

9.32 Acre Development Opportunity Zoned 10 du/acre

2408 E Beyer Blvd | San Ysidro, CA 92173

- Residential – Small Lots (RS-1-7) Zoning
- Zoning allows for single family residential, mobile home park, senior living, and more
- Less than two miles north of the U.S. Mexico border
- Excellent location near major freeways and high traffic counts

ASKING PRICE: \$975,000



E-Beyer-Blvd

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COMMERCIAL REAL ESTATE SERVICES



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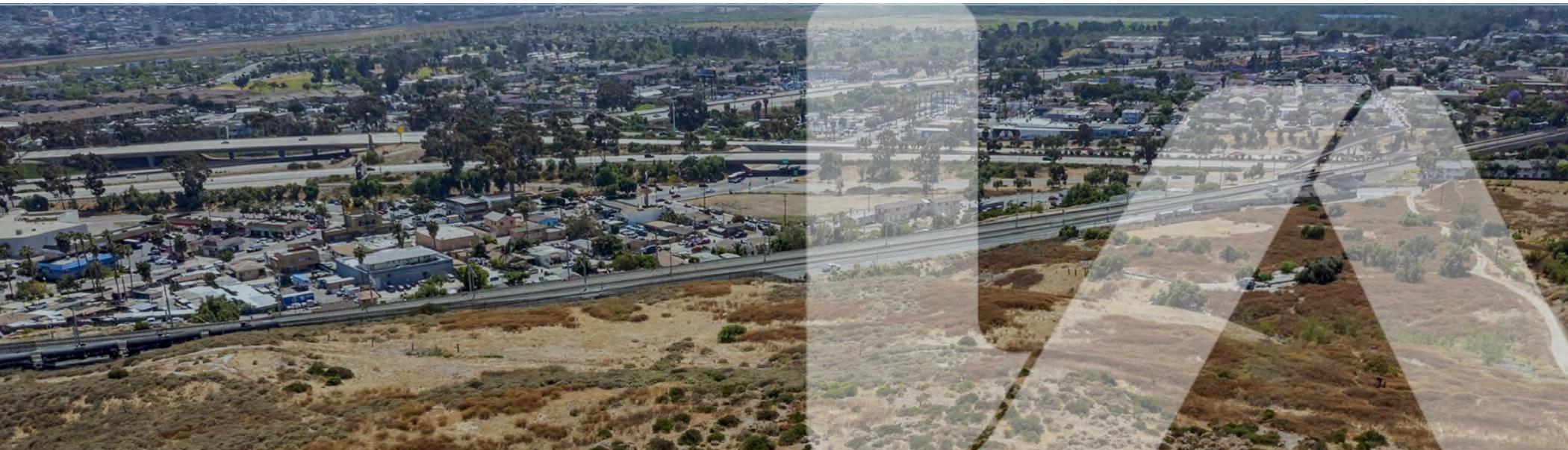
3 aerials

