

# FOR LEASE

## OTAY CROSSROADS

2445-2455 OTAY CENTER DR., SAN DIEGO, CA 92154

Available: 960 SF, Two 30,000 SF Pads



### Highlights:

- Well Positioned at the San Diego/US Mexico Truck Port of Entry
- Third Busiest Commercial Port of Entry on US/Mexico Border

For more information about this property, please contact:

Austin Dias, MSRE  
(619) 269-6077  
Austin@DuhsCommercial.com  
CA License: 01888482

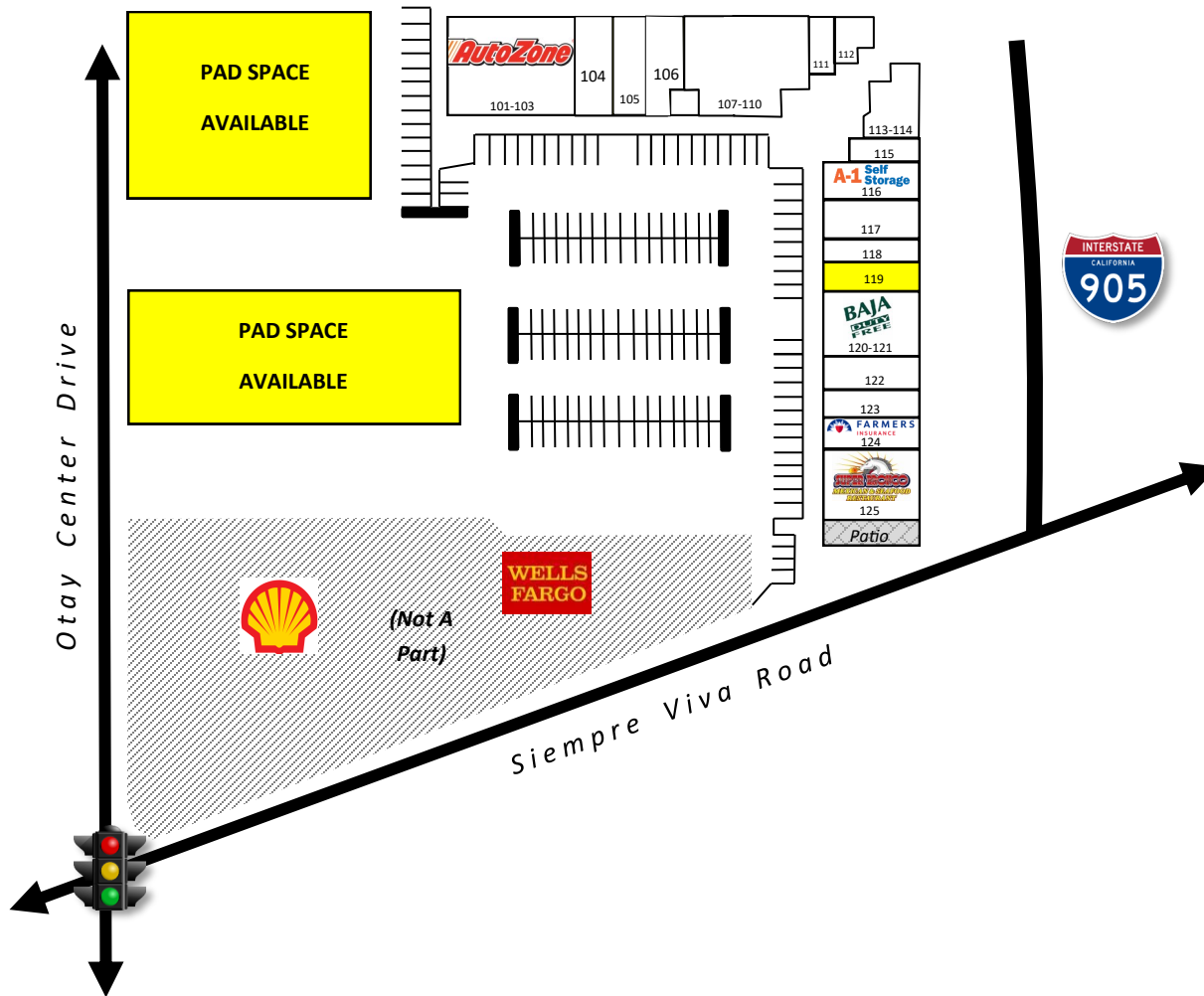
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# SITE PLAN

