

FOR LEASE

Commerce Square

644 East San Ysidro Blvd, San Ysidro, CA 92173

Available: 1,002 SF Retail/Office Space

Highlights:

- *Signalized corner at East San Ysidro Blvd and Border Village Rd*
- *Wells Fargo across the street with over \$400 million in deposits*
- *New PedEast Pedestrian Crossing-increasing foot traffic on East San Ysidro Blvd*
- *Monument signage and arrow signage available*
- *San Ysidro Land Port of Entry | Busiest Land Border Crossing in the World with annual crossings in excess of 100 million people per year and currently undergoing +/- \$1 billion redevelopment expansion project*
- *Over 50,000 northbound vehicles and 25,000 northbound pedestrians cross each day*
- *Tijuana Population - 1.78 million + with an expectations to double in 2025*



For more information about this property, please contact:

Anthony Acosta
(619) 321-9656
Anthony@Duhscommercial.com
CA License: 01900150



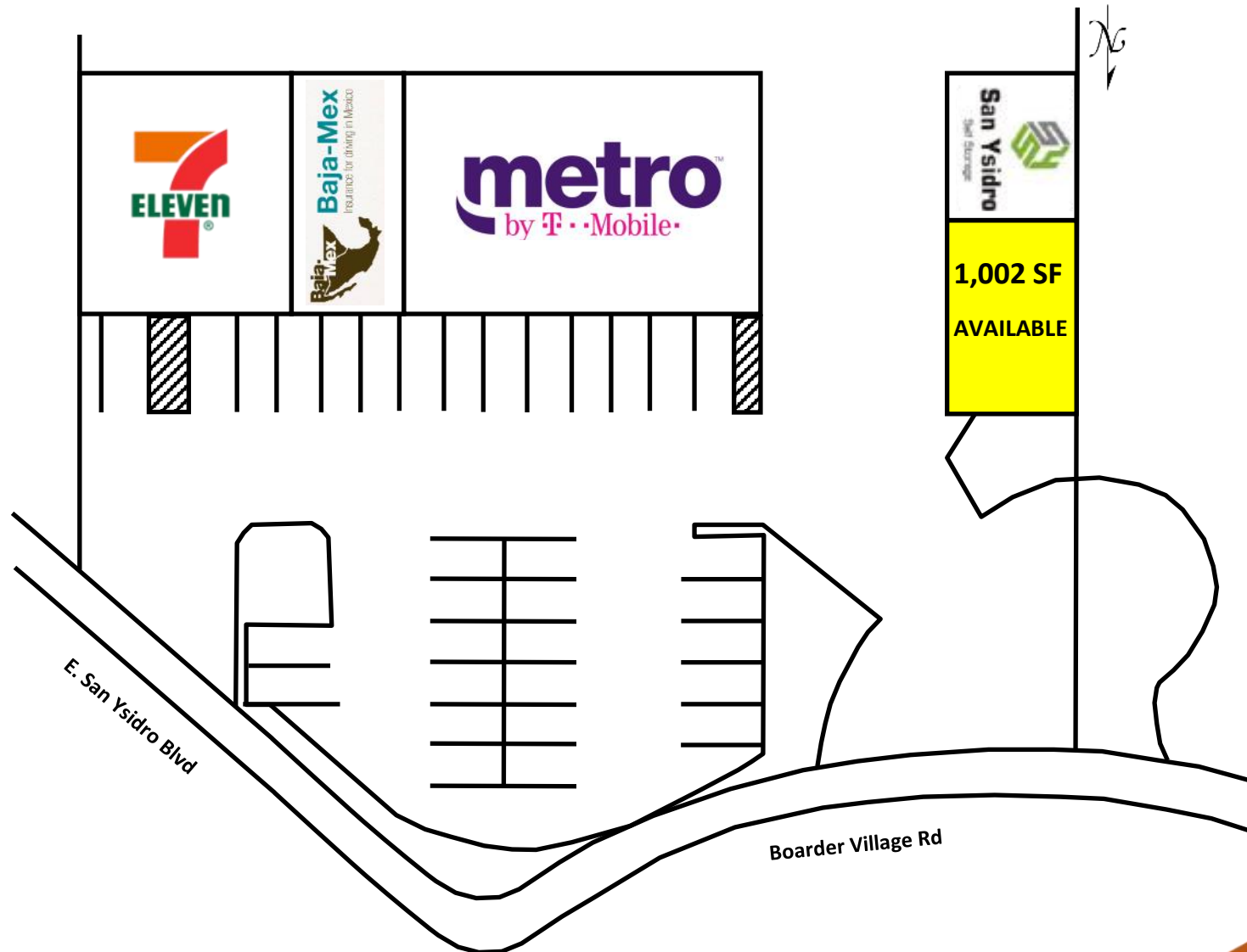
No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com



SITE PLAN

Commerce Square

644 East San Ysidro Blvd, San Ysidro, CA 92173



For more information about this property, please contact:

Anthony Acosta
(619) 321-9656
Anthony@Duhscommercial.com
CA License: 01900150



AERIAL

Commerce Square

644 East San Ysidro Blvd, San Ysidro, CA 92173



For more information about this property, please contact:

Anthony Acosta
(619) 321-9656
Anthony@Duhscommercial.com
CA License: 01900150

