

2.47 ACRES OF LAND FOR SALE | SUBMIT OFFERS



RETAIL DEVELOPMENT OPPORTUNITY

5388 Ocean View Hills Pkwy., San Diego, CA 92154

OTAY MESA , SAN DIEGO



PROPERTY FEATURES

- Approximately 107,593 SF (2.47 Acres) of land located on the NEC of Ocean View Hills Parkway and Otay Mesa Rd
- Closest commercial space to I-805 on Otay Mesa Road
- Fully entitled for an approx. 24,151 SF neighborhood retail center
- Easy access from, I-805 via the newly expanded 905 freeway
- Plenty of proposed parking
- Terrific corner visibility and tremendous up-side
- Prime retail center part of the successful Pardee Home Development
- **PRICE: BEST OFFER**

OFFERING HIGHLIGHTS

SIZE	2.47 Acres (107,593 SF)
APN	645-390-03-00
ZONING	CC-1-3 – Automotive Dev. RM-3-7 – Residential Dev.

For more information, please contact:

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Retail Development Opportunity

LAND FOR SALE



TRAFFIC COUNTS

OTAY VALLEY RD & HERITAGE RD	±9,300 Cars/Day
OTAY MESA RD. & CORPORATE CTR. DR.	±56,000 Cars/Day

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
ESTIMATED POP	4,598	75,868	238,877
EST. AVG. HH INCOME	\$110,865	\$67,874	\$71,414

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