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SUITE	TENANT	SF
101-103	AutoZone	4,800
104	Irgo Insurance	1,000
105	Light auto repairs	1,000
106	WIC & EBT Mini Mart	1,000
107	Hugo's Notary Public	1,000
108	DMV/Smog Services	1,000
109-110	Executive Office Suites	2,222
111	Executive Office Suites	700
112	Tacos Y Gorditas	574
113-114	Maricos El Guerro	1,037
115	Currently building executive offices	929
116	Currently building executive offices	1,600
117	LaRosa Insurance	1,440
118	Carpet Cleaning	928
<b>119</b>	<b>Available Soon</b>	<b>960</b>
120-121	Baja Duty Free	2,640
122	ABC Money Exchange	1,200
123	Sofia Auto Registration	960
124	Farmers Insurance	1,200
125	Super Bronco Mexican Restaurant	2,640

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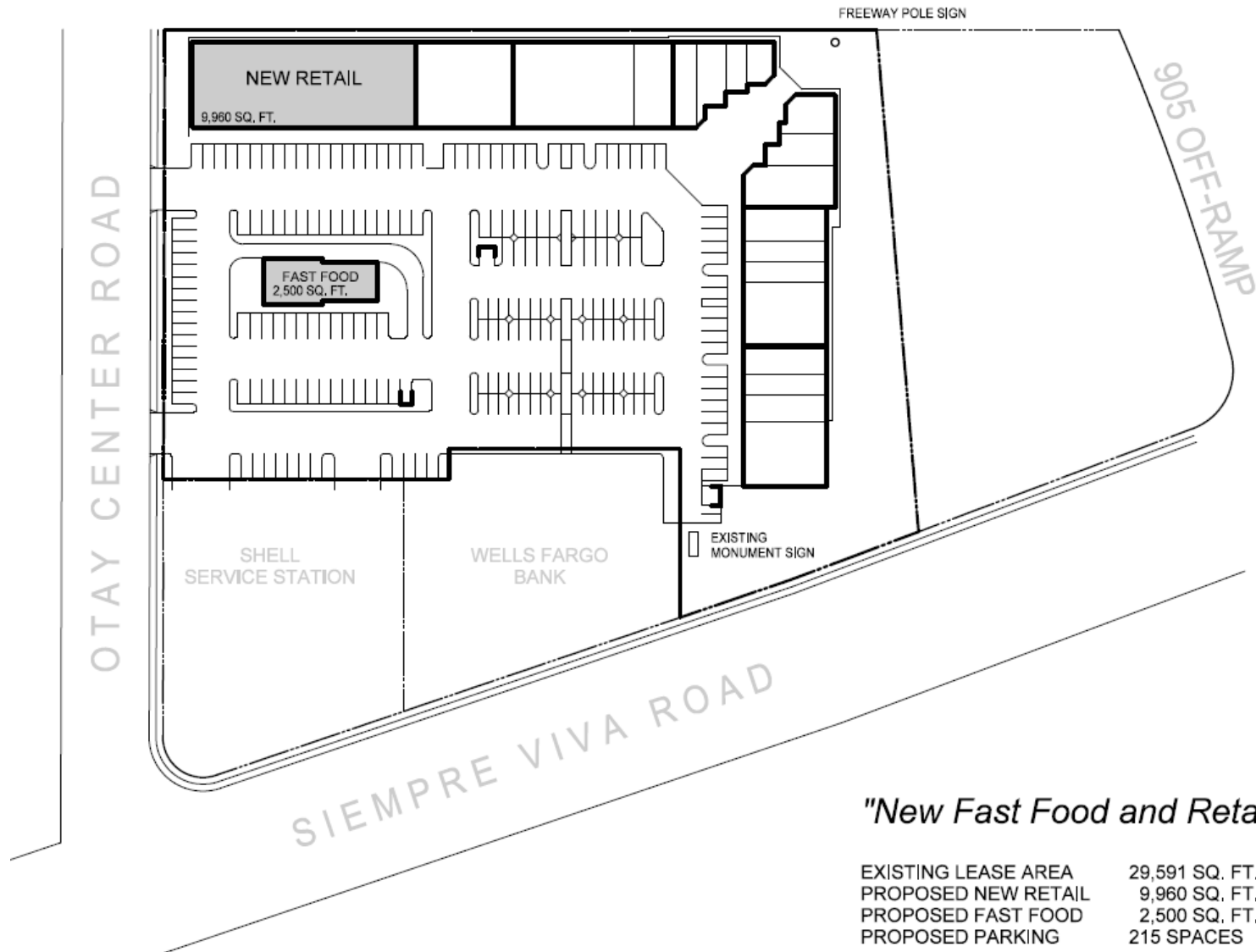
3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com



