

601-637

E. SAN YSIDRO BLVD SAN YSIDRO, CA 92173

FOR LEASE

RETAIL & OFFICE SUITES

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RETAIL & OFFICE SUITES FOR LEASE



RETAIL - Availability:

601 E San Ysidro Blvd, Suite 110: ± 13,618 SF Retail

OFFICE - Availability:

631 E San Ysidro Blvd, Suite F: ± 450 SF Office (Contiguous with Suite G)

631 E San Ysidro Blvd, Suite G: ± 450 SF Office (Contiguous with Suite F)



PLAZA TENANTS

Wells Fargo, Little Caesars, H&R Block



LOCATION

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



VISIBILITY

Excellent Visibility with Combined Traffic Counts of 106,753 VPD
Building and Pylon Signage Available



PARKING

45 Free Surface Spaces (2.37/1,000 SF)

THE PRO

601-637

SAN YSIDRO



ERTY

E SAN YSIDRO BLVD

, CA 92173

EL TOREADOR PLAZA

± 19,016 SF RETAIL CENTER

FREEWAY ACCESS

IMMEDIATE ACCESS TO I-805 & I-5

544' FRONTAGE

E SAN YSIDRO BLVD



FLOOR PLANS

Floor Plans Not Fit to Scale; For Reference Purposes Only.