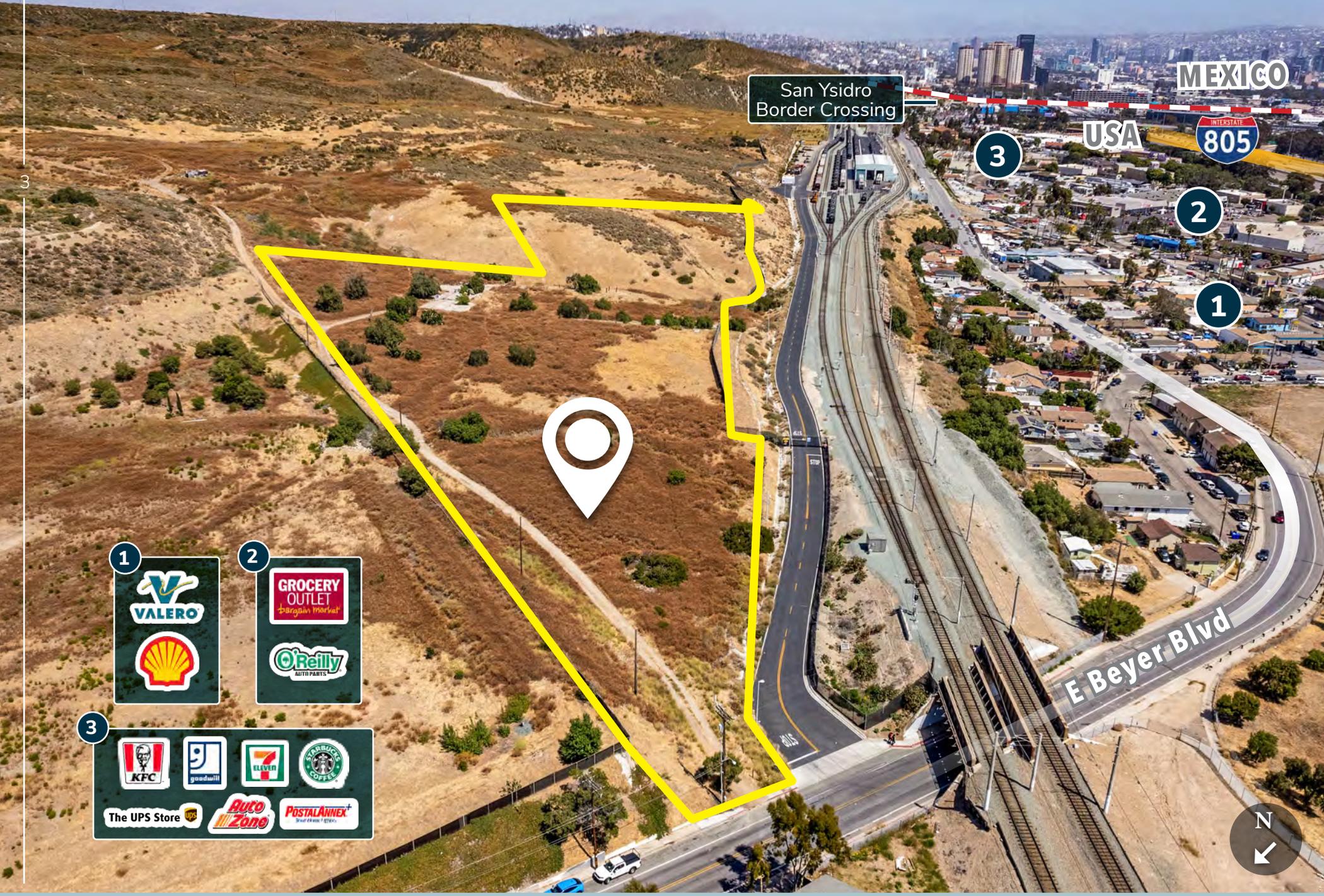
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San Ysidro
Border Crossing

MEXICO

USA

INTERSTATE
805

3

2

1

1



2



3



aerial

San Ysidro Village

Las Americas Premium Outlets

Shopping Mall With 70+ Stores

MEXICO

USA

Willow Elementary



EiBeyer Blvd

3

2

1



1

2

3



Plaza at the Border



San Ysidro Civic Center

MEXICO

USA

Willow Elementary



E-Beyer Blvd

2

1





6



San Ysidro Civic Center

Sunset Elementary School

San Ysidro Health Center

San Ysidro Public Library

Smythe Elementary School

La Mirada Elementary School

San Ysidro Middle School



E. Beyer Blvd





San Ysidro Health Center

San Ysidro Middle School

Sunset Elementary School

San Ysidro Public Library

INTERSTATE 805

San Ysidro Civic Center

Jack In the Box
SUBWAY
El Super
YUM YUM

BANK OF AMERICA

INTERSTATE 5

E Beyer Blvd

E San Ysidro Blvd

VALERO
SHELL
GROCERY OUTLET
O'Reilly

Denny's
6

San Ysidro Village

POPEYES
SUBWAY
GNC
7-ELEVEN
ROSS
FAMOUS FOOTWEAR
carter's
OSHKOSH
Marshalls
Guitar Center
DOLLAR TREE

