

For Sale

299 EAST SAN YSIDRO BLVD | SAN DIEGO, CA 92173

5,000 SF BUILDING ON 1.4 ACRES



- **5,000 sf building on 1.4 acres**
- **Excellent visibility from I-805**
- **Less than one (1) mile from the World's Busiest Land Port of Entry where over 30 million people enter the US annually**
- **Located at the on-ramp to I-805**
- **SYIO-CSF-2-3 zoning - allowing many retail uses**

AVERAGE CARS PER DAY

| | |
|--|------------|
| East San Ysidro Blvd & I-805: | 44,400 CPD |
| East San Ysidro Blvd & Central Street: | 12,690 CPD |

DEMOGRAPHICS

| | <u>1 Mile</u> | <u>3 Miles</u> |
|--------------------|---------------|----------------|
| Population: | 17,578 | 93,884 |
| Households: | 4,427 | 24,559 |
| Average Age: | 33.30 | 34.60 |
| Median HH Income: | \$36,277 | \$49,654 |
| Daytime Employees: | 7,102 | 16,821 |

ECONOMIC DATA

| | |
|--------|-------------|
| Price: | \$2,150,000 |
|--------|-------------|

For more information contact:



LINDA GREENBERG | Principal
lgreenberg@lee-associates.com
D 858.713.9321 | Lic No. 00845808

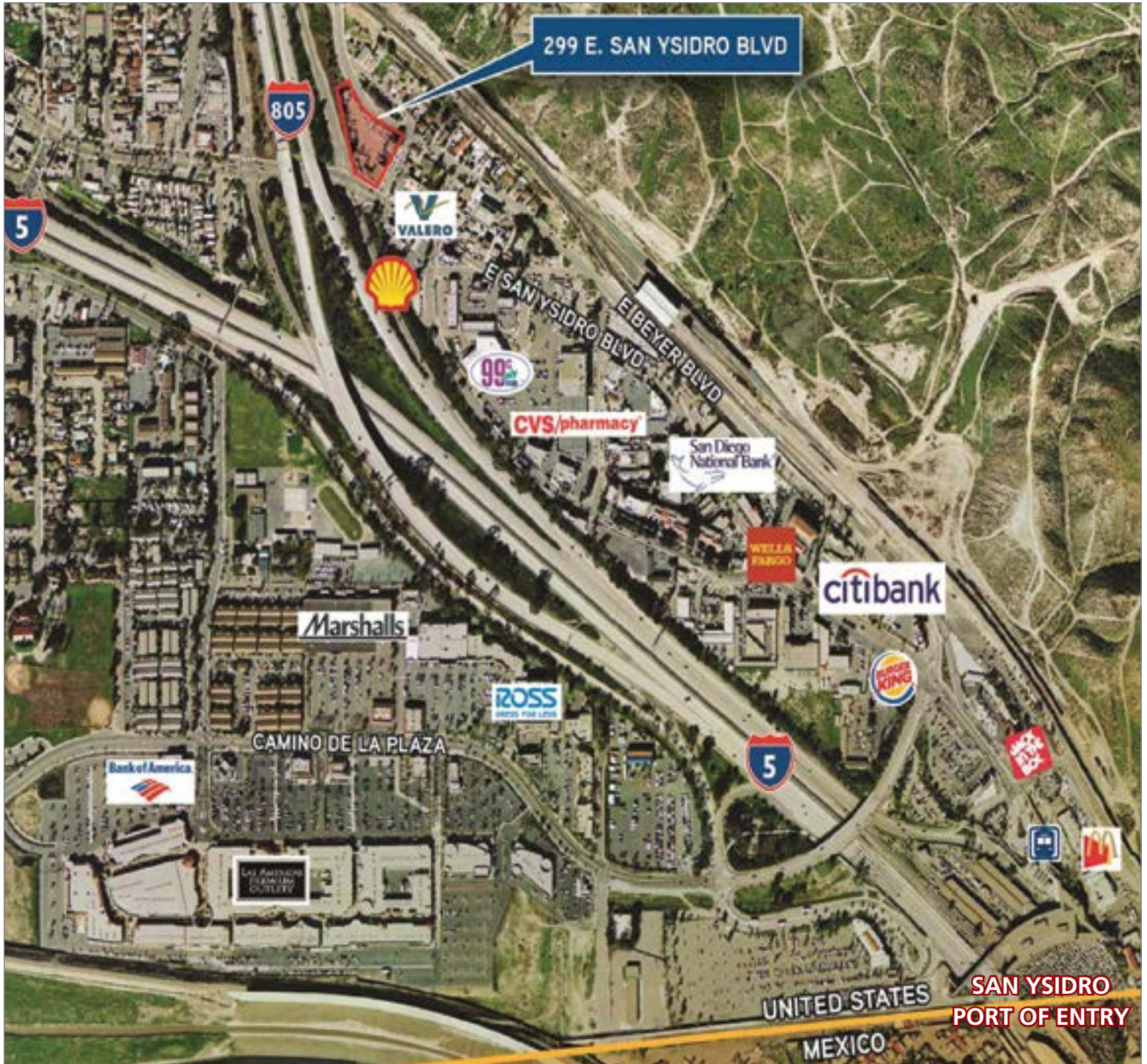
lee-associates.com



For Sale

299 EAST SAN YSIDRO BLVD | SAN DIEGO, CA 92173

5,000 SF BUILDING ON 1.4 ACRES



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

For more information contact:



LINDA GREENBERG | Principal
lgreenberg@lee-associates.com
D 858.713.9321 | Lic No. 00845808

lee-associates.com

