

626-640 E San Ysidro Blvd San Ysidro, CA

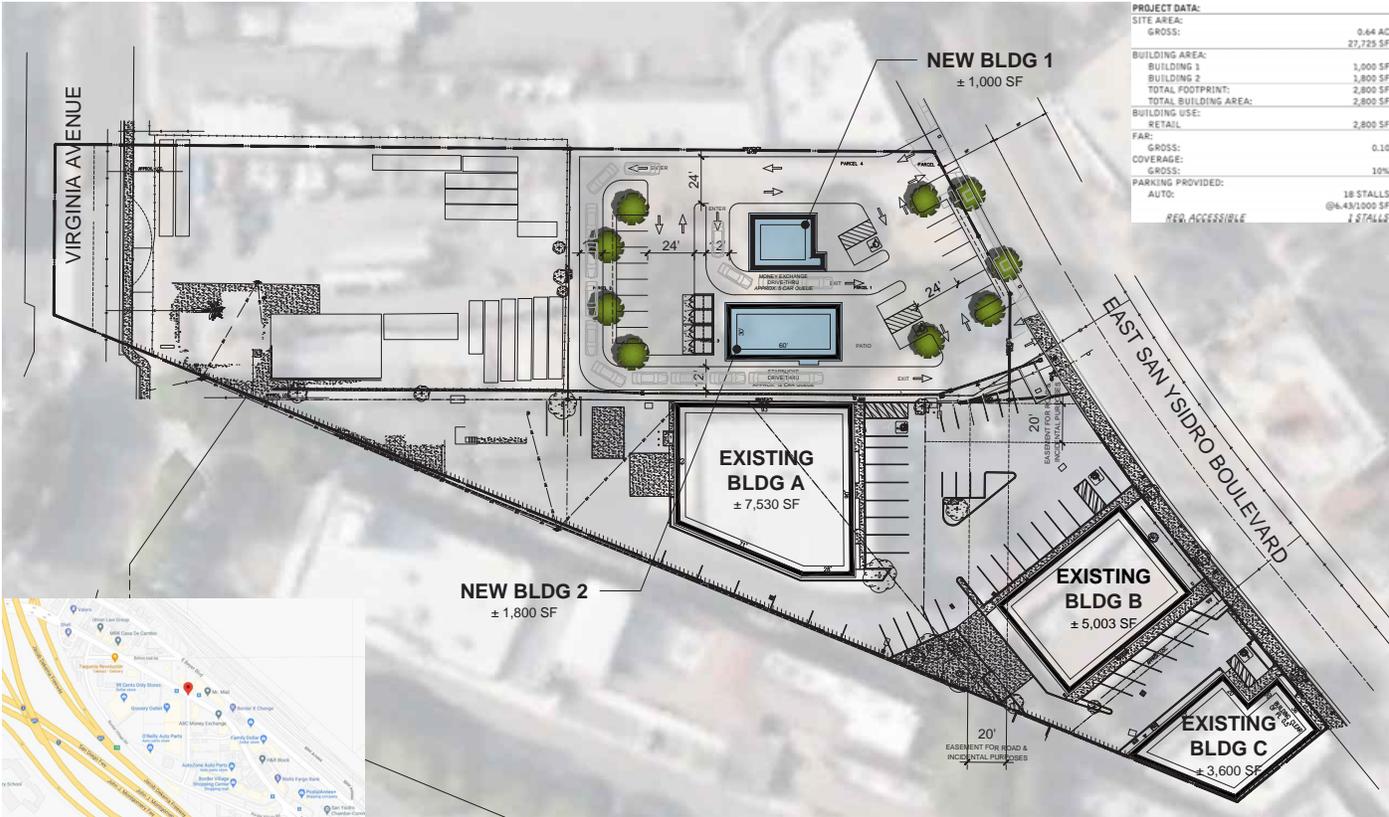
**FOR LEASE. PRIME DRIVE-THRU OPPORTUNITY LOCATED
ALONG BUSIEST RETAIL CORRIDOR IN SAN YSIDRO**

FOR LEASE.