KFC
Jamba
7-ELEVEN
Starbucks
The UPS Store
Auto Zone
PISULANEX

Plaza at the Border

ROSS
TJ-MAXX
ULTA
five BELOW
BIG 5
the Vitamin Shoppe

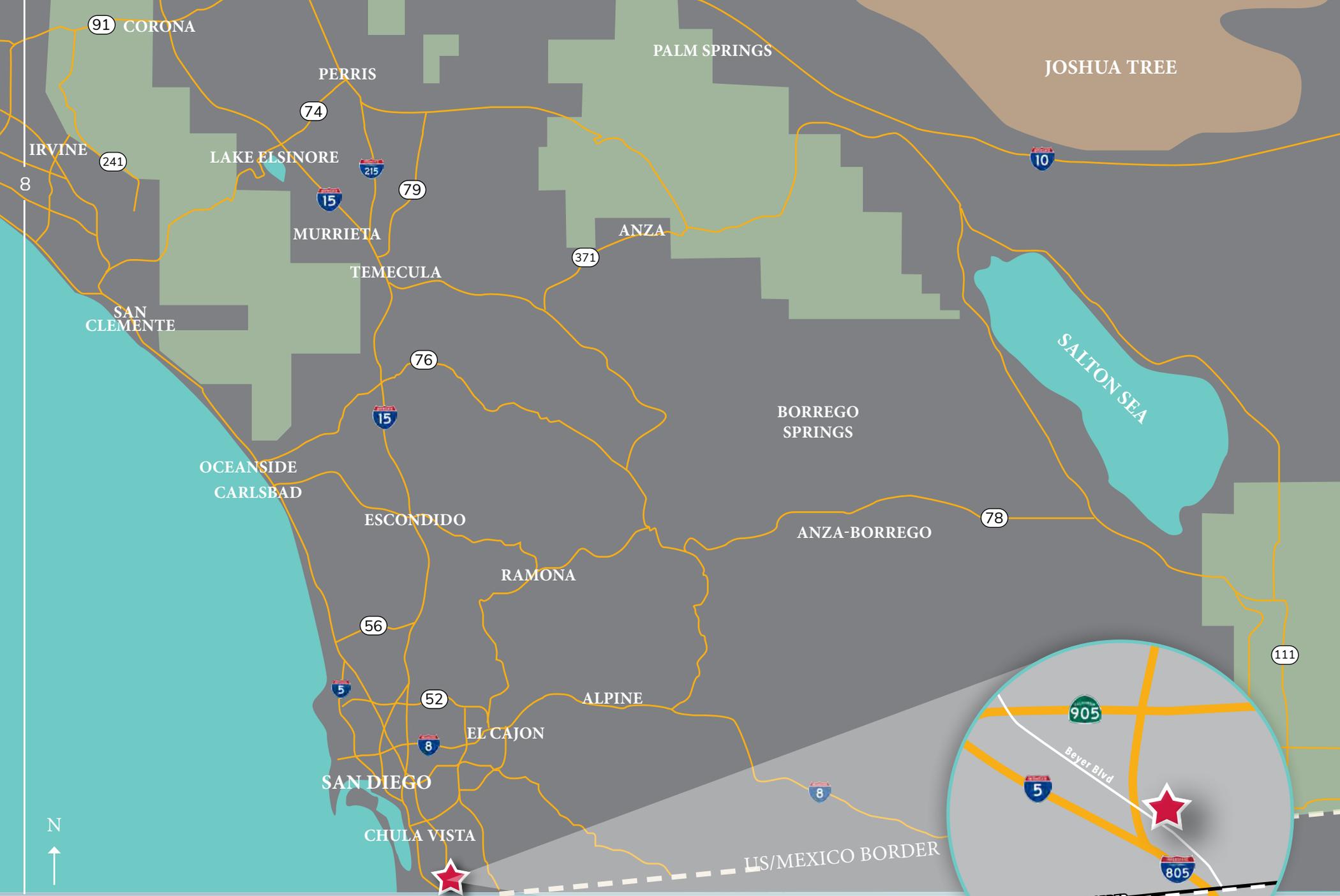
Las Americas Premium Outlets

NIKE
at&t
A&M
SNEAKERS
Levi's
Starbucks
BILLABONG
adidas
GAP
CALVIN KLEIN
Shopping Mall With 70+ Stores

