

**4630 BORDER VILLAGE RD
San Ysidro, 92173**

**Shopping Center Space Available
Restaurant/Retail-Office**



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning, financials, leases, square footage, permits and use should be verified during due diligence and prior to completing a lease.

RESTAURANT/RETAIL & OFFICE FOR LEASE & SUBLEASE



AVAILABILITY

- > Suite 202: ± 700 SF Office Sublease (Divisible)
- > Suite 208: ± 840 SF Office Space
- > Suite 98: ± 1,636 SF Restaurant (Prior KFC - Some Equipment Included)



NEIGHBORHOOD CENTER

- > Border Village: ± 34,455 SF Mixed-Use Property



LOCATION

- > Located in an Established Community with Excellent Demographics
- > Strong Retail Corridor Surrounded by a Wide Variety of Unique Shops and National Retailers (Money Exchange, Banks, Etc.)
- > Strategically Situated Immediately North of Tijuana, Mexico and within the San Diego Metropolitan Statistical Area



VISIBILITY

- > Highly Visible Property with Combined Traffic Counts of 106,753 VPD



PARKING

- > Onsite Parking



LEASE RATE

- > Contact Agent For More Information



POPULATION	2 MILE	5 MILE
2023 Total Population	39,057	191,866
2027 Population	39,152	192,312
Average Age	33.1	34.7



HOUSEHOLDS	2 MILE	5 MILE
2023 Total Households	9,801	52,784
Avg. Household Income	\$78,338	\$80,404
Median Home Value	\$468,425	\$451,779



ECONOMY	2 MILE	5 MILE
# of Businesses	1,101	5,324
# of Employees	8,565	43,313
Total Consumer Spending	\$341.9M	\$1.8 B



DRIVE TIMES	MINUTES
U.S - Mexico Border	4
Chula Vista	10
Downtown San Diego	18

AREA DEMOGRAPHICS

INTERIOR PHOTOS—RESTAURANT



INTERIOR PHOTOS—OFFICE SUITES



Sunset Elementary School

San Ysidro Middle School

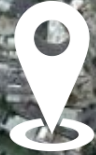


Logos for KFC, Auto Zone, O'Reilly Auto Parts, 99c Only Stores, Grocery Outlet Bargain Market, T-Mobile, 7-Eleven, Burger King, and US Bank.

Logos for United States Postal Service, Subway, Jack in the Box, Smart & Final, Wells Fargo, Chase, T-Mobile, and Pacific Western Bank.

4630 Border Village Rd

94,500 Cars Per Day



Logos for TJ-maxx, Ross Dress for Less, Ulta Beauty, Big 5 Sporting Goods, Marshalls, Levi's, 7-Eleven, Dollar Tree, McDonald's, IHop, Crocs, Puma, Hurley, Victoria's Secret, Adidas, Old Navy, Forever 21, GNC Live Well, Banana Republic, Skechers, Bath & Body Works, Vans, Reebok, and More!

Cesar Chavez Recreational Center

San Ysidro Village

Border Plaza

The Plaza At the Border

Outlets at the Border

Border Parking

Border Village Shopping Center

U.S. - MEXICO BORDER

U.S. Customs and Border Protection logo and text: U.S. Customs and Border Protection, PedWest San Ysidro 20,000 Daily Pedestrians

U.S. Customs and Border Protection logo and text: U.S. Customs and Border Protection, San Ysidro Port of Entry 70,000 VPD



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BORDER
VILLAGE PLAZA

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