

444 East San Ysidro Blvd San Ysidro, CA

±24,217 SF AVAILABLE FOR SUBLEASE



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FEATURES

- Rare anchor opportunity
- Well-located property with easy access to Interstate 5 & Interstate 805
- High traffic street with cross border traffic
- Shopping center draws from San Ysidro as well as Tijuana
- Tijuana population $\pm 1,400,000$
- Projected increase in shoppers from Tijuana when the new international pedestrian border crossing is open



SAN YSIDRO PORT OF ENTRY EXPANSION

444 East San Ysidro Blvd, San Ysidro, CA

 POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	10,491	85,734	212,847
Forecasted Population (2021)	11,015	92,965	237,567

 HOUSEHOLDS

Households	2,683	21,322	58,213
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 AVG HHD INCOME

Estimated Avg Household Income	\$55,962	\$60,123	\$58,213
Avg Family Income	\$52,147	\$64,144	\$68,635

 MEDIAN HH INCOME

Estimated Median Household Income	\$37,919	\$57,718	\$59,152
Median Family Income	\$38,892	\$57,472	\$60,394

\$\$\$ PER CAPITA INCOME

Est. Proj. Per Capita Income	\$14,318	\$18,973	\$20,947
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\$\$ OTHER INCOME

Est. Proj. Median Disposable Income	\$32,928	\$47,782	\$48,739
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 DAYTIME DEMOS

Total Number of Businesses	404	1,529	4,041
Total Number of Employees	4,502	15,887	37,856

 RACE & ETHNICITY

	1 MILE	3 MILES	5 MILES
White	5,742 57.3%	41,703 51.5%	104,380 52.7%
Black or African American	148 1.5%	3,433 4.2%	8,378 4.2%
American Indian & Alaskan Native	83 0.8%	540 0.7%	1,535 0.8%
Asian	198 2.0%	7,540 9.3%	20,145 10.2%
Hawaiian & Pacific Islander	20 0.2%	332 0.4%	1,031 0.5%
Other Race	3,477 34.7%	24,229 29.9%	52,683 26.6%
Two or More Races	348 3.5%	3,269 4.0%	10,067 5.1%

 AGE DISTRIBUTION

Median Age	32.6 yrs	33.8 yrs	33.8 yrs
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 HOUSING

Total Housing Units	2,691	21,225	57,263
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