

# OFFICES FOR LEASE

PRIME OPPORTUNITY LOCATED  
ALONG BUSIEST RETAIL CORRIDOR  
IN SAN YSIDRO



BORDER VILLAGE

◆ PLAZA ◆

4630-4650-4698 Border Village Rd.

642 E San Ysidro Blvd.

San Ysidro, Ca 92173

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## PROPERTY FEATURES.

- Heart of San Ysidro trade area
- Heavy pedestrian border traffic
- Over 50,000 border crossings per day
- Great visibility to E San Ysidro Blvd
- Fast-growing residential population
- Land size: approximately 37,760 sf
- There are an additional 300,000 people within 3 miles of the border in Tijuana, Mexico that add to San Ysidro's booming economy
- Office and Retail Suites Available for Lease
- Ranging from 200 to 7,000 sf
- Fully Equipped suites with HVAC, water, SDGE
- Ample Parking with over 86 surface spaces
- Half a mile from US/Mexican border, busiest border Crossing in the World (90k/day)
- Near San Diego largest outlet premium center with +125 designers brand stores.

# DEMOGRAPHICS.

## POPULATION

	1 mile	3 miles	5 miles
Total Population	10,104	83,458	201,008
Projected Population (2022)	10,333	86,023	206,553

## HOUSING

	1 mile	3 miles	5 miles
Total Households	2,554	21,721	55,686
Projected Total Households (2022)	2,597	22,320	56,989

## INCOME

	1 mile	3 miles	5 miles
Median Household Income	\$45,961	\$64,315	\$61,990
Average Household Income	\$61,046	\$80,264	\$78,854
Per Capita Income	\$15,346	\$20,890	\$21,975
Median Disposable Income	\$39,345	\$52,938	\$51,764
Average Disposable Income	\$49,550	\$63,590	\$62,450

## DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	10,604	68,491	175,764
Daytime Population Workers	4,290	17,623	53,971
Daytime Population Residents	6,314	50,868	121,793

# DEMOGRAPHICS.



## RACE & ETHNICITY

White	5,629	55.71%	41,817	50.10%	102,224	50.86%
Black or African American	191	1.89%	2,645	3.17%	7,106	3.54%
American Indian & Alaska Native Population	85	0.84%	488	0.58%	1,383	0.69%
Asian Population	277	2.74%	9,603	11.51%	23,605	11.74%
Pacific Islander Population	23	0.23%	324	0.39%	966	0.48%
Other Race Population	3,561	35.24%	24,599	29.47%	54,872	27.30%
Population of Two or More Races	338	3.35%	3,983	4.77%	10,852	5.40%
Hispanic Population	9,439	93.42%	64,867	77.72%	145,840	72.55%
Non-Hispanic Population	665	6.58%	18,592	22.28%	55,168	27.45%



## EDUCATION

Bachelor's Degree	448	7.36%	6,912	12.89%	17,624	13.61%
Graduate/Professional Degree	172	2.82%	1,898	3.54%	5,596	4.32%



## AGE

Median Age	30.1	32.8	33.3
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# TRADE AREA AERIALS.







# PROPERTY PHOTOS.





# PROPERTY PHOTOS.



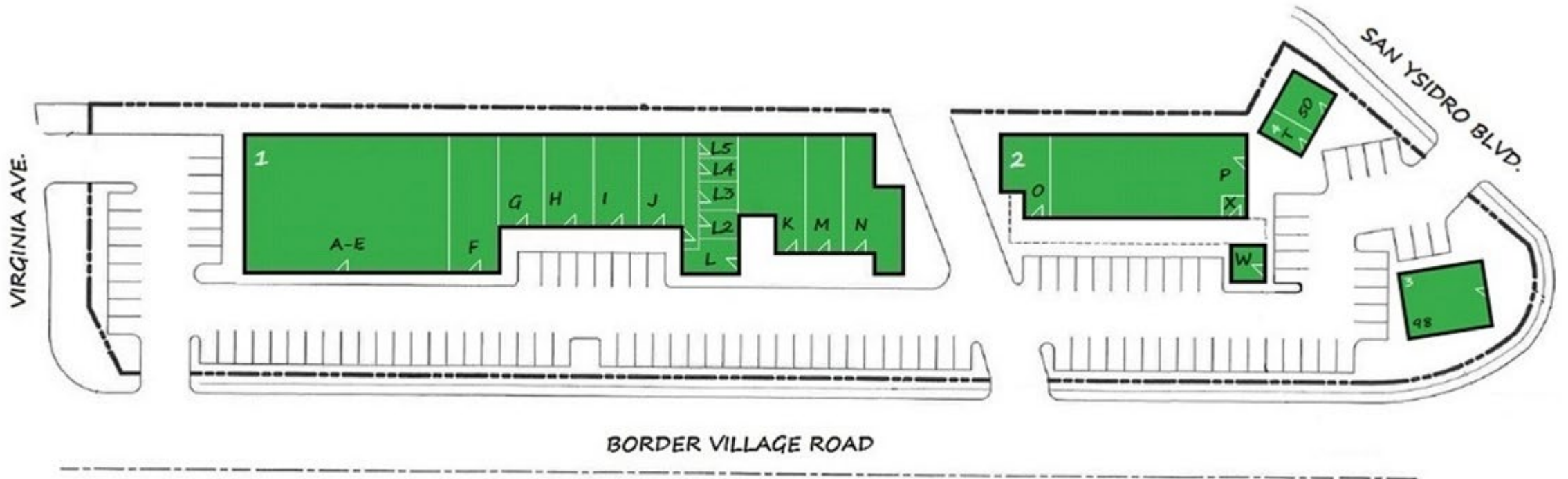




# PROPERTY PHOTOS.



# SITE PLAN.



- 1. 4630 building
- 2. 4650 building
- 3. 4698 building
- 4. 642 building