Property Features.

- + Heart of San Ysidro trade area
- + Heavy pedestrian border traffic
- + Over 50,000 border crossings per day
- + Great visibility to E San Ysidro Blvd
- + Ground lease or build-to-suit available
- + Fast-growing residential population
- + Land size: approximately 27,760 sf
- + There are an additional 300,000 people within 3 miles of the border in Tijuana, Mexico that add to San Ysidro's booming economy



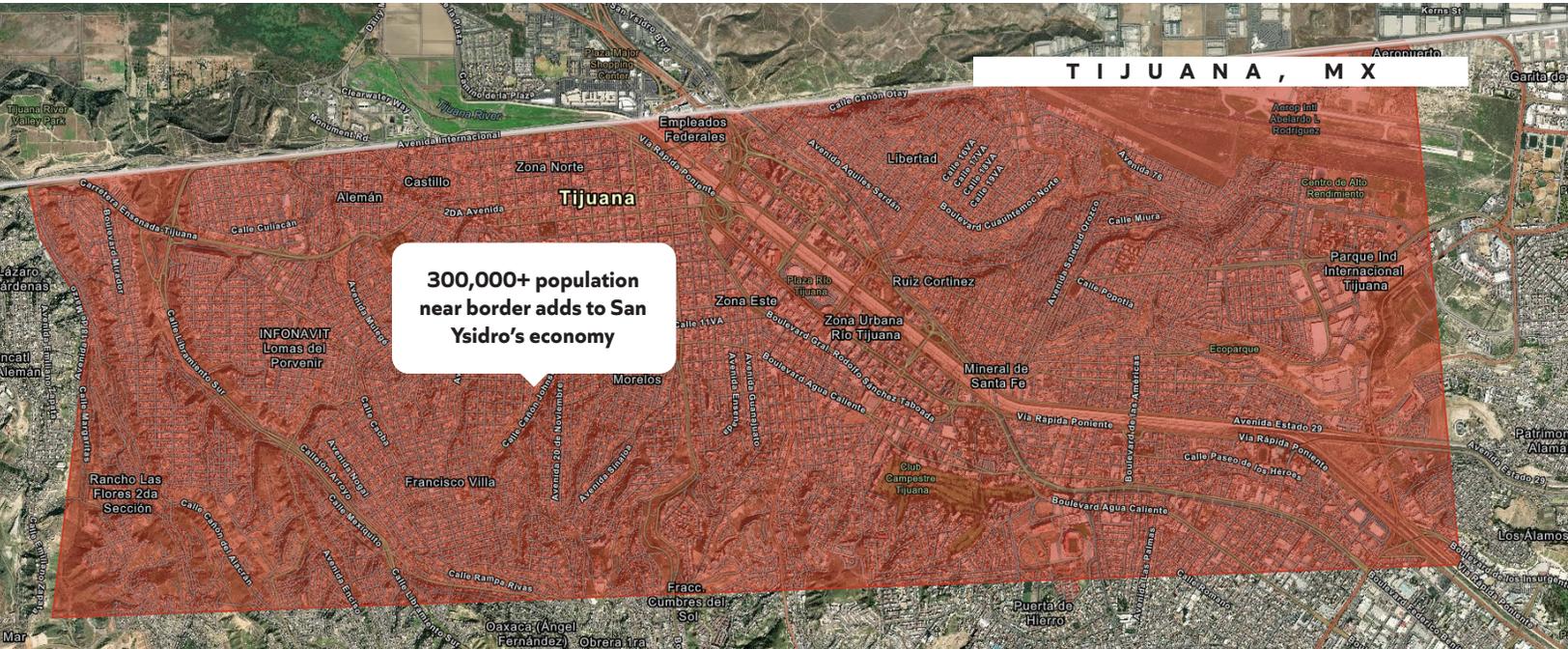
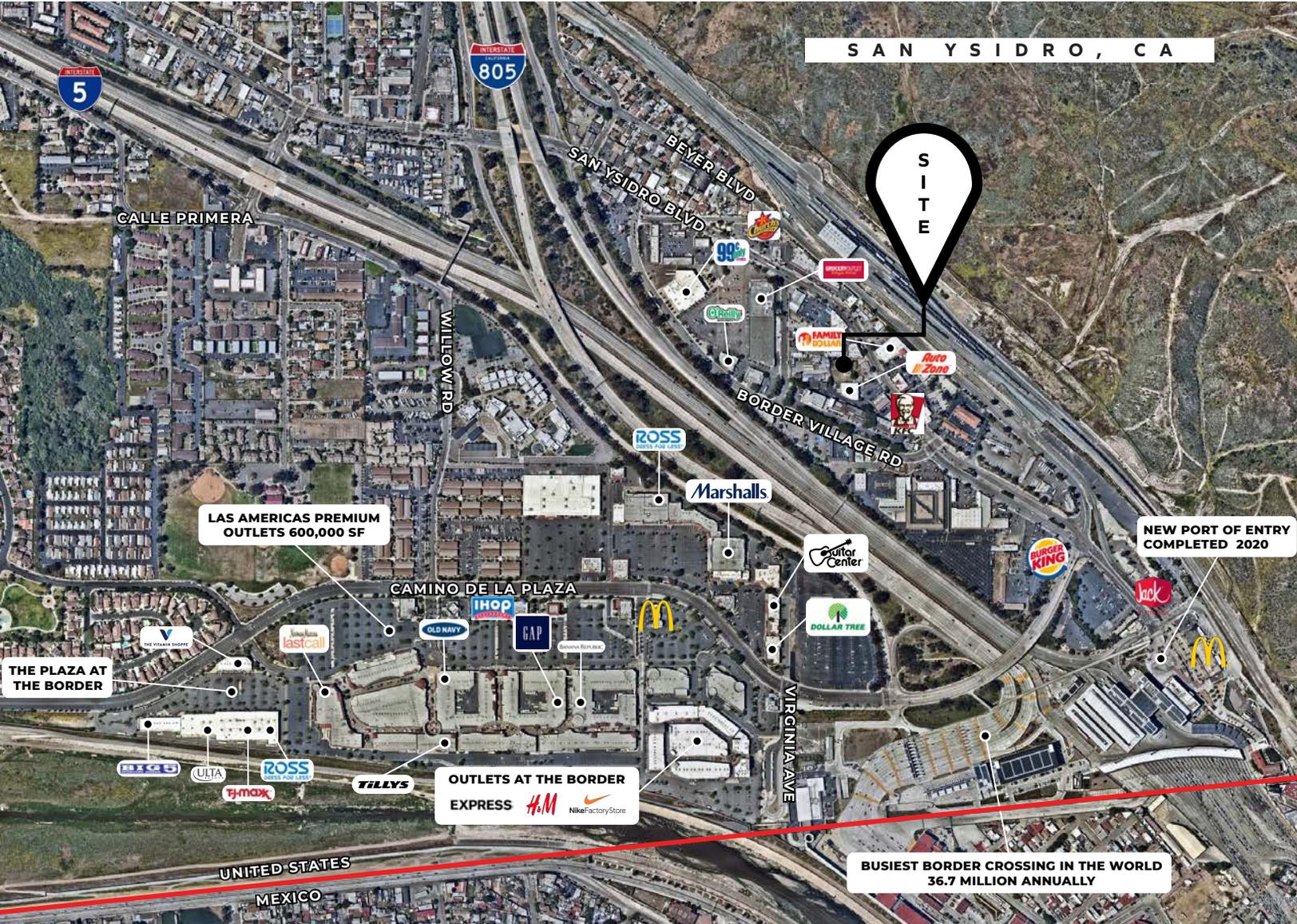
PROJECT DATA:		DEVELOPMENT STANDARDS:	
SITE AREA:	0.44 AC	ZONING:	CC-2-3
GROSS:	27,729 SF	MAX. F.A.R.:	0.75
BUILDING AREA:	1,000 SF	MAX. COVERAGE:	n/a
BUILDING 1:	1,800 SF	MAX. HEIGHT:	45 FT
BUILDING 2:	2,800 SF	BUILDING SETBACKS:	
TOTAL FOOTPRINT:	2,800 SF	FRONT:	0 FT
TOTAL BUILDING AREA:	2,800 SF	SIDE:	0 FT
BUILDING USE:	RETAIL	REAR:	0 FT
FAR:		LANDSCAPE SETBACKS:	
GROSS:	0.10	FRONT:	0 FT
COVERAGE:		SIDE:	0 FT
GROSS:	10%	REAR:	0 FT
PARKING PROVIDED:		LANDSCAPE REQ.:	5%
AUTO:	18 STALLS		
	@4.43/1000 SF		
	REQ. ACCESSIBLE		
	2 STALLS		
OFF-STREET PARKING:			
STANDARD:	8'x318		
COMPACT:	n/a		
COMPACT %:	n/a		
DRIVE AISLE:	24 FT		
FIRE LANE:	20 FT		
OVERHANG:	n/a		
TREE WELL:	n/a		
REQ. PARKING RATIO BY USE:			
RETAIL:	1/250 SF		
NOTES:			
1. Minimum 10' Right-of-Way (R.O.W.)			

