

FOR LEASE

OTAY CROSSROADS

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

Available: 2,000 SF, Two 30,000 SF Pads



OTAY CROSSROADS

Freeway Pole Sign

Monument Sign

WELLS FARGO

Available 30,056 SF PAD

Available 31,363 SF Pad

SAN DIEGO FREIGHTLINER

AutoZone

OTAY CENTER RD

SIEMPRE VIVA RD

905

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



COMMERCIAL
BROKERAGE • INVESTMENT • DEVELOPMENT

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.

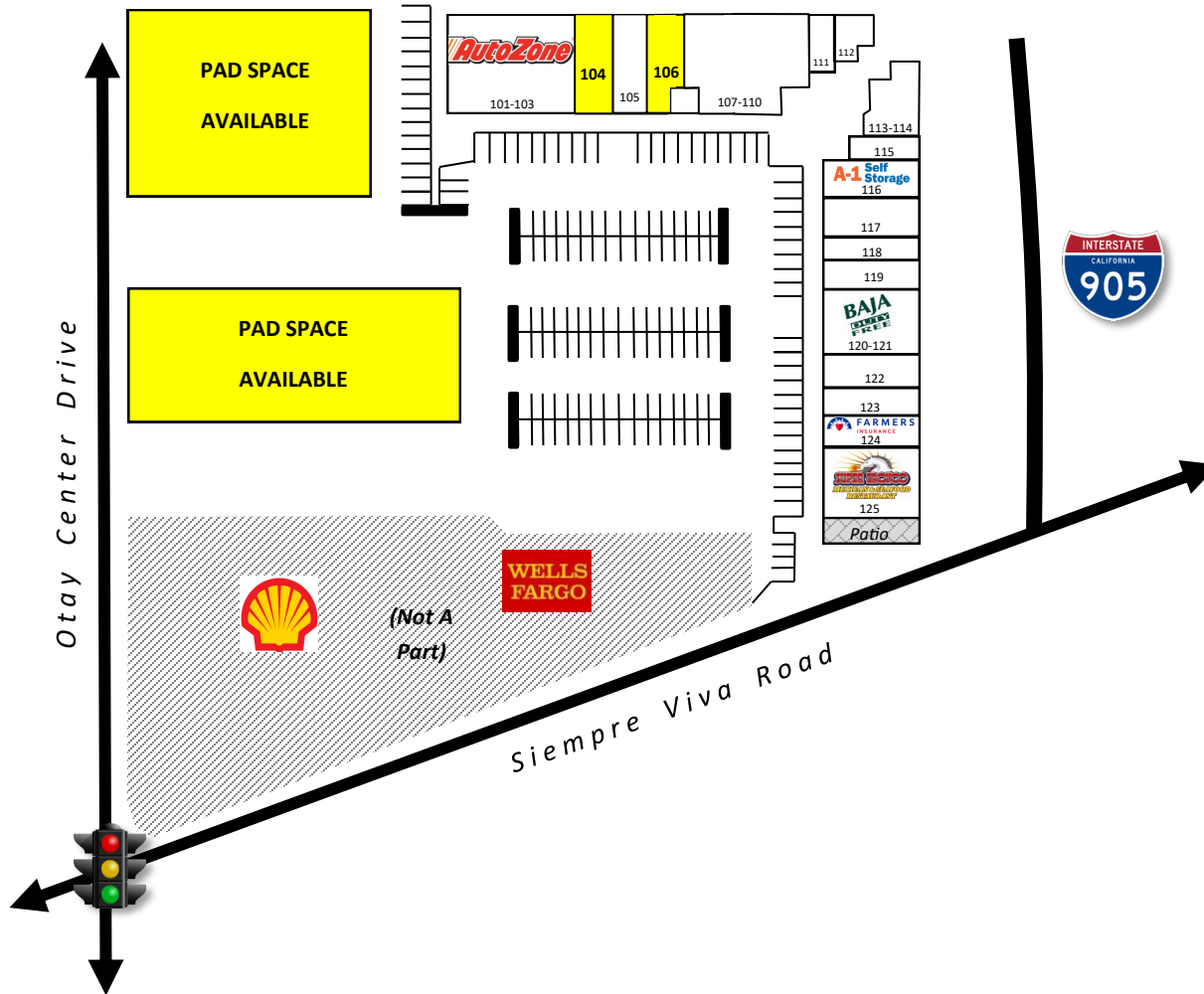
3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com