# POTENTIAL SITE PLAN

## OTAY CROSSROADS

2445-2455 OTAY CENTER DR., SAN DIEGO, CA 92154



### "New Fast Food and Retail"

EXISTING LEASE AREA	29,591 SQ. FT.
PROPOSED NEW RETAIL	9,960 SQ. FT.
PROPOSED FAST FOOD	2,500 SQ. FT.
PROPOSED PARKING	215 SPACES

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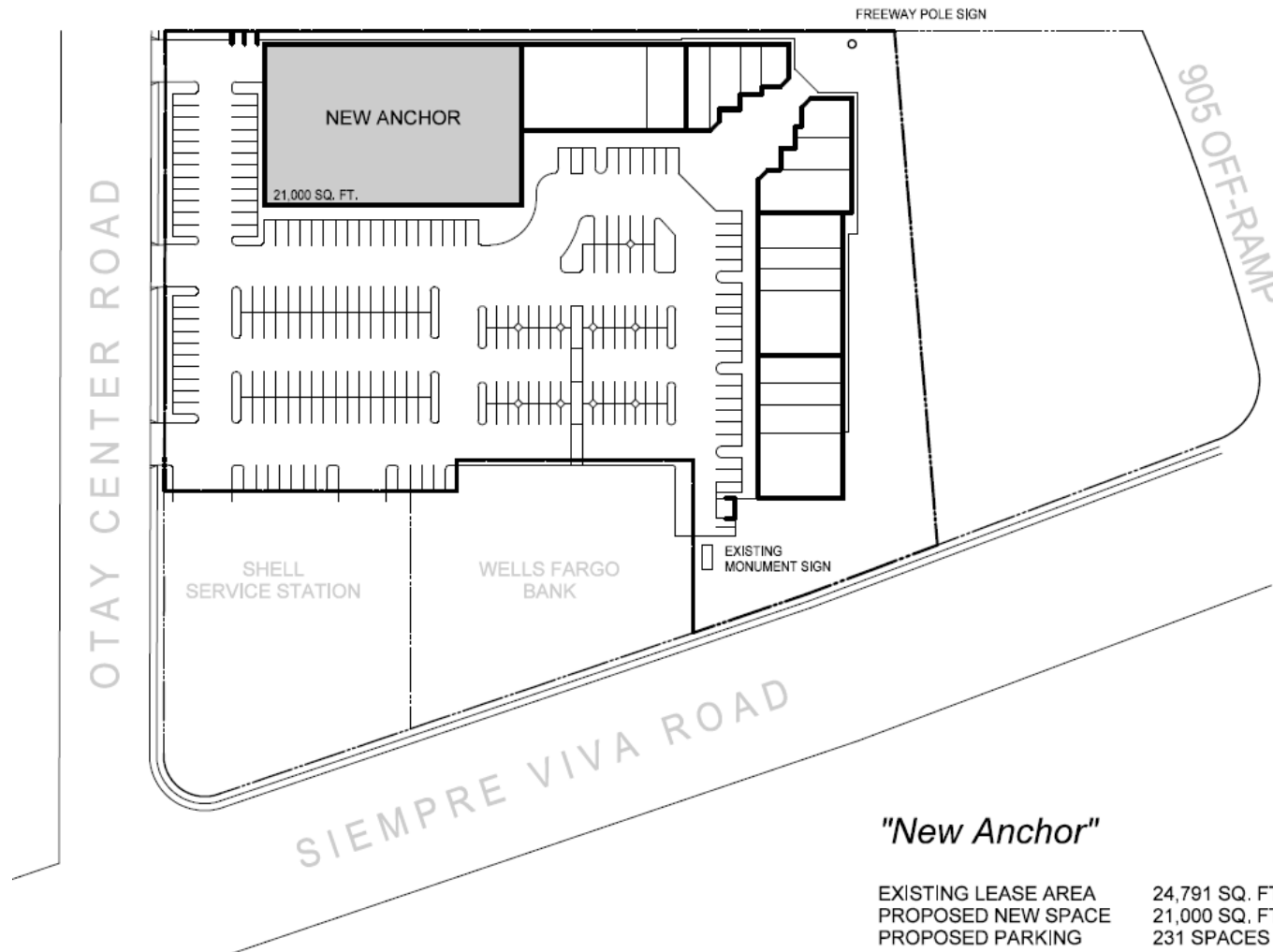
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# POTENTIAL SITE PLAN

