

# SAN YSIDRO Village

NOW OPEN



ADT:  $\pm 121,000$



SAN YSIDRO BLVD



## RETAIL FOR LEASE

$\pm 1,000$  -  $\pm 5,900$   
Available

340-418 W San Ysidro Blvd  
San Ysidro, CA 92173

**FLOCKE &  
AVOYER**  
Commercial Real Estate

# EL SUPER PYLON SIGN





# SAN YSIDRO Village

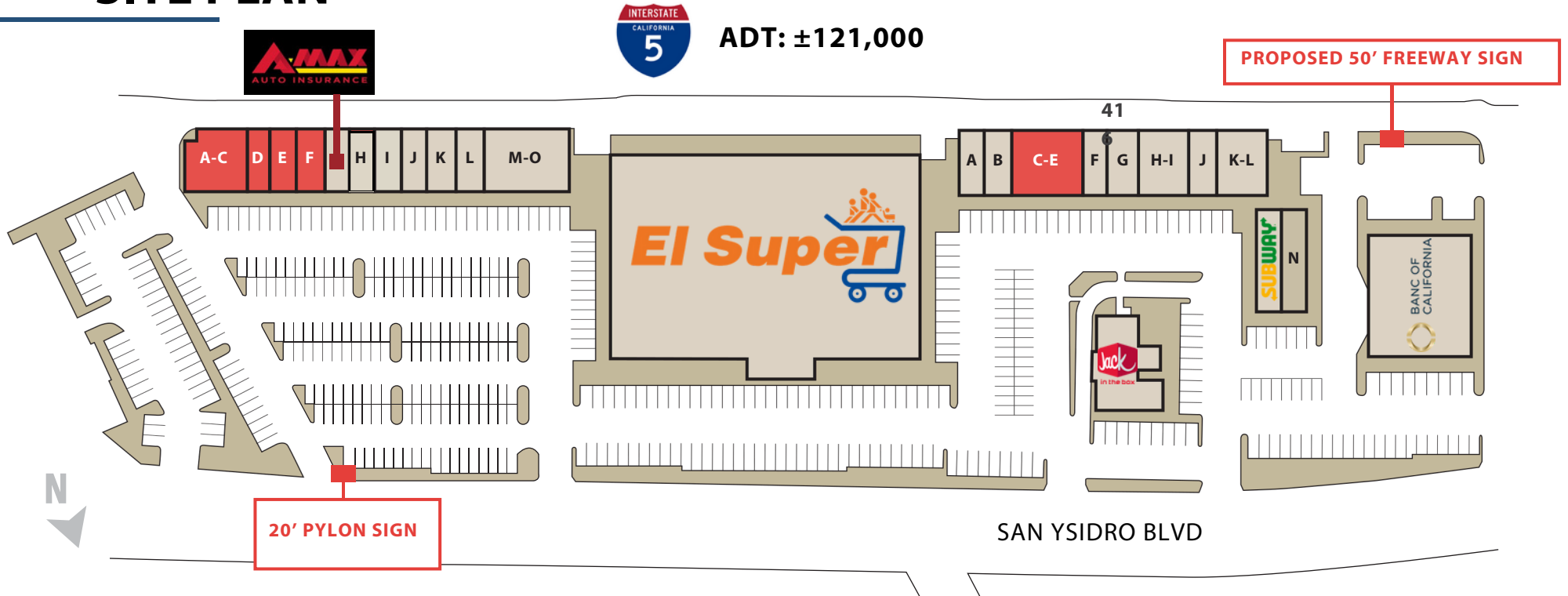
340-418 W San Ysidro Blvd  
San Ysidro, CA 92173

## PROPERTY HIGHLIGHTS

- Prominent, freeway-visible signage
- Easy access from I-5, I-805 and CA-905
- Less than two miles north of the International Border
- Draws customers from the San Ysidro area and Tijuana, Mexico