SITE PLAN

OTAY CROSSROADS

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



SUITE	TENANT	SF
101-103	AutoZone	4,800
104	AVAILABLE	1,000
105	Leased	1,000
106	AVAILABLE	1,000
107	Leased	1,000
108	Leased	1,000
109-110	Leased	2,222
111	Sea Food Distributor	700
112	Tacos Y Gorditas	574
113-114	Maricos El Guerro	1,037
115	Leased	929
116	A-1	1,600
117	LaRosa Insurance	1,440
118	Carpet Cleaning	928
119	Leased	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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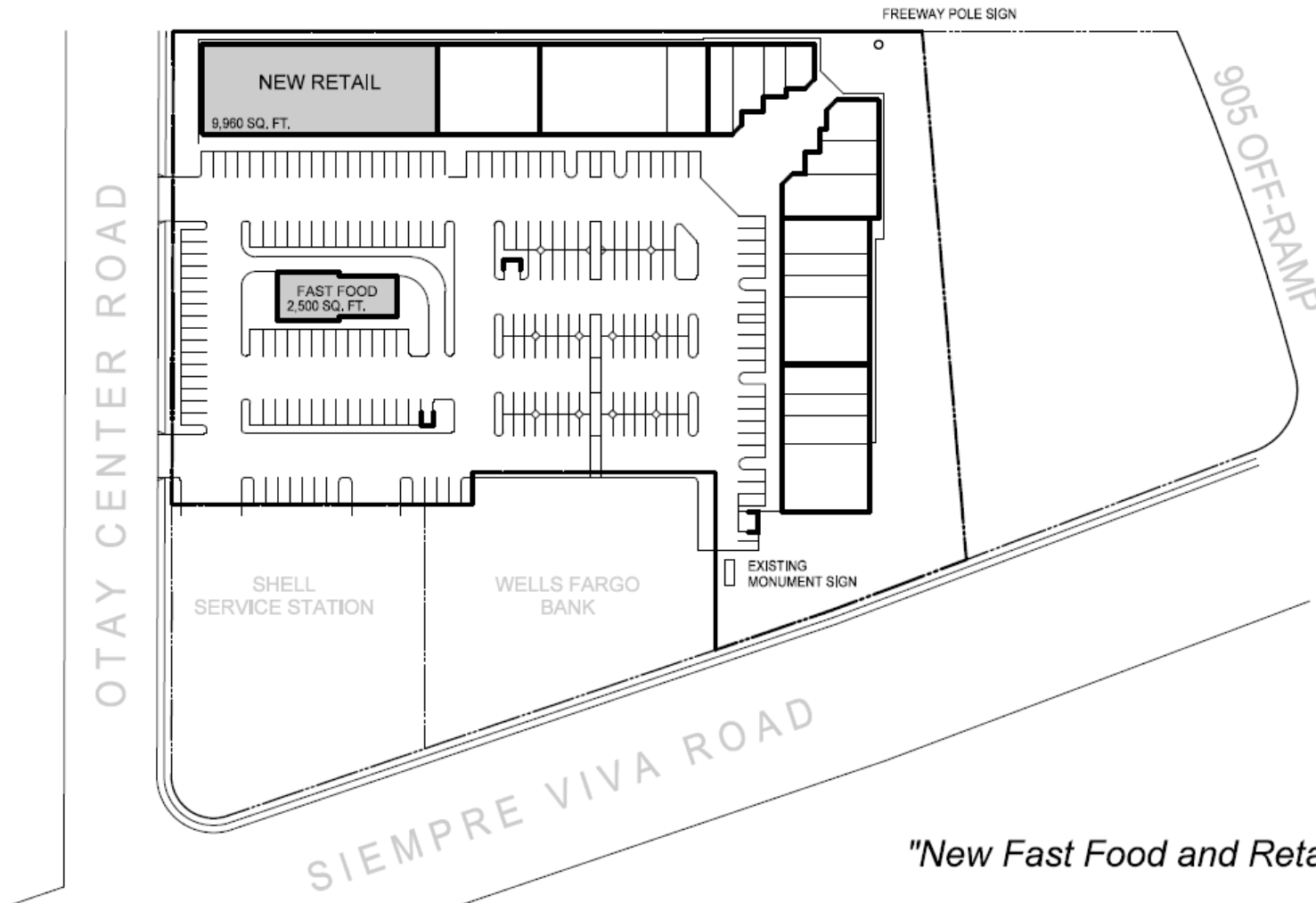
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POTENTIAL SITE PLAN

