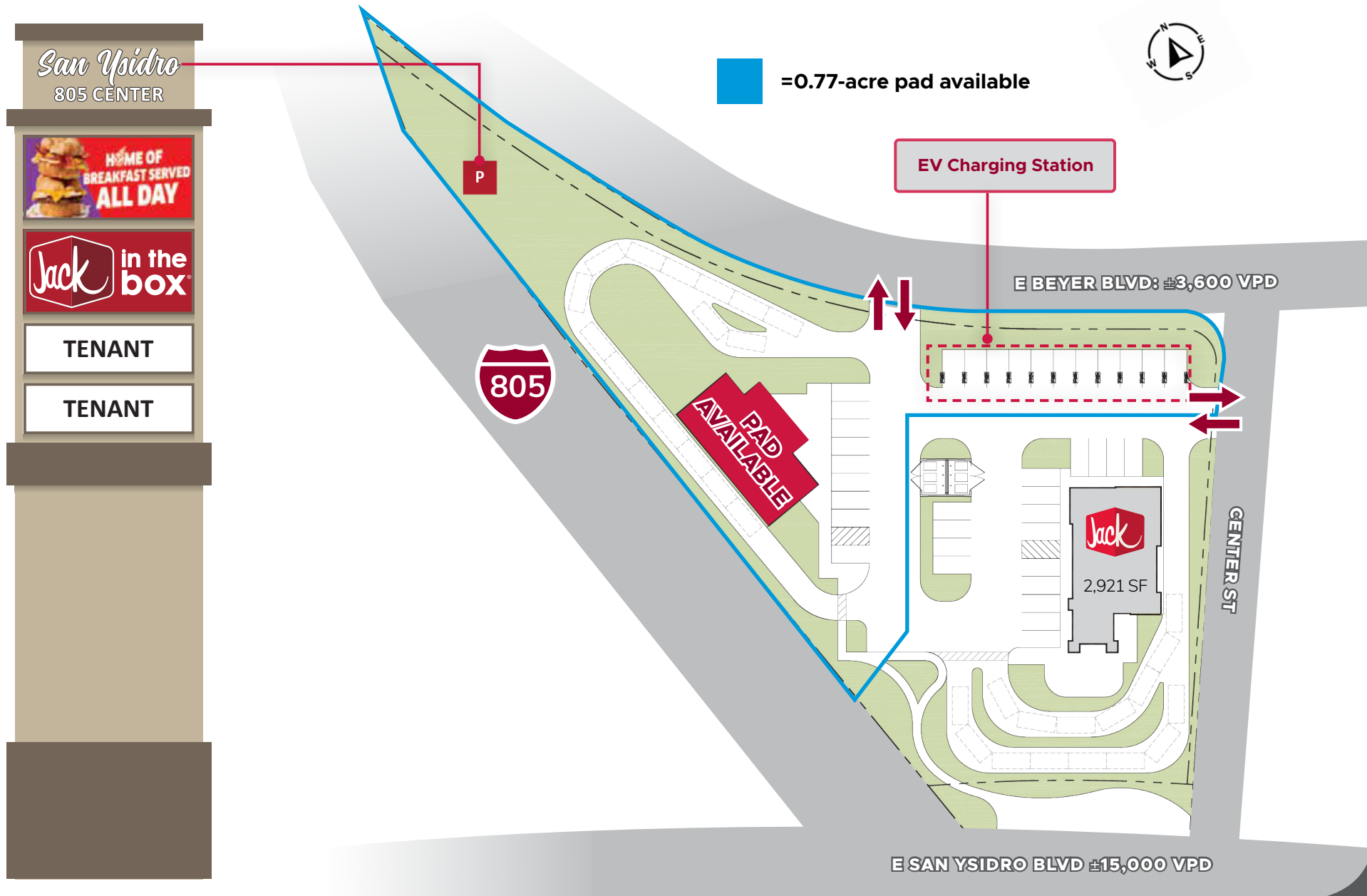
Traffic counts

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



carter's
DOLLAR TREE
Marshalls
ROSS
DRESS FOR LESS

ROSS
DRESS FOR LESS

TJ-maxx

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

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.



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299 E SAN YSIDRO BLVD

SAN YSIDRO | CA 92173

FUTURE RESIDENTIAL
DEVELOPMENT - 9.32-ACRES



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Brian Bielatowicz
bbielatowicz@leetemecula.com
951.445.4515
DRE # 01269887

Victor Aquilina
vaquilina@lee-associates.com
760.448.1370
DRE # 01936761

Jake Hartbarger
jhartbarger@lee-associates.com
419.787.6970
DRE #02203197

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