# SITE PLAN



## BUILDING 342

TENANT	SF
El Super	±38,758

SUITE	TENANT	SF
A-C	AVAILABLE	±2,900
D	AVAILABLE	±1,000
E	AVAILABLE	±1,000
F	AVAILABLE	±1,000
G	AMAX Insurance	±1,000
H	Total Wireless	±1,000
I	Chase Bank	±1,000
J	Cricket	±1,000
K	Hernandez Insurance Services	±1,000
L	Tropi Fruit Juice Bar	±1,000
M-O	Ying Li Chinese Restaurant	±3,000

## BUILDING 416

SUITE	TENANT	SF
A	Barber Shop	±1,000
B	Zappy Pizza	±1,000
C-E	AVAILABLE	±3,000
F	Vi Nails & Spa	±1,000
G	San Ysidro Nutrition Store	±1,000
H-I	Metro PCS	±2,250
J	Fred Loya Insurance	±750
K-L	Postal Annex	±2,000
M	Subway	±1,600
N	Wingstop	±1,600



## San Ysidro Village

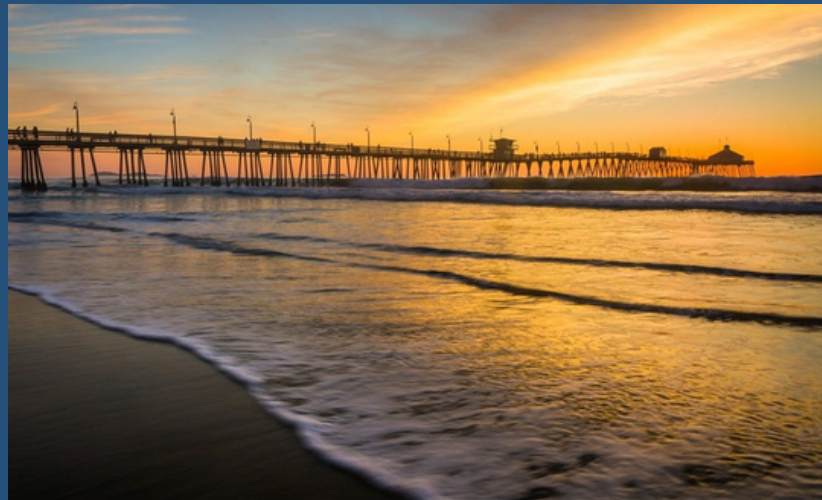




# COMPETITION AERIAL









# DEMOGRAPHICS



## TRAFFIC COUNTS (CARS PER DAY)

**I-5:** ±121,000 ADT

**SAN YSIDRO BLVD:** ±14,274 ADT



## AVERAGE HOUSEHOLD INCOME

**1 MILE:** \$68,901

**3 MILES:** \$85,173

**5 MILES:** \$83,372



## POPULATION

**1 MILE:** 28,317

**3 MILES:** 109,350

**5 MILES:** 223,136



## DAYTIME POPULATION

**1 MILE:** 15,374

**3 MILES:** 56,642

**5 MILES:** 129,940







San Ysidro Village



# FOR MORE INFORMATION

## BRIAN QUINN

858.352.2902

brian.quinn@jll.com

CA DRE No.: 01009041

## BRAD WILLIAMS

858.875.4668

bwilliams@flockeavoyer.com

CA DRE No.: 01802468



### Flocke & Avoyer Commercial Real Estate

6165 Greenwich Drive, Suite 110 San Diego, CA,

92122 619.280.2600 flockeavoyer.com



### \*DISCLAIMER

\*All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price or withdrawal without notice.

\*Figures and statements appearing on this form represent our best knowledge and belief based on information gathered regarding the above property. This analysis is to be taken, therefore, as an estimate and not as a guarantee or warranty. Information contained herein is subject to independent verification and no liability for errors or omissions is assumed. You should rely on your own independent analysis and investigation regarding the above property and on the advice of your legal counsel and tax consultant.

\*Any site plans and maps contained herein is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

\*Demographics contained herein are produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.

\*Any geofencing data herein is provided by Placer Labs, Inc. (www.placer.ai) and is provided without representation or warranty.

\*Photos contained herein are property of their respective owners. Use of these photos without the express written consent of the owner is prohibited. Photos do not guarantee the current condition of the property.