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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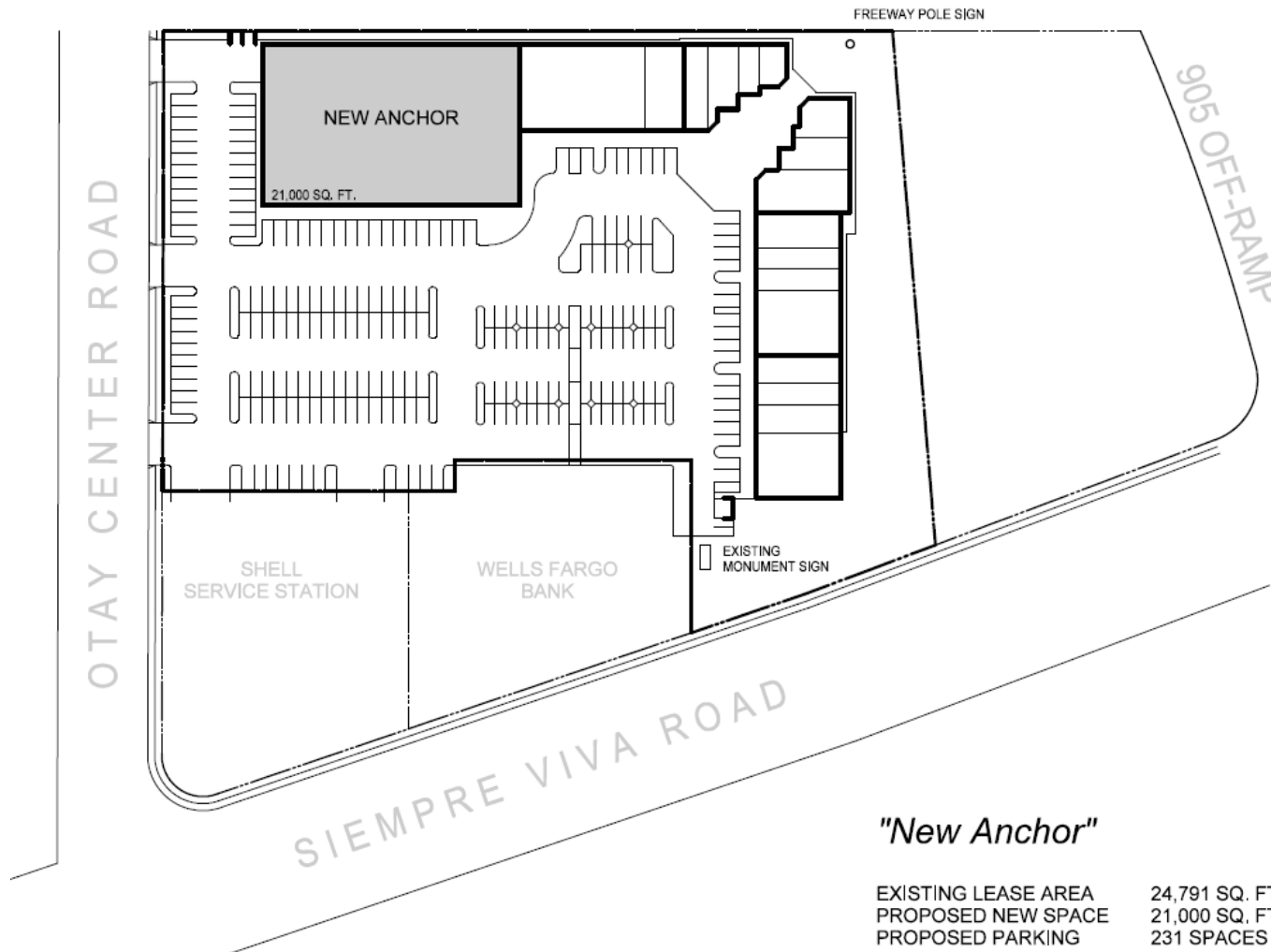
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POTENTIAL SITE PLAN