USA

MEXICO





location map

property information

9

location:

This property is located at 2408 East Beyer Boulevard in San Ysidro, California. Currently located 1.3 miles north of the U.S Mexico Border and 2.3 miles south of Highway 905. You will find this property along Interstate 805 & East Beyer Road with excellent visibility and VPD.

property profile:

The property spans approximately 9.32 acres of vacant land, with a zoning classification of small lot residential (RS-1-7). This presents an exceptional opportunity for developers to craft upscale residences. With a density allowance of 10 dwelling units per acre and a minimum lot size of 5,000 square feet, developers have the green light to construct up to 93 units by right. Moreover, the property permits a range of other appealing uses, including single-family residential, mobile home parks, senior living, and more.

Nestled amidst vibrant neighborhoods, bustling shopping centers, reputable schools, beautiful parks, and scenic hiking trails, the site promises a lifestyle of tranquility and convenience. Its suburban charm is enhanced by seamless accessibility to major thoroughfares, ensuring that new residents can effortlessly explore the wider region.

jurisdiction:

San Ysidro – City of San Diego

APN:

666-130-28-00

acreage:

9.32

zoning:

Residential – Small Lots (RS-1-7)

[Click to View RS-1-7 Zoning Code](#)

general plan:

Residential - Low

[Click to View General Plan](#)

permitted uses:

Single Family Home, Multi-Family, RV Park, Accessory Dwelling Units, Parks, Library,

max density:

10du/acre

minimum lot size:

5,000 square feet

school district:

San Ysidro Elementary School District

services:

Sewer/Water: City of San Diego ([Click to View Water & Sewer](#))

Gas/Electric: SDG&E

Fire: San Diego Fire Department – Station 29

Police: San Diego Police Department – Southern Division

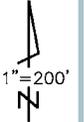
asking price:

