

# FOR LEASE

## OTAY CROSSROADS

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

Available: 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

Craig Duhs

(619) 491-0612

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CA License: 01086079



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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

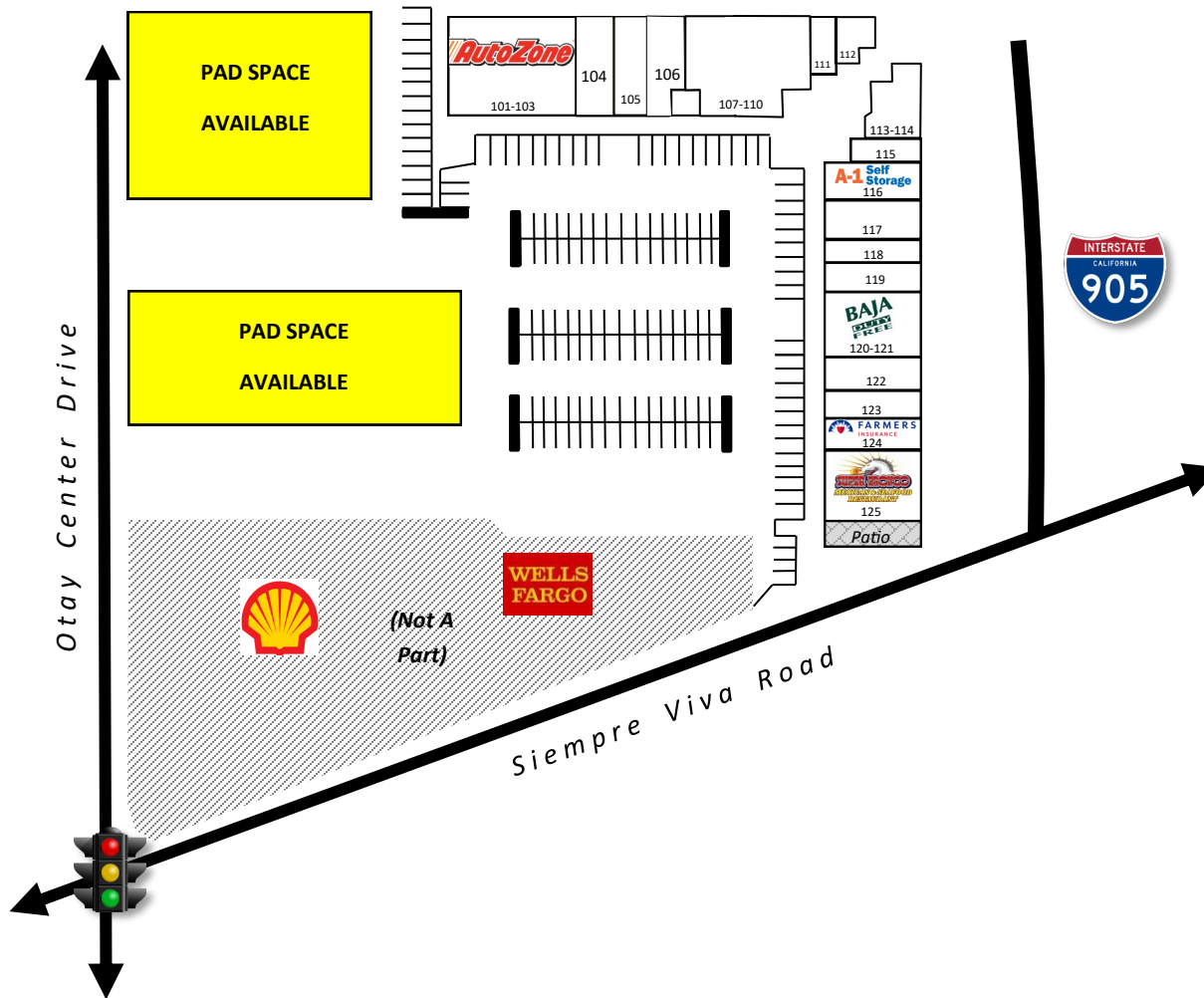




