

502 E San Ysidro Blvd San Ysidro, CA

FOR LEASE. 2,507 SF IN THE HEART OF SAN YSIDRO

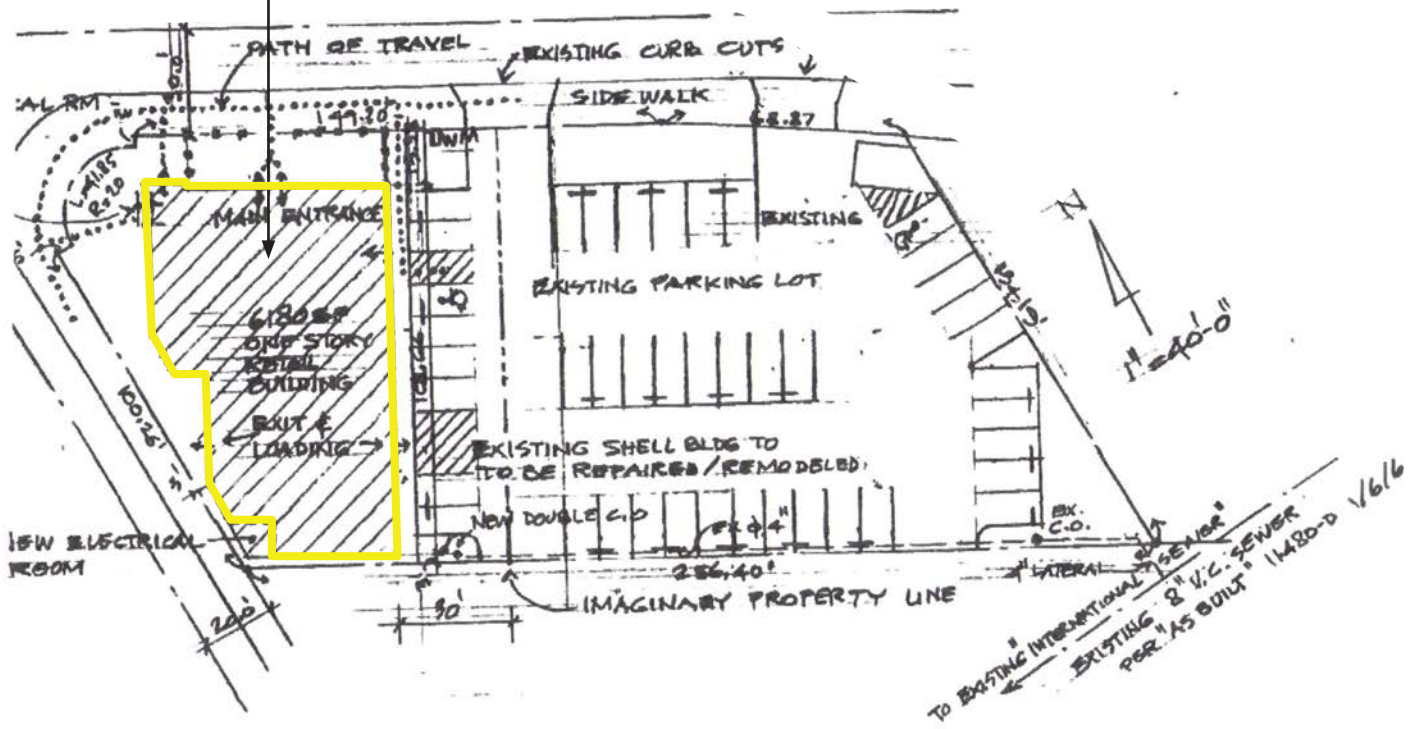


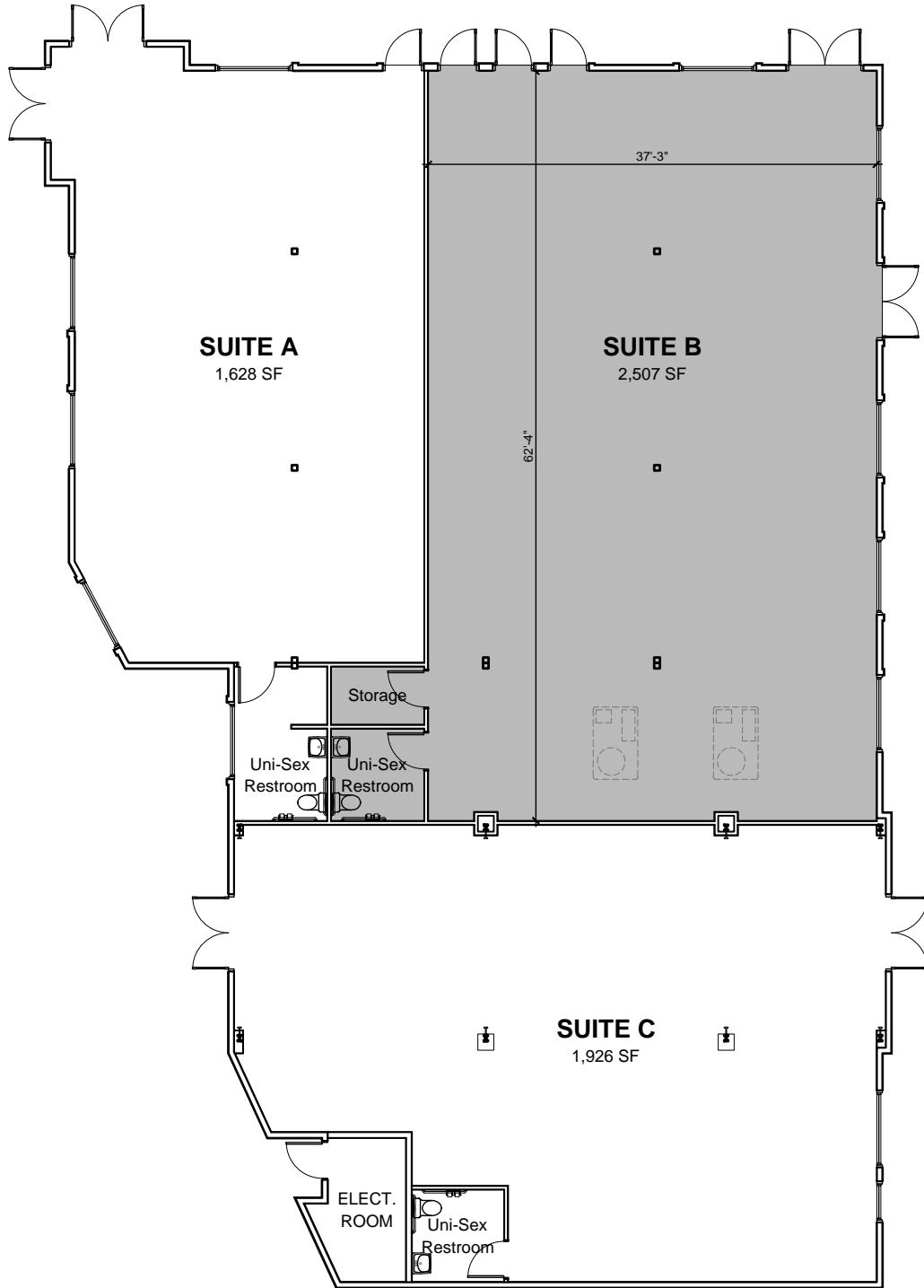
Property Features.

- + Suite B: Approx. 2,507 SF
- + Great visibility to E San Ysidro Blvd
- + There are an additional 300,000 people within 3 miles of the border in Tijuana, Mexico that add to San Ysidro's booming economy
- + Busy hard corner location in the heart of San Ysidro
- + Heavy pedestrian border traffic - over 50,000 crossings per day

SITE

E SAN YSIDRO BLVD







Smart & Final

GROCERY OUTLET
Bargain Market

99¢ ONLY

SITE

LAS AMERICAS PREMIUM OUTLETS
600,000 SF | Avg Vol. \$617/SF

SAN YSIDRO PORT OF ENTRY
70,000 northbound vehicles
20,000 northbound pedestrians

ROSS
DRESS FOR LESS

Marshalls

OLD NAVY

THE PLAZA AT THE BORDER

LAST CALL

BANANA REPUBLIC

Camino de la Plaza

BIG 5

five BELOW

ULTA

ROSS
DRESS FOR LESS

TALYS

GAP

TJ-max

OUTLETS AT THE BORDER

Beyer Blvd

805

San Ysidro Blvd

Calle Primera

Willow Rd

Border Village Rd

Virginia Ave

TES





502 E San Ysidro Blvd, San Ysidro, CA 92173



POPULATION

	1 mile	3 miles	5 miles
Total Population	11,533	87,941	205,531
Projected Population (2022)	11,862	90,417	210,535



HOUSING

Total Households	2,880	23,016	57,305
Projected Total Households (2022)	2,944	23,600	58,500



