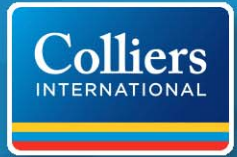


FOR GROUND LEASE OR SALE



1.4 Acres—NEC I-805 & E. San Ysidro Blvd.

299 E. SAN YSIDRO BOULEVARD | SAN DIEGO, CA



SALE PRICE (REDUCED): ~~\$2,400,000~~ \$2,150,000

BUILDING FEATURES

- › Excellent visibility from I-805
- › Less than one mile from the world's busiest land Port of Entry where over 40 million people enter the US annually
- › Located at the on-ramp to I-805 North
- › SYIO-CSF-2-3 zoning—allowing many retail uses
- › State Enterprise Zone tax benefits
- › Average daily trips:
 - › 805 and E. San Ysidro Boulevard—44,400
 - › E. San Ysidro Boulevard and Central Street—14,300
- › **GROUND LEASE: \$18,000 per month, NNN**
- › **SALE PRICE: \$2,150,000**

LINDA GREENBERG

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linda.greenberg@colliers.com

Lic. No. 00845808

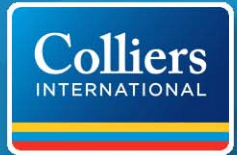
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4660 La Jolla Village Drive, Suite 100

San Diego, CA 92122

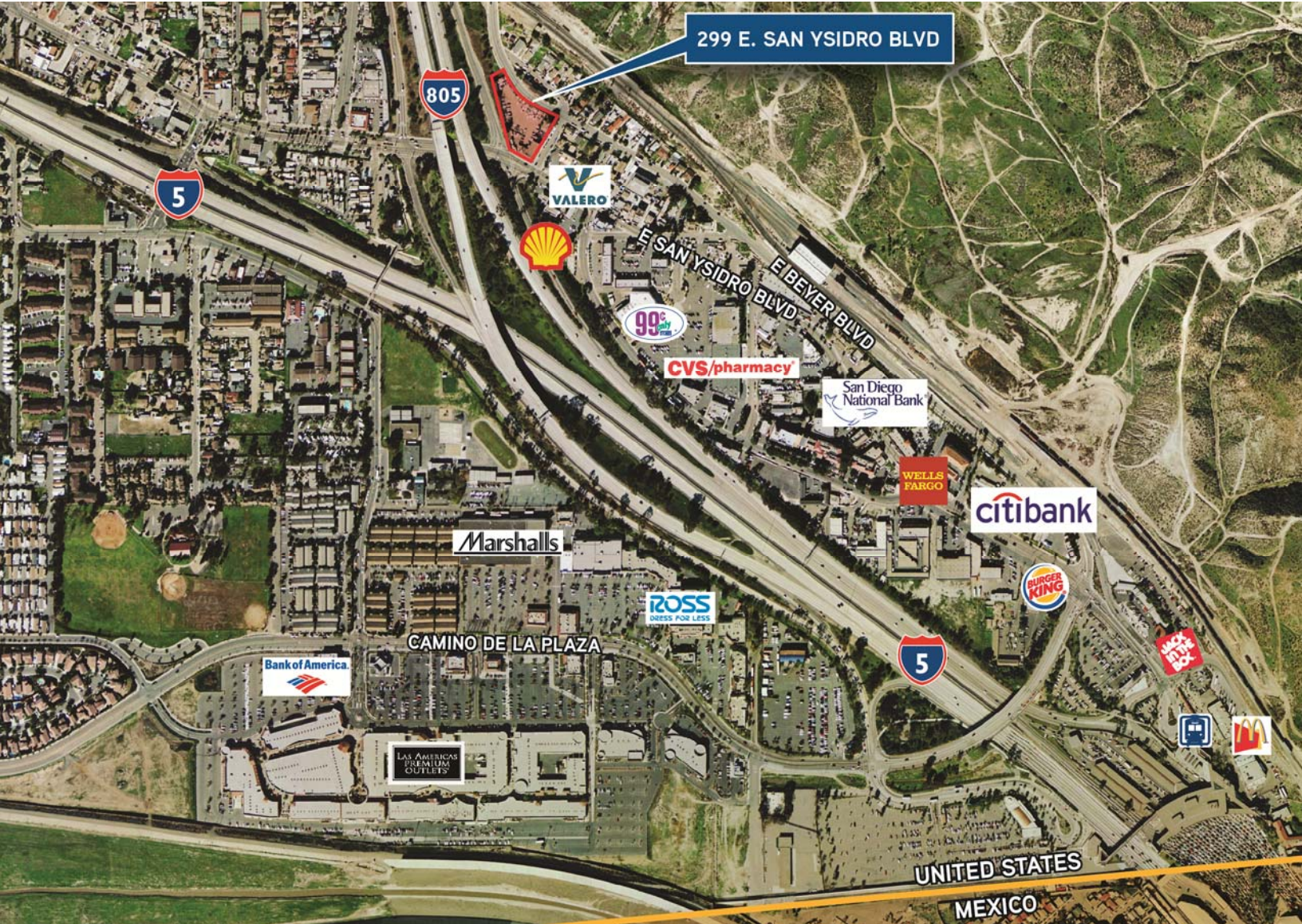
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Contact Us

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