# SITE PLAN

## OTAY CROSSROADS

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



SUITE	TENANT	SF
101-103	AutoZone	4,800
104	Irigo 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
119	Available Soon	960
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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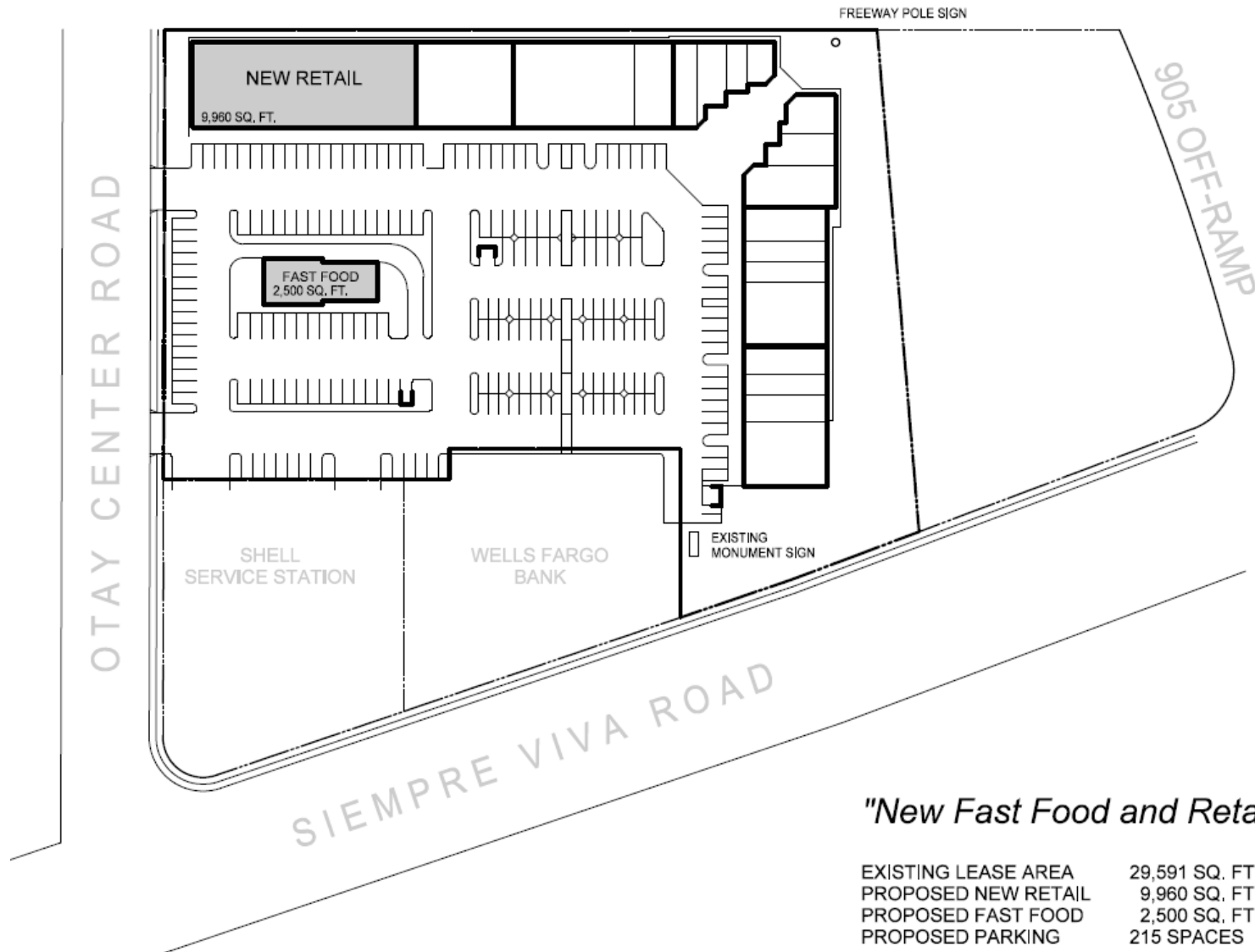
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# POTENTIAL SITE PLAN