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



"New Anchor"

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

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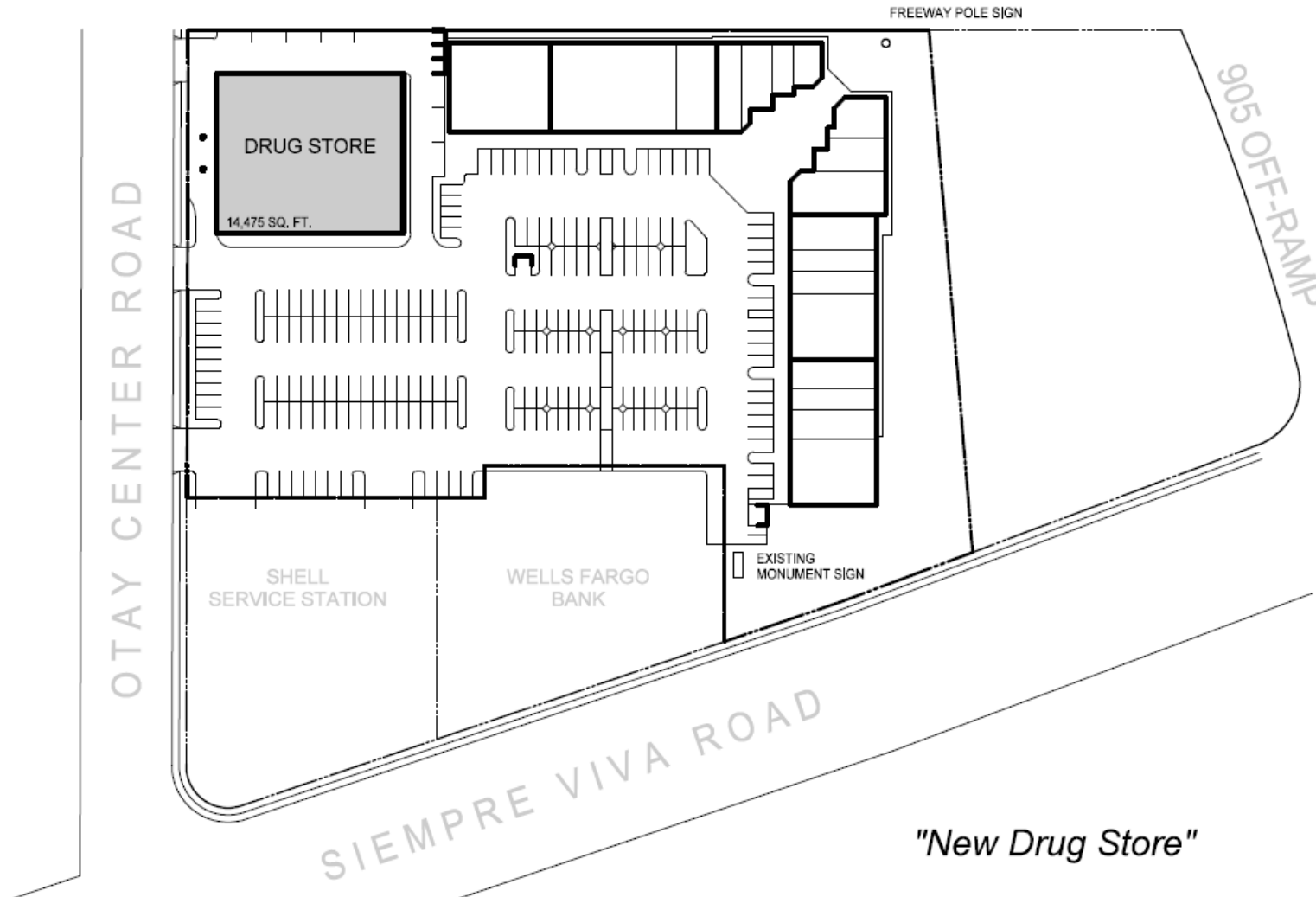
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PROPOSED SITE PLAN

