

For Lease • 640 1/2 E San Ysidro Blvd

SAN DIEGO, CA 92173



FEATURES

- Approximately 3,680 SF
- Heart of San Ysidro trade area
- Heavy pedestrian border traffic, over 50,000 crossings per day.
- Current co-tenants: US Bank, AutoZone

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2011 Population:	20,251	98,058	220,258
2016 Proj Pop:	21,149	104,164	236,440
Avg HH Income:	\$40,036	\$60,385	\$63,831

TRAFFIC COUNTS

(Google Earth Pro)

I-5	78,407 ADT
E San Ysidro Blvd	13,391 ADT
E Beyer Blvd	12,892 ADT



RETAIL INSITE

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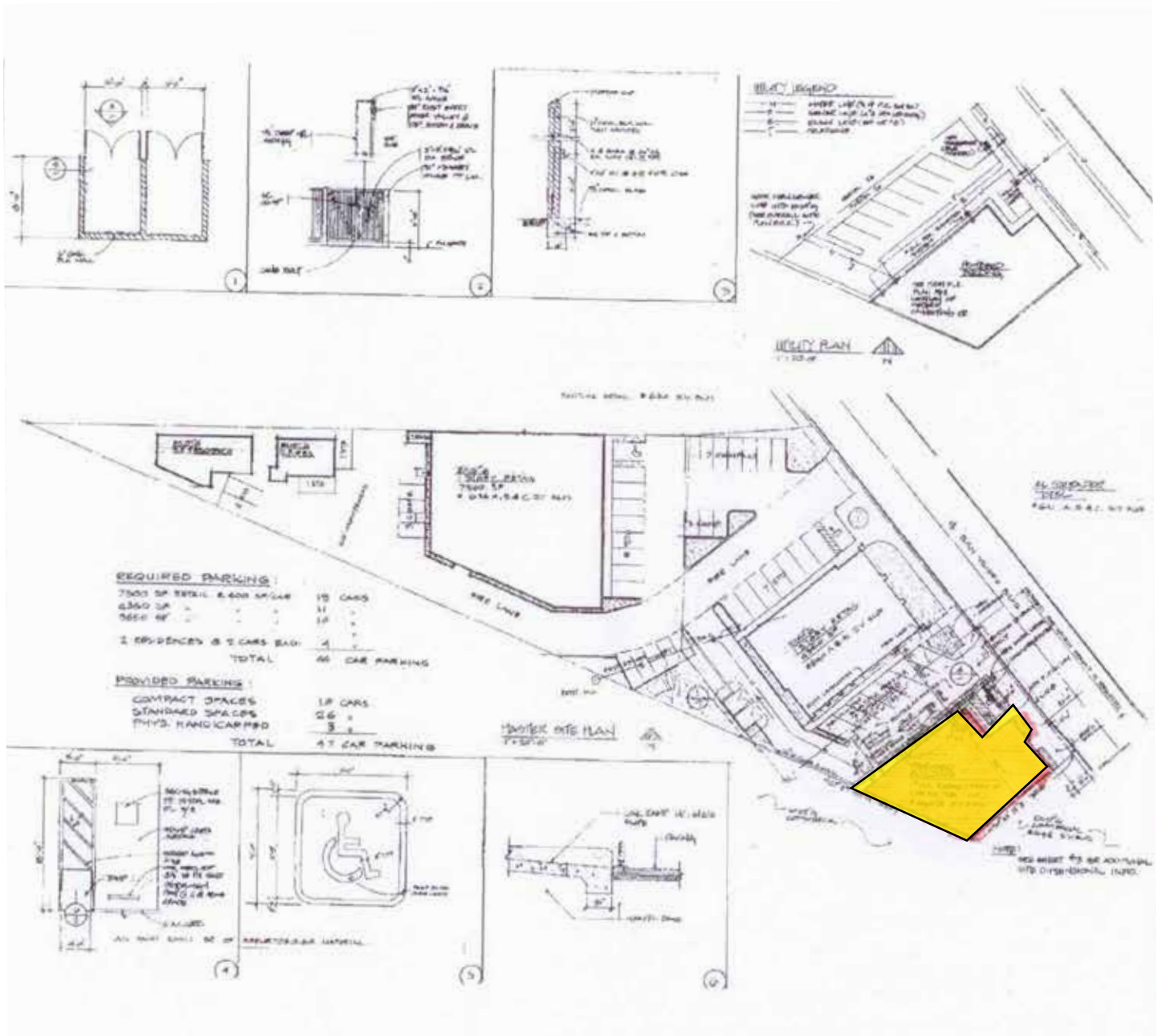
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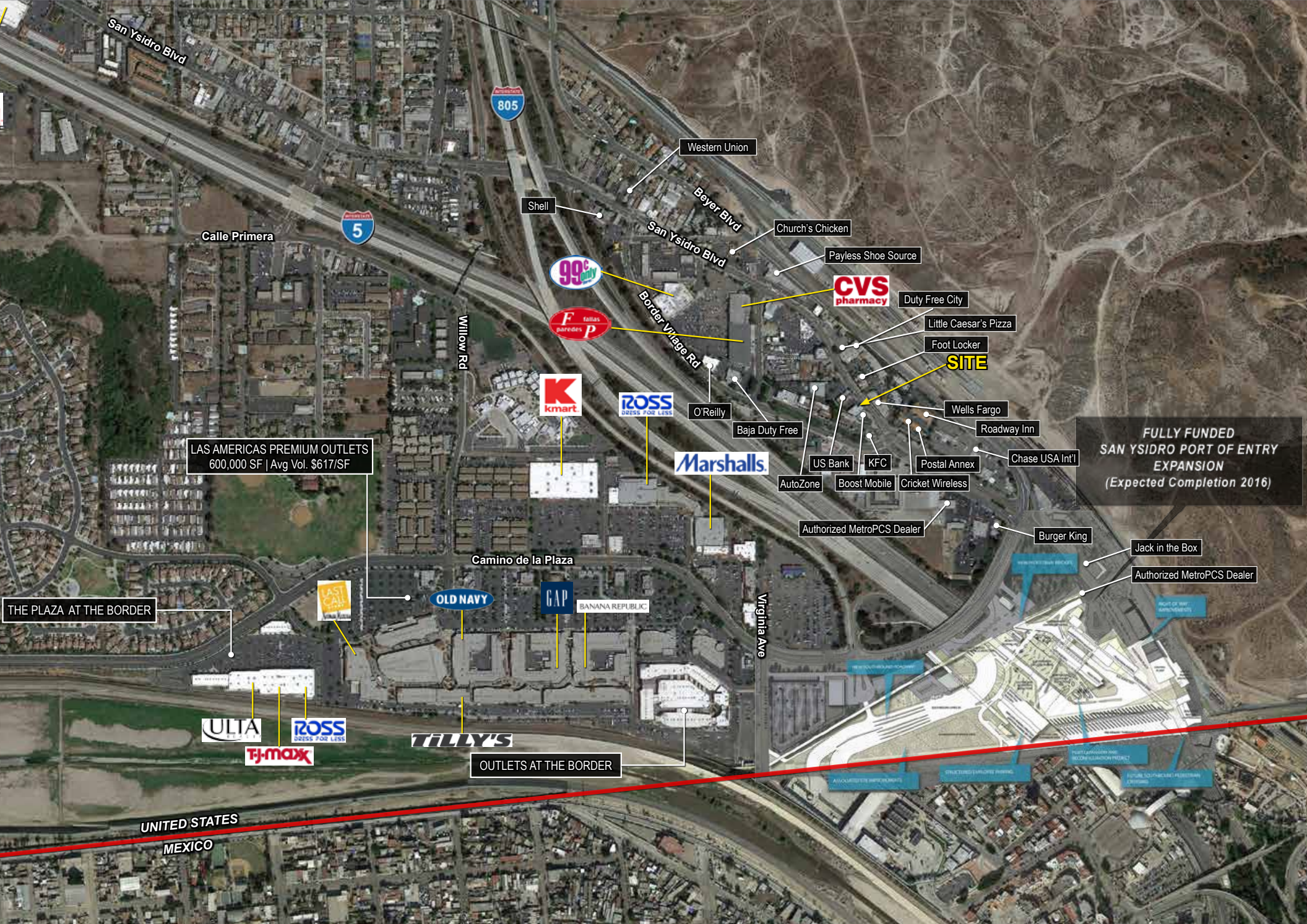
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SITE PLAN





