

NOW OPEN

# SAN YSIDRO Village



ADT: ±121,000

SAN YSIDRO BLVD

N

RETAIL FOR LEASE

±1,000 - ±5,900  
Available

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

**FLOCKE &  
AVOYER**  
Commercial Real Estate

# EL SUPER PYLON SIGN

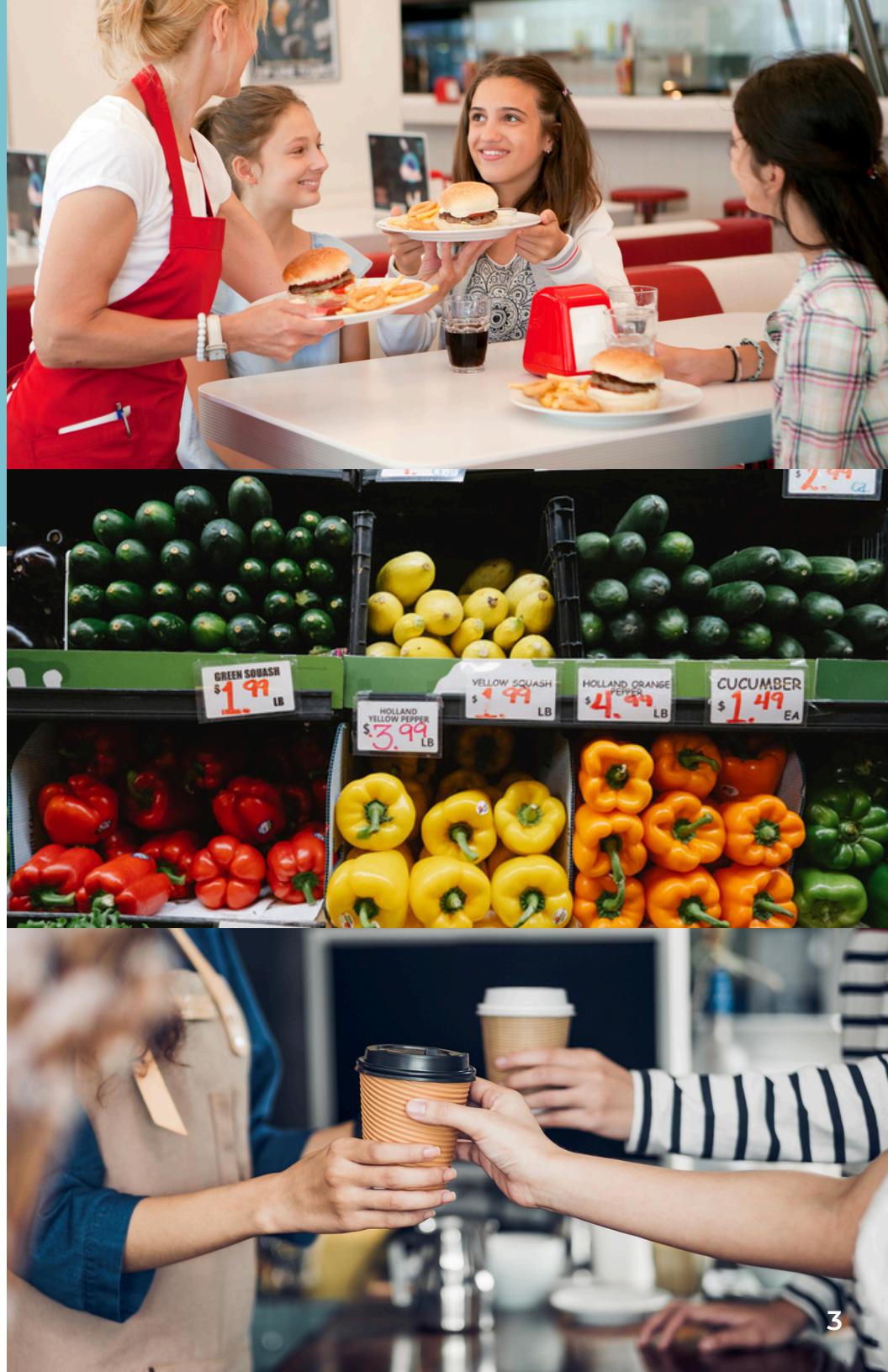


# SAN YSIDRO Village

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



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

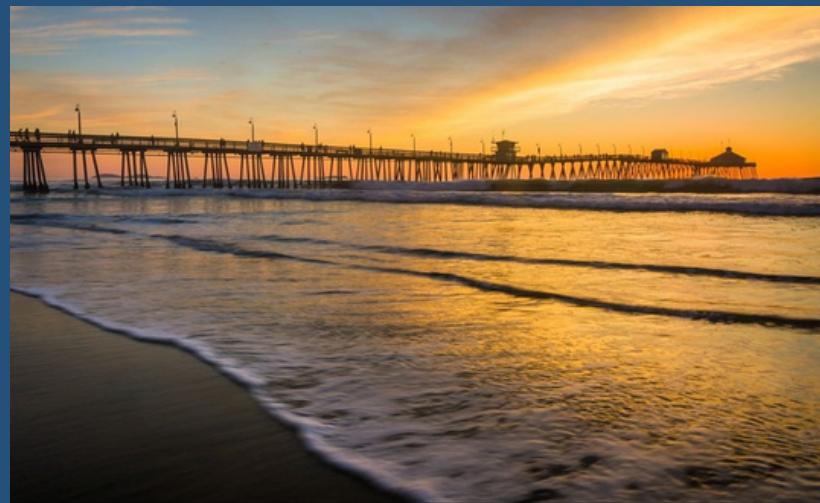
SUITE	TENANT	SF
A	Barber Shop	±1,000
B	Zappy Pizza	±1,000
C-E	AVAILABLE	±3,000
F	Vi Nails & Spa	±1,000
G	San Ysidro Nutrition Store	±1,000
H-I	Metro PCS	±2,250
J	Fred Loya Insurance	±750
K-L	Postal Annex	±2,000
M	Subway	±1,600
N	Wingstop	±1,600

## 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

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