## OTAY CROSSROADS

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### "New Anchor"

EXISTING LEASE AREA	24,791 SQ. FT.
PROPOSED NEW SPACE	21,000 SQ. FT.
PROPOSED PARKING	231 SPACES

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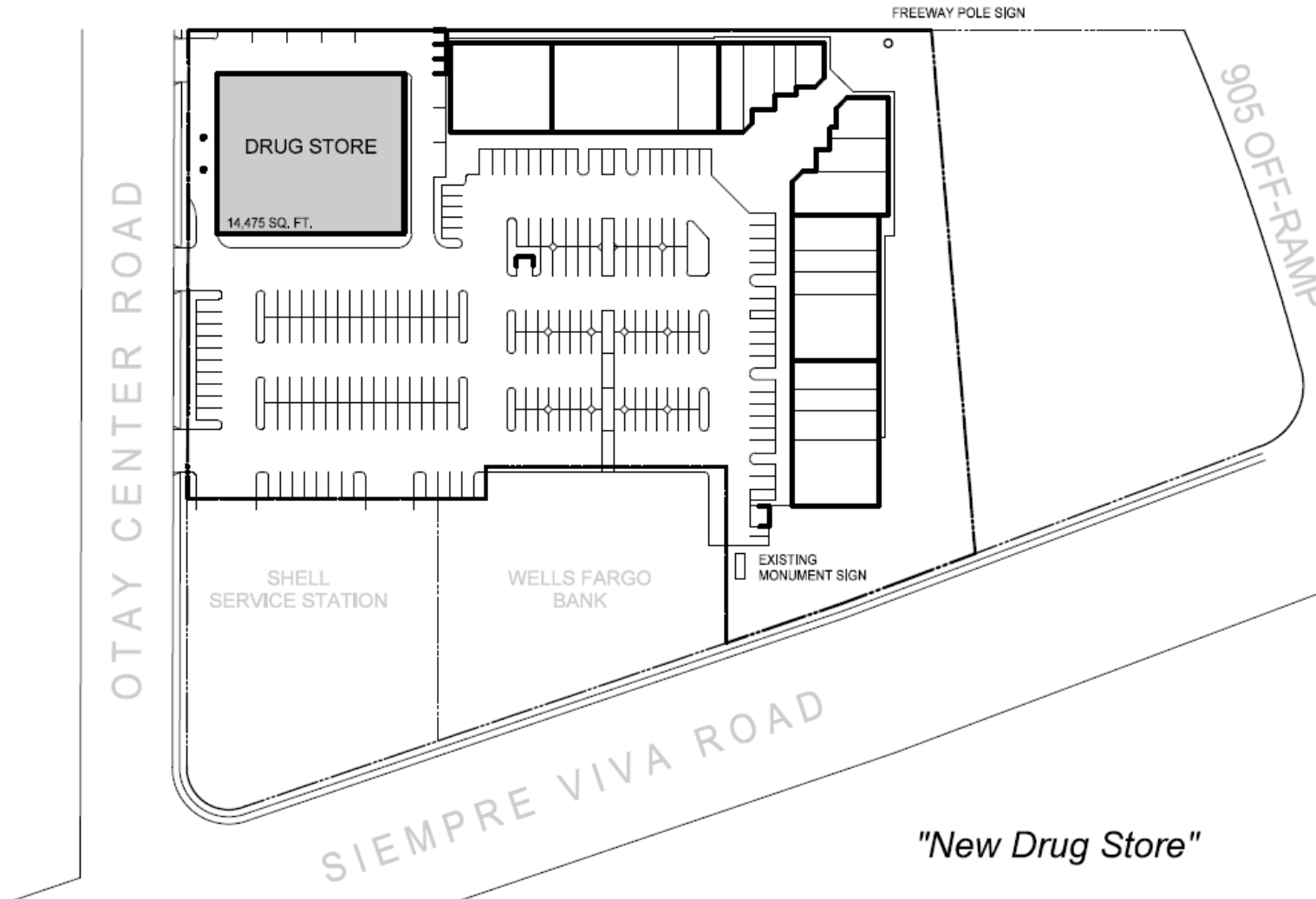
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# PROPOSED SITE PLAN

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### "New Drug Store"