601 E SAN YSIDRO BLVD SUITE 110

± 13,618 SF 1ST FLOOR
RETAIL SUITE

WINDOW LINED STOREFRONT

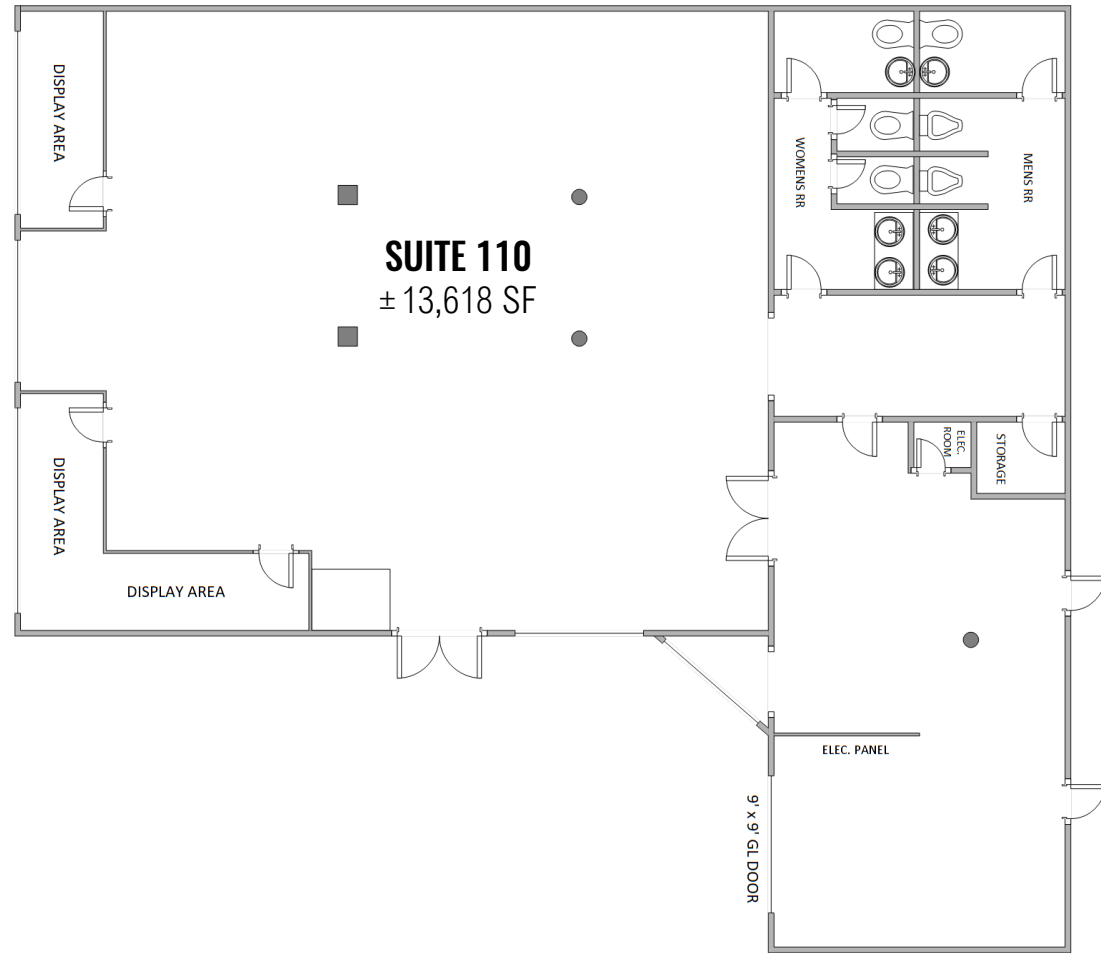
OPEN RETAIL SHOWROOM

PRIVATE RESTROOMS

STORAGE

9' x 9' GRADE LEVEL DOOR

E. SAN YSIDRO BLVD



SUITE 110

± 13,618 SF

631 E SAN YSIDRO BLVD SUITE F

± 450 SF 2ND FLOOR
OFFICE SUITE

CONTIGUOUS WITH SUITE G
FOR ± 900 SF

PRIVATE RESTROOM

OPEN FLOOR PLAN

SUITE F
± 450 SF
Floor Plan Pending

631 E SAN YSIDRO BLVD SUITE G

± 450 SF 2ND FLOOR
OFFICE SUITE

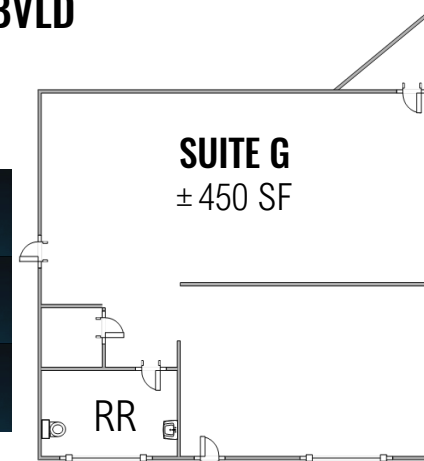
CONTIGUOUS WITH SUITE F
FOR ± 900 SF

PRIVATE RESTROOM

PRIVATE OFFICE / BULL PEN

SUITE G

± 450 SF



SUITE 110

EL TOREADOR PLAZA



E SAN YSIDRO BLVD

E BEYER BLVD

BORDER PLAZA



12,432

E SAN YSIDRO BLVD & BORDER VILLAGE RD



601-637 E San Ysidro Blvd



AREA DEMOGRAPHICS



POPULATION	3 MILE	5 MILE
2024 Total Population	81,014	19,117
2029 Population	79,928	188,251
Average Age	35.8	36.4



HOUSEHOLDS	3 MILE	5 MILE
2024 Total Households	21,701	52,616
Avg. Household Income	21,380	51,988
Median Home Value	\$552,743	\$588,694



ECONOMY	3 MILE	5 MILE
# of Businesses	2,305	6,282
# of Employees	15,854	45,983
Total Consumer Spending	\$794 M+	\$1.8 B+



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

Sunset Elementary School

San Ysidro Middle School



Cesar Chavez Recreational Center

San Ysidro Village

Border Village Shopping Center

Border Plaza

The Plaza At the Border

Outlets at the Border

Border Parking

94,500 Cars Per Day

U.S. - MEXICO BORDER



SUBJECT PROPERTY

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

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



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AVAILABLE ± 450 SF - 13,618 SF

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**PACIFIC COAST
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SALES - MANAGEMENT - LEASING

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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 transaction.