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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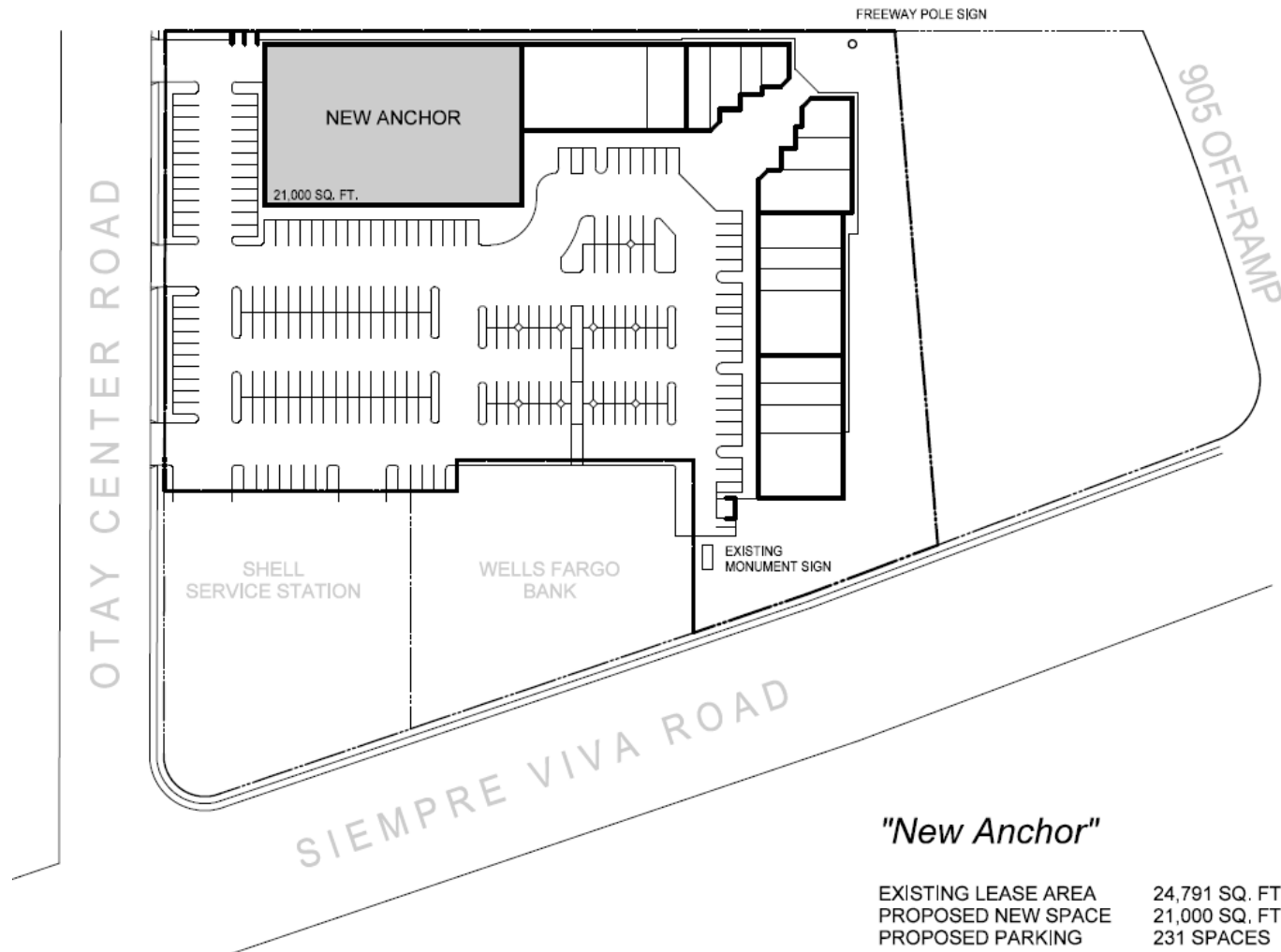