EXISTING LEASE AREA	29,591 SQ. FT.
PROPOSED NEW SPACE	14,475 SQ. FT.
PROPOSED PARKING	222 SPACES

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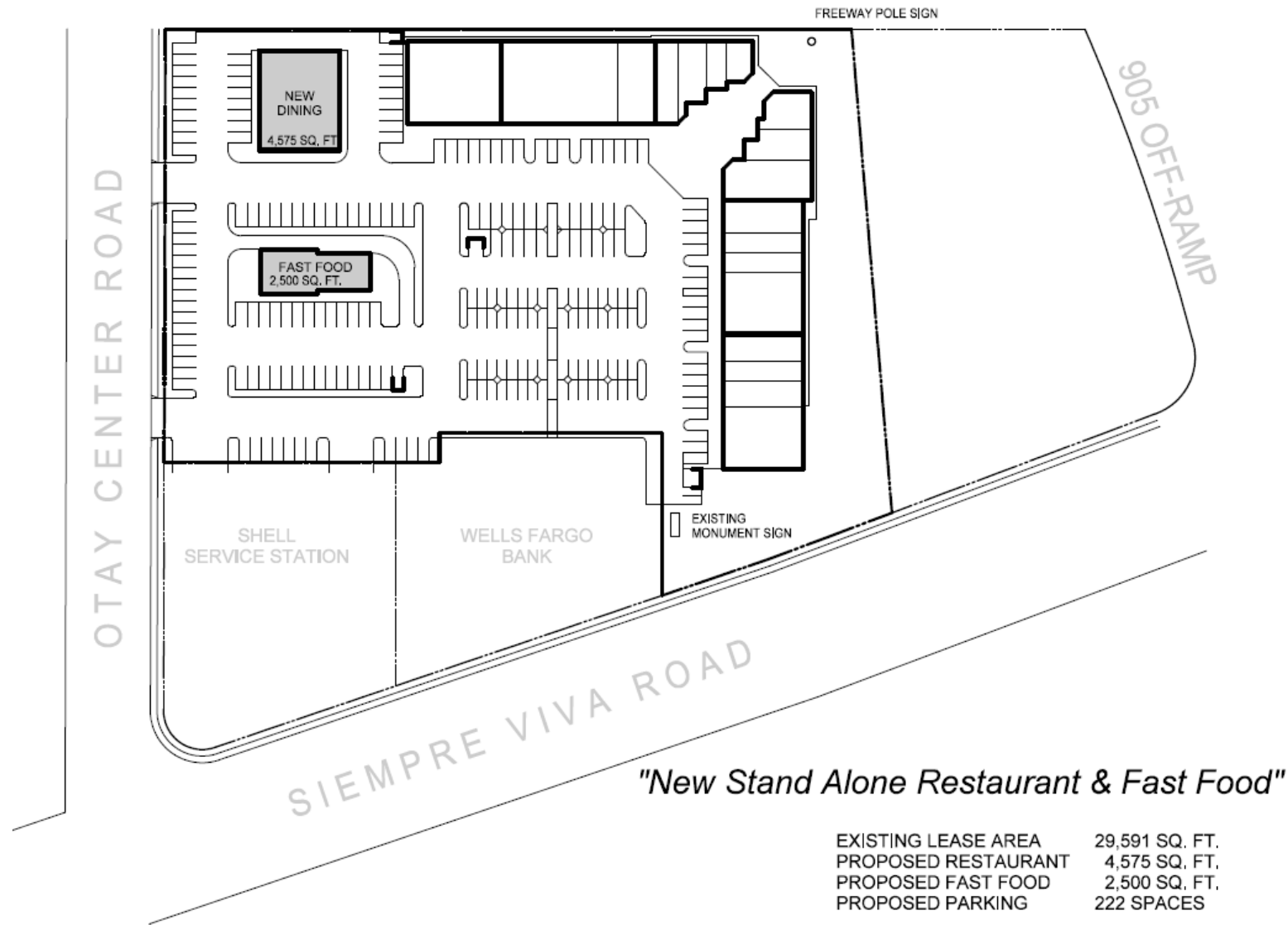
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# POTENTIAL SITE PLAN

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2445-2455 OTAY CENTER DR., SAN DIEGO, CA 92154



*"New Stand Alone Restaurant & Fast Food"*

EXISTING LEASE AREA	29,591 SQ. FT.
PROPOSED RESTAURANT	4,575 SQ. FT.
PROPOSED FAST FOOD	2,500 SQ. FT.
PROPOSED PARKING	222 SPACES

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# PHOTOS

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# AERIAL

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