INCOME

Median Household Income	\$50,144	\$66,017	\$64,832
Average Household Income	\$68,639	\$80,412	\$80,108
Per Capita Income	\$17,198	\$21,074	\$22,472
Median Disposable Income	\$43,037	\$54,108	\$53,535
Average Disposable Income	\$55,509	\$64,548	\$64,271



DAYTIME DEMOS

Total Daytime Population	11,341	70,201	174,197
Daytime Population Workers	4,789	20,985	60,441
Daytime Population Residents	6,552	49,216	113,756



RACE & ETHNICITY

White	6,485 56.23%	44,161 50.22%	104,344 50.77%
Black or African American	213 1.85%	2,837 3.23%	7,341 3.57%
American Indian & Alaska Native Population	92 0.80%	522 0.59%	1,413 0.69%
Asian Population	333 2.89%	9,784 11.13%	24,318 11.83%
Pacific Islander Population	22 0.19%	332 0.38%	987 0.48%
Other Race Population	3,994 34.63%	26,062 29.64%	55,847 27.17%
Population of Two or More Races	394 3.42%	4,244 4.83%	11,280 5.49%
Hispanic Population	10,745 93.17%	68,637 78.05%	148,511 72.26%
Non-Hispanic Population	788 6.83%	19,304 21.95%	57,020 27.74%



EDUCATION

Bachelor's Degree	637 9.03%	7,665 13.51%	19,365 14.53%
Graduate/Professional Degree	211 2.99%	2,036 3.59%	6,095 4.57%



AGE

Median Age	30.7	32.9	33.5
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**502
E San Ysidro Blvd
San Ysidro, CA**

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