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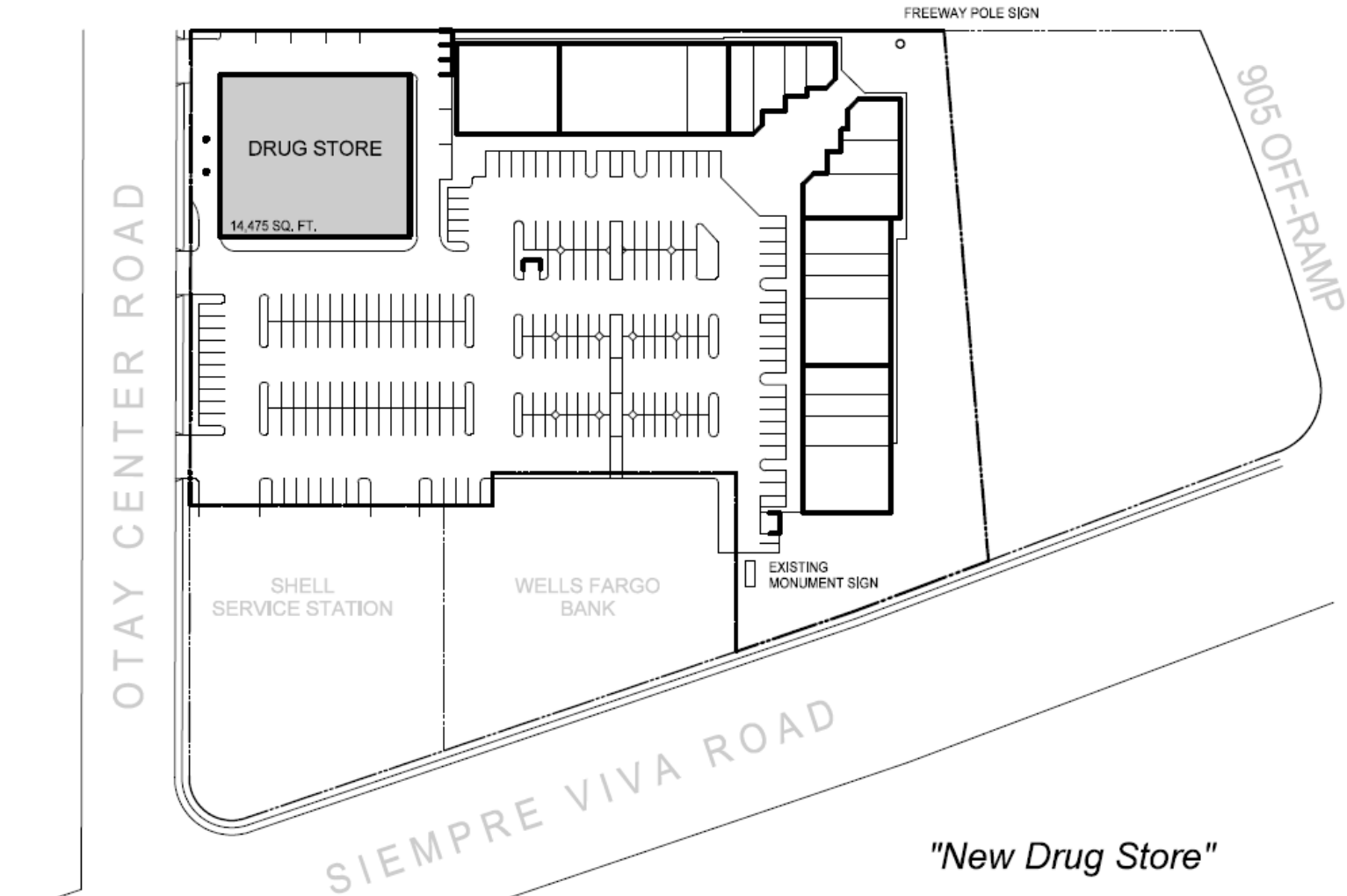
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# PROPOSED SITE PLAN