\$975,000

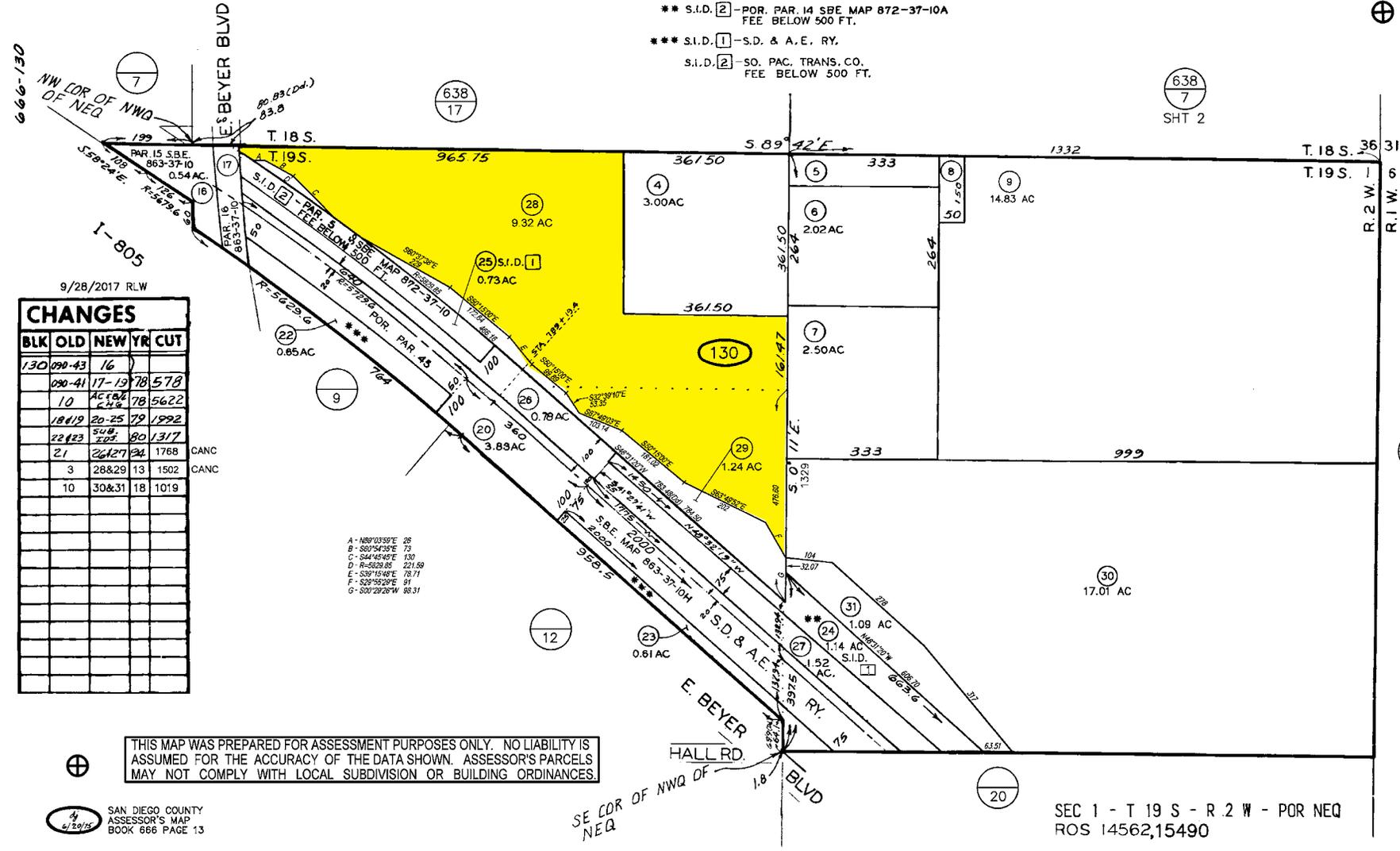
plat map

08

666-13



- * S.I.D. 2 - POR. PAR. 43 SBE. MAP 863-37-10H
FEE BELOW 500 FT.
- ** S.I.D. 2 - POR. PAR. 14 SBE. MAP 872-37-10A
FEE BELOW 500 FT.
- *** S.I.D. 1 - S.D. & A. E. RY.
- S.I.D. 2 - SO. PAC. TRANS. CO.
FEE BELOW 500 FT.



9/28/2017 RLW

CHANGES

BLK	OLD	NEW	YR	CUT
130	090-43	16		
	090-41	17-19	78	578
	10	AC 194	78	5622
	18419	20-25	79	1992
	22423	20	80	1317
	21	26127	24	1768
	3	28&29	13	1502
	10	30&31	18	1019
				CANC
				CANC

- A - N89°03'59"E 26
- B - S50°54'39"E 73
- C - S44°45'46"E 130
- D - R-5628.85 221.69
- E - S39°15'48"E 78.71
- F - S20°15'20"E 91
- G - S00°28'28"W 88.31

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 666 PAGE 13

SEC 1 - T 19 S - R.2 W - POR NEQ
ROS 14562,15490

2023 demographics

1 mile



population
17,451



estimated households
4,607



average household income
\$103,537



median household income
\$85,698



total employees
5,953

3 miles



population
92,028



estimated households
25,378



average household income
\$117,336



median household income
\$91,357



total employees
18,939

5 miles



population
210,306



estimated households
61,527



average household income
\$113,200



median household income
\$90,835



total employees
54,351

LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





for more information, please contact:

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