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Stormwater Management Design: AVERAGE REGIONAL REQUIRED, UNDERGROUND WATER QUALITY REQUIRED

Boundary Source: CIVIL CAD FILE

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.





E Beyer Blvd

E San Ysidro Blvd

S
I
T
E

85,000 ADT

INTERSTATE
5

E San Ysidro Blvd

Camino De La Plaza

LAS AMERICAS
PREMIUM OUTLETS





626-640 E San Ysidro Blvd, San Ysidro, CA 92173

Rings: 1, 3, 5 mile radii



POPULATION

	1 mile	3 miles	5 miles
Total Population	10,104	83,458	201,008
Projected Population (2022)	10,333	86,023	206,553



HOUSING

	1 mile	3 miles	5 miles
Total Households	2,554	21,721	55,686
Projected Total Households (2022)	2,597	22,320	56,989



INCOME

	1 mile	3 miles	5 miles
Median Household Income	\$45,961	\$64,315	\$61,990
Average Household Income	\$61,046	\$80,264	\$78,854
Per Capita Income	\$15,346	\$20,890	\$21,975
Median Disposable Income	\$39,345	\$52,938	\$51,764
Average Disposable Income	\$49,550	\$63,590	\$62,450



DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	10,604	68,491	175,764
Daytime Population Workers	4,290	17,623	53,971
Daytime Population Residents	6,314	50,868	121,793



RACE & ETHNICITY

	1 mile	3 miles	5 miles
White	5,629 55.71%	41,817 50.10%	102,224 50.86%
Black or African American	191 1.89%	2,645 3.17%	7,106 3.54%
American Indian & Alaska Native Population	85 0.84%	488 0.58%	1,383 0.69%
Asian Population	277 2.74%	9,603 11.51%	23,605 11.74%
Pacific Islander Population	23 0.23%	324 0.39%	966 0.48%
Other Race Population	3,561 35.24%	24,599 29.47%	54,872 27.30%
Population of Two or More Races	338 3.35%	3,983 4.77%	10,852 5.40%
Hispanic Population	9,439 93.42%	64,867 77.72%	145,840 72.55%
Non-Hispanic Population	665 6.58%	18,592 22.28%	55,168 27.45%



EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	448 7.36%	6,912 12.89%	17,624 13.61%
Graduate/Professional Degree	172 2.82%	1,898 3.54%	5,596 4.32%



AGE

	1 mile	3 miles	5 miles
Median Age	30.1	32.8	33.3



**SAN
YSIDRO,
CA**

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E San Ysidro Blvd
San Ysidro, CA**

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