LAS AMERICAS PREMIUM OUTLETS
600,000 SF | Avg Vol. \$617/SF

FULLY FUNDED
SAN YSIDRO PORT OF ENTRY
EXPANSION
(Expected Completion 2016)

OUTLETS AT THE BORDER

THE PLAZA AT THE BORDER

Expanded Demographic Profile

ESTIMATED 2017 · CALCULATED USING PROPORTIONAL BLOCK GROUPS

640 1ST 2 E SAN YSIDRO BLVD | SAN DIEGO, CA



POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	21,149	104,164	236,440
Forecasted Population (2021)	22,219	112,732	263,607



HOUSEHOLDS

Households	5,404	26,265	65,684
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AVG HHD INCOME

Estimated Avg Household Income	\$64,166	\$70,718	\$74,457
Avg Family Income	\$59,633	\$64,269	\$69,558



MEDIAN HH INCOME

Estimated Median Household Income	\$41,960	\$57,257	\$59,612
Median Family Income	\$42,802	\$57,160	\$60,942



PER CAPITA INCOME

Est. Proj. Per Capita Income	\$16,476	\$19,012	\$21,519
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OTHER INCOME

Est. Proj. Median Disposable Income	\$36,229	\$47,435	\$49,079
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DAYTIME DEMOS

Total Number of Businesses	461	1,756	4,527
Total Number of Employees	4,802	17,425	42,244



RACE & ETHNICITY

	1 MILE	3 MILES	5 MILES
White	11,656 57.6%	50,254 51.2%	117,321 53.3%
Black or African American	310 1.5%	4,020 4.1%	9,312 4.2%
American Indian & Alaskan Native	154 0.8%	670 0.7%	1,700 0.8%
Asian	526 2.6%	9,589 9.8%	21,952 10.0%
Hawaiian & Pacific Islander	56 0.3%	424 0.4%	1,188 0.5%
Other Race	6,820 33.7%	28,924 29.5%	57,296 26.0%
Two or More Races	729 3.6%	4,178 4.3%	11,488 5.2%



AGE DISTRIBUTION

Median Age	33.29 yrs	33.72 yrs	33.78 yrs
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HOUSING

Total Housing Units	5,410	26,019	64,715
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