OTAY CROSSROADS

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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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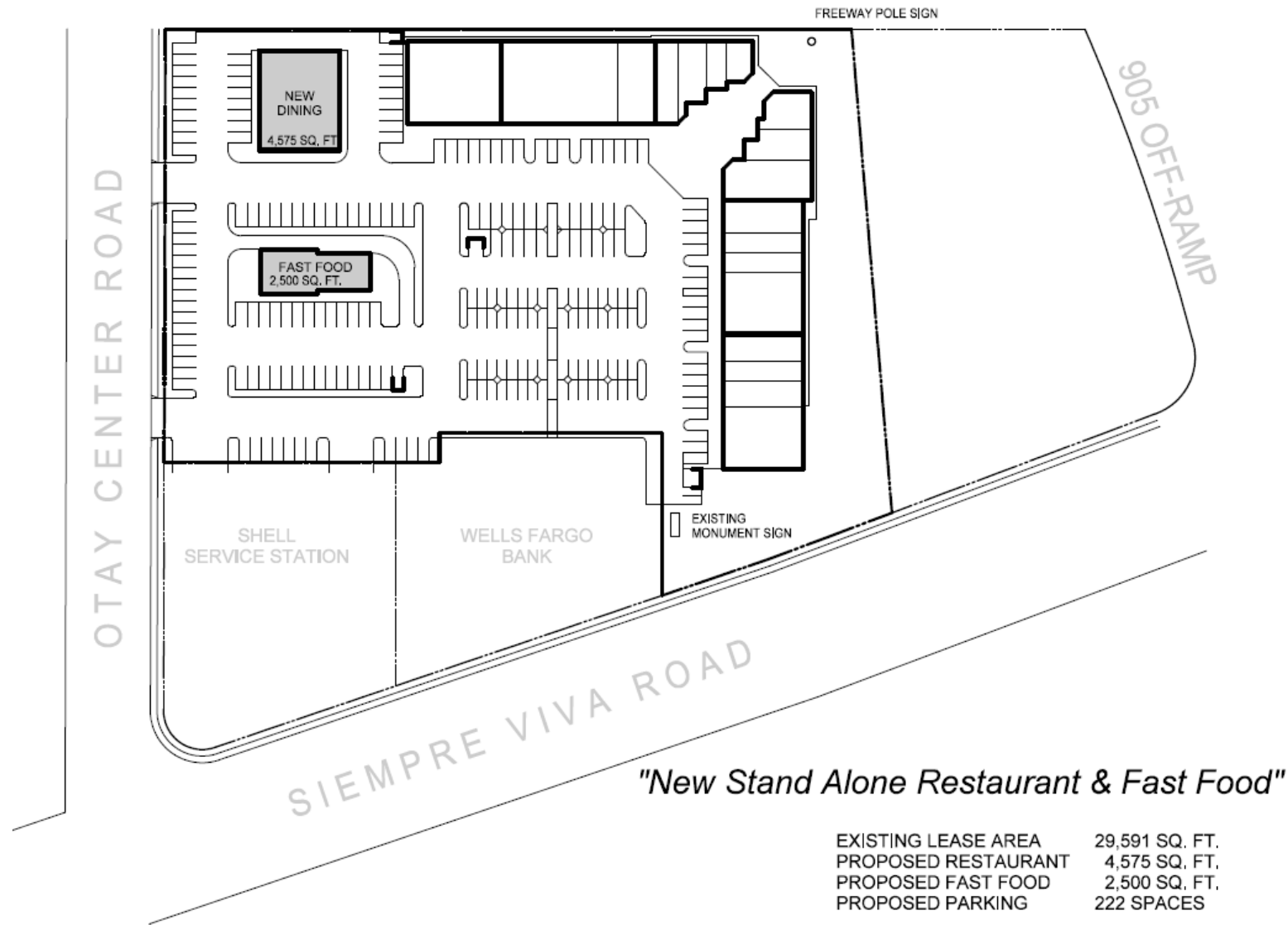
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POTENTIAL SITE PLAN

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"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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