



601

**E  
SAN  
YSIDRO  
BLVD**  
San Ysidro  
CA 92173

**SUITE 110**

# RETAIL ANCHOR OPPORTUNITY

**±13,618 SF AVAILABLE AT EL TOREADOR PLAZA**

BLANCHE GOLIA  
Lic. 01956233

SHIRLEY KANAMU  
Lic. 01268281

VALLEY COLEMAN  
Lic. 02065336

CHASE PELTON  
Lic. 01918260

  
**PACIFIC COAST  
COMMERCIAL**  
SALES • MANAGEMENT • LEASING



# THE OPPORTUNITY at EL TOREADOR PLAZA



## RETAIL ANCHOR - Available For Lease

601 E San Ysidro Blvd, San Ysidro, CA 92173  
Suite 110: ± 13,618 SF Retail



## 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
- Immediate Freeway Access to I-5 and I-805



## PLAZA TENANTS

Wells Fargo, Little Caesars, H&R Block



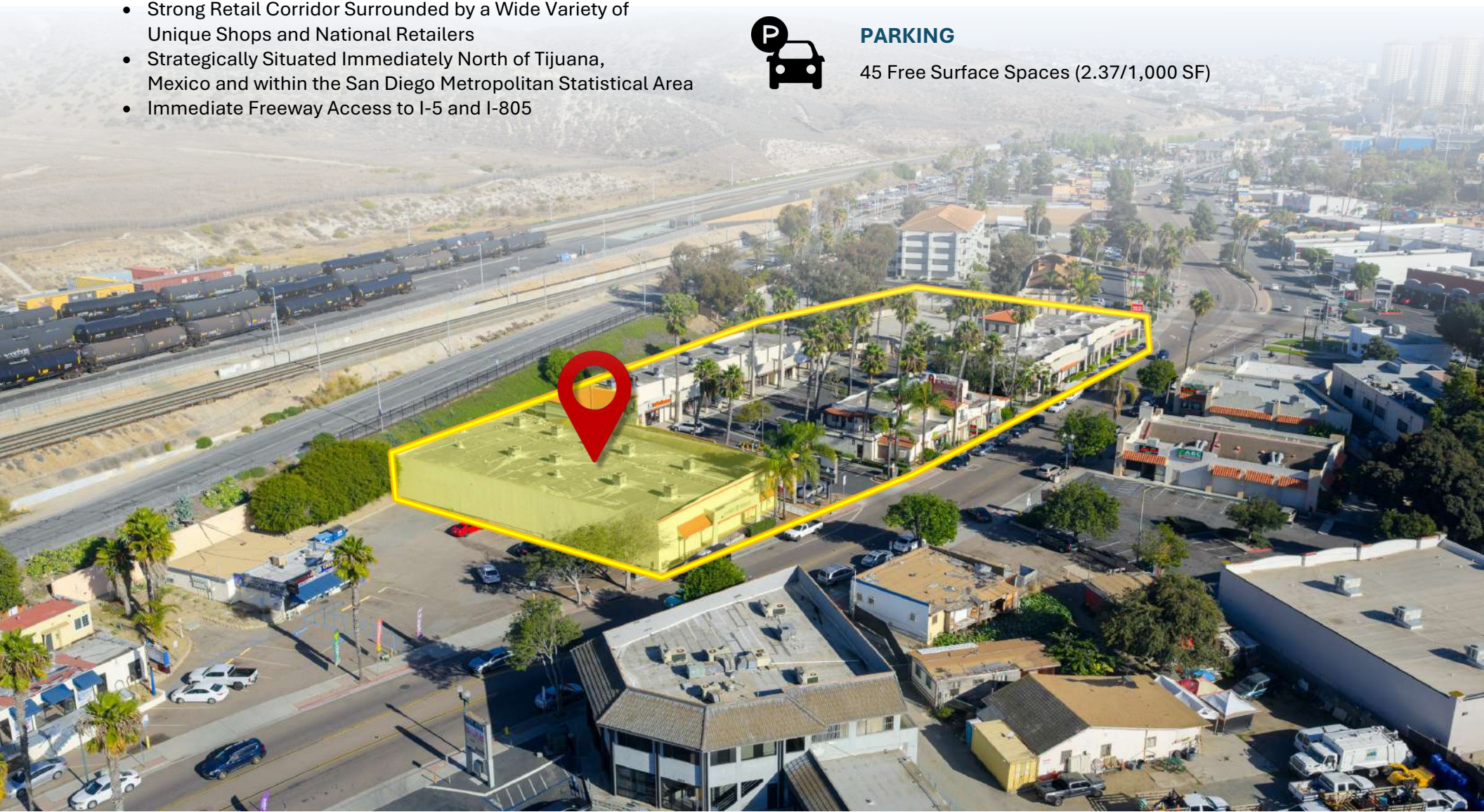
## VISIBILITY

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



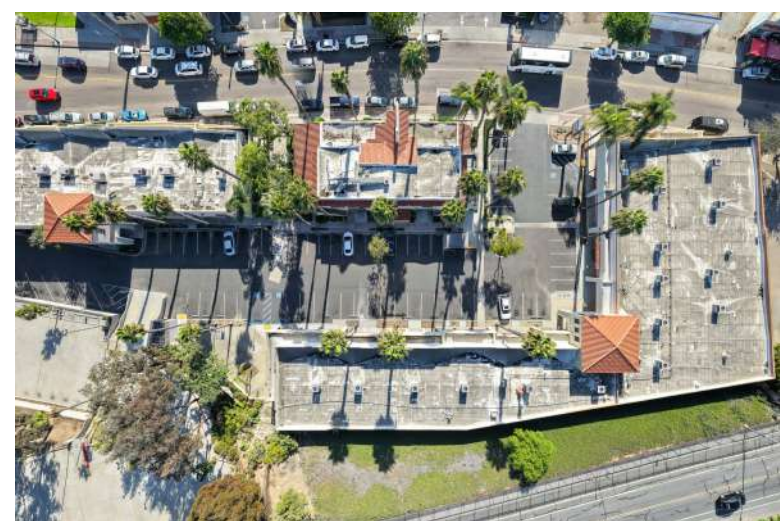
## PARKING

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





# EL TOREADOR PLAZA ± 19,016 SF RETAIL CENTER



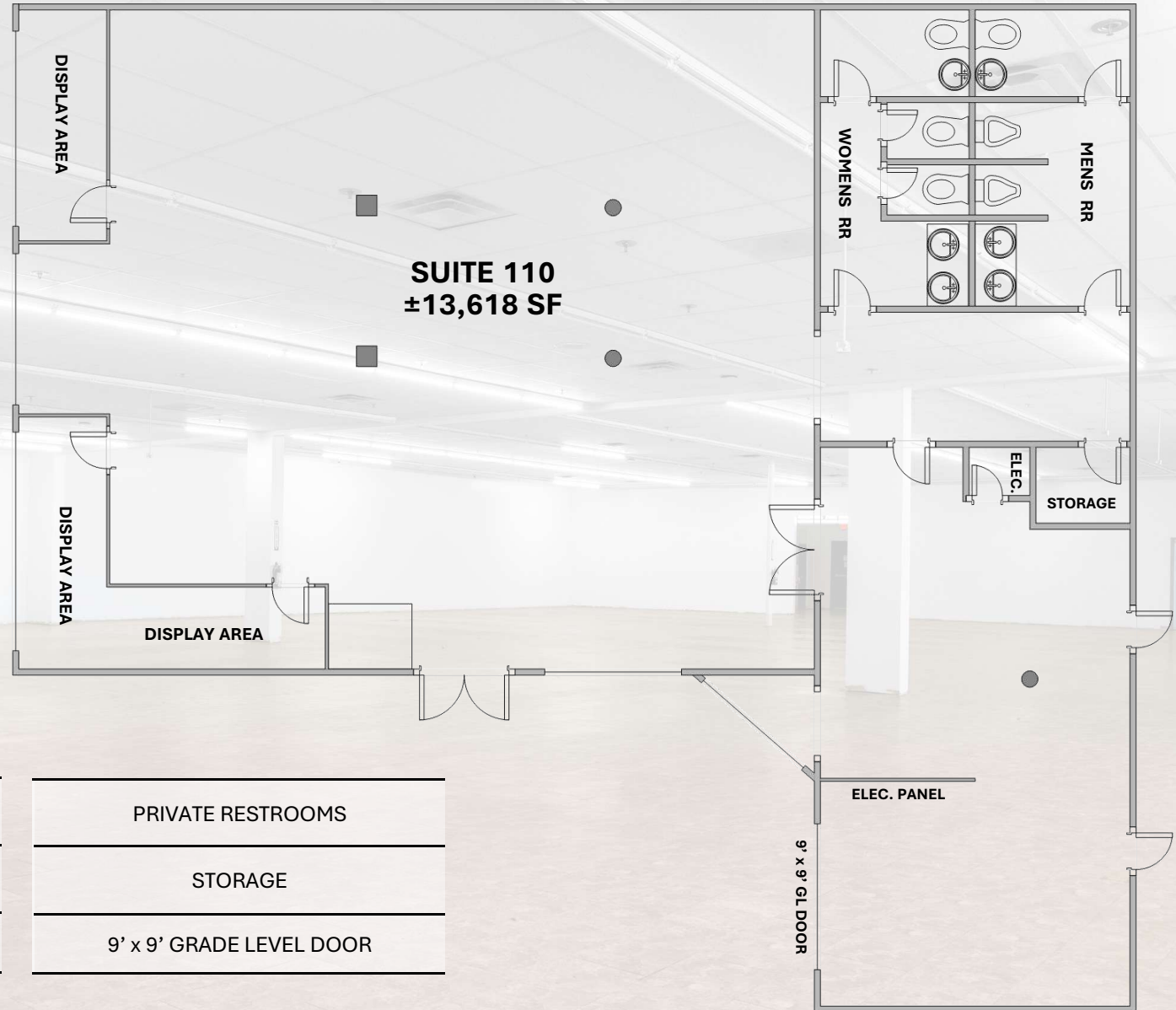
601 E. San Ysidro Boulevard



# SUITE 110 | FLOOR PLAN

Floorplan is not to scale; for reference purposes only.