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



*"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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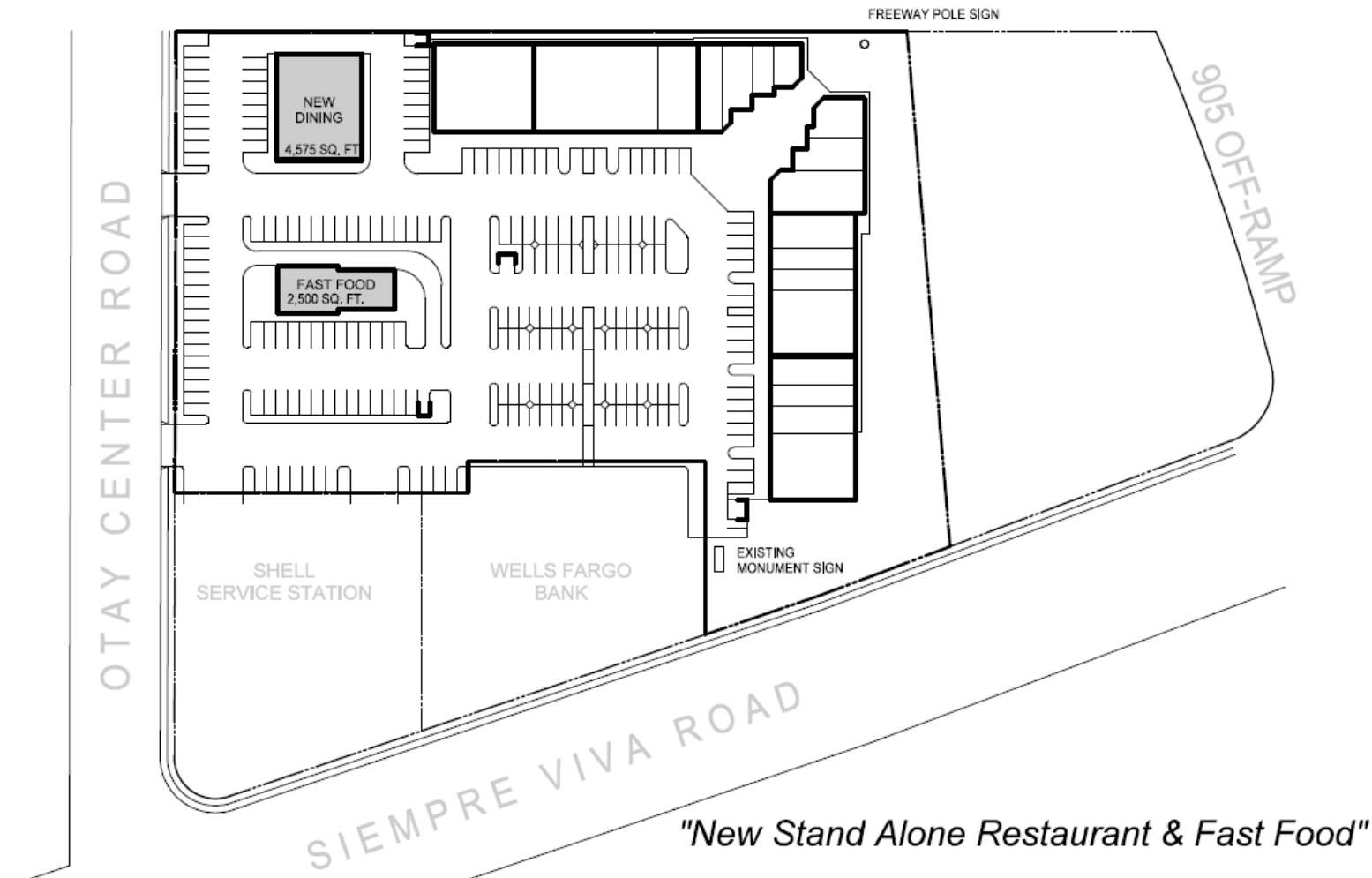
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# POTENTIAL SITE PLAN

OTAY CROSSROADS

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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