E. SAN YSIDRO BLVD



± 13,618 SF 1ST FLOOR RETAIL SUITE

WINDOW LINED STOREFRONT

OPEN RETAIL SHOWROOM

PRIVATE RESTROOMS

STORAGE

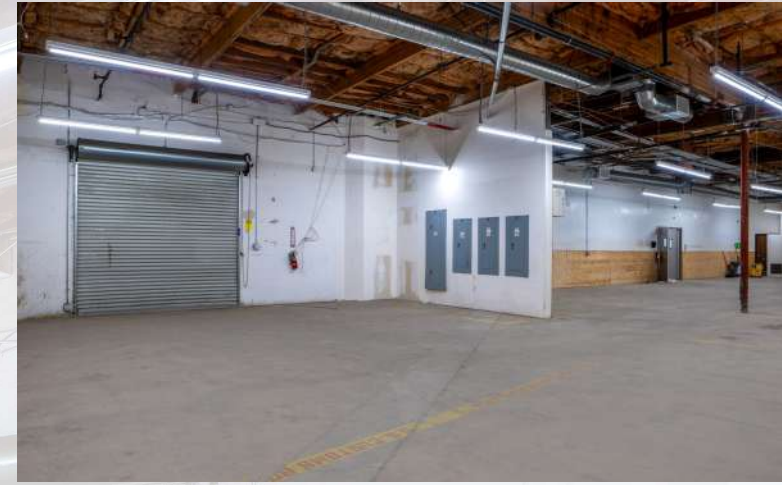
9' x 9' GRADE LEVEL DOOR



**LEASE RATE:** Contact Agent For Pricing

601 E. San Ysidro Boulevard

## SUITE 110 | INTERIOR PHOTOS





**SUITE 110**



**12,432 VPD**

E SAN YSIDRO BLVD  
& BORDER VILLAGE RD





## DEMOGRAPHICS (10 MILE RADIUS)



**519,318**

2024 POPULATION



**154,526**

2024 HOUSEHOLDS



**37.1**

2024 MEDIAN AGE



**\$659,688**

2024 MEDIAN HOME VALUE



**1980**

2024 MEDIAN YEAR BUILT



**\$84,387**

2024 AVG HOUSEHOLD INCOME

Source: Costar.com

## DRIVE TIMES

Interstate 805	1 Min
San Ysidro Border	5 Mins
Chula Vista Bayfront Park	14 Mins
Downtown San Diego	24 Mins
Mission Valley	24 Mins
San Diego State University	26 Mins
San Diego Intl Airport	27 Mins
Del Mar	39 Mins

601 E. San Ysidro Boulevard



Sunset Elementary School

San Ysidro Middle School



SUBJECT PROPERTY

94,500  
Cars Per Day



Cesar Chavez  
Recreational Center

San Ysidro  
Village

Border Village  
Shopping Center

Border  
Plaza



The Plaza  
At the Border

Outlets at  
the Border

Border  
Parking

U.S. - MEXICO BORDER

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

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



## THE LOCATION

**San Ysidro, California** is a vibrant border community located at the southernmost point of San Diego, directly adjacent to Tijuana, Mexico. Known for housing the busiest land border crossing in the Western Hemisphere, San Ysidro serves as a major gateway for international commerce, tourism, and cultural exchange.

The community offers excellent access to Interstate 5 and Interstate 805, making it a strategic hub for logistics, retail, and cross-border business. San Ysidro is also home to the San Ysidro Port of Entry, the San Ysidro Transit Center, and is just minutes from Downtown San Diego, the San Diego International Airport, and coastal amenities.

With a diverse population, thriving local businesses, and attractions such as the **Las Americas Premium Outlets**, San Ysidro is a unique mix of international energy and Southern California lifestyle. Its location makes it ideal for companies and residents seeking proximity to both U.S. and Mexican markets, as well as convenient regional connectivity.





# RETAIL ANCHOR OPPORTUNITY

± 13,618 SF AVAILABLE FOR LEASE

## EL TOREADOR PLAZA

601 E. San Ysidro Blvd, San Ysidro, CA 92173

### BLANCHE GOLIA

Senior Advisor - Sales & Leasing  
Blanche@PacificCoastCommercial.com  
Lic. 01956233

### SHIRLEY KANAMU

Senior Advisor - Sales & Leasing  
Shirley@PacificCoastCommercial.com  
Lic. 01268281

### VALLEY COLEMAN

Sales & Leasing Associate  
Valley@PacificCoastCommercial.com  
Lic. 02065336

### CHASE PELTON

Sales & Leasing Advisor  
Chase@PacificCoastCommercial.com  
Lic. 01918260

  
**PACIFIC COAST  
COMMERCIAL**  
SALES - MANAGEMENT - LEASING

Office (619) 469-3600 | 10721 Trenea Street, Suite 200, San Diego, CA 92131  
[www.PacificCoastCommercial.com](http://www.PacificCoastCommercial.com) | Lic. 01209930

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.