

Residential Land in the Heart of the San Diego/Tijuana Megaregion

2408 E Beyer Blvd. San Ysidro, CA 92173

APN: 666-130-28-00



Highlights

- Time for entitlements or quick close
- New city park and community center under construction immediately to the North
- Walk to the busiest border crossing in the World!
- Scenic views of the Ocean, Coronado Islands, Mountains, San Ysidro, and Mexico
- Ideal for Townhomes, Small Lot Single Family Homes, Apartments
- 9 acres total with 3.2 buildable acre

Austin Dias, MSRE

Vice President | CA License: 01888482

(619) 269-6077 | Austin@DuhsCommercial.com



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Potential Townhome Site Plan

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Adjacent Park Plan (Under Construction)

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SITE SOURCE

Board Priority: Beyer Community Resource Center

- Project Description:

- Family Resource Center (FRC) and a Community Event Center (CEC)
- Cultural/Community considerations in the design
- “Center of the Community”

- **Scope** (of work) Improvements:

- 7400 gross square feet (FRC/CEC)
- Multi-purpose Room
- Conference Room
- Offices
- Health Center
- Staging Kitchen
- Outdoor Event Area
- Sports fields/courts

- **Schedule:** (see table)

- **Budget:** \$24.1M



TENTATIVE SCHEDULE	ACTIVITIES
March/April 2024	Select D/B Project Manager
Mid-June 2024	Select D/B team
July 2024	Start design work
August 2024	Complete Site investigation
Jul - Dec 2025	DSA approval (6 mos.); start subcontractor bidding
Sept 2025 - Jan 2026	Construction begins
August 2026 - December 2026	CRC completed

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November 14, 2024

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Community Center (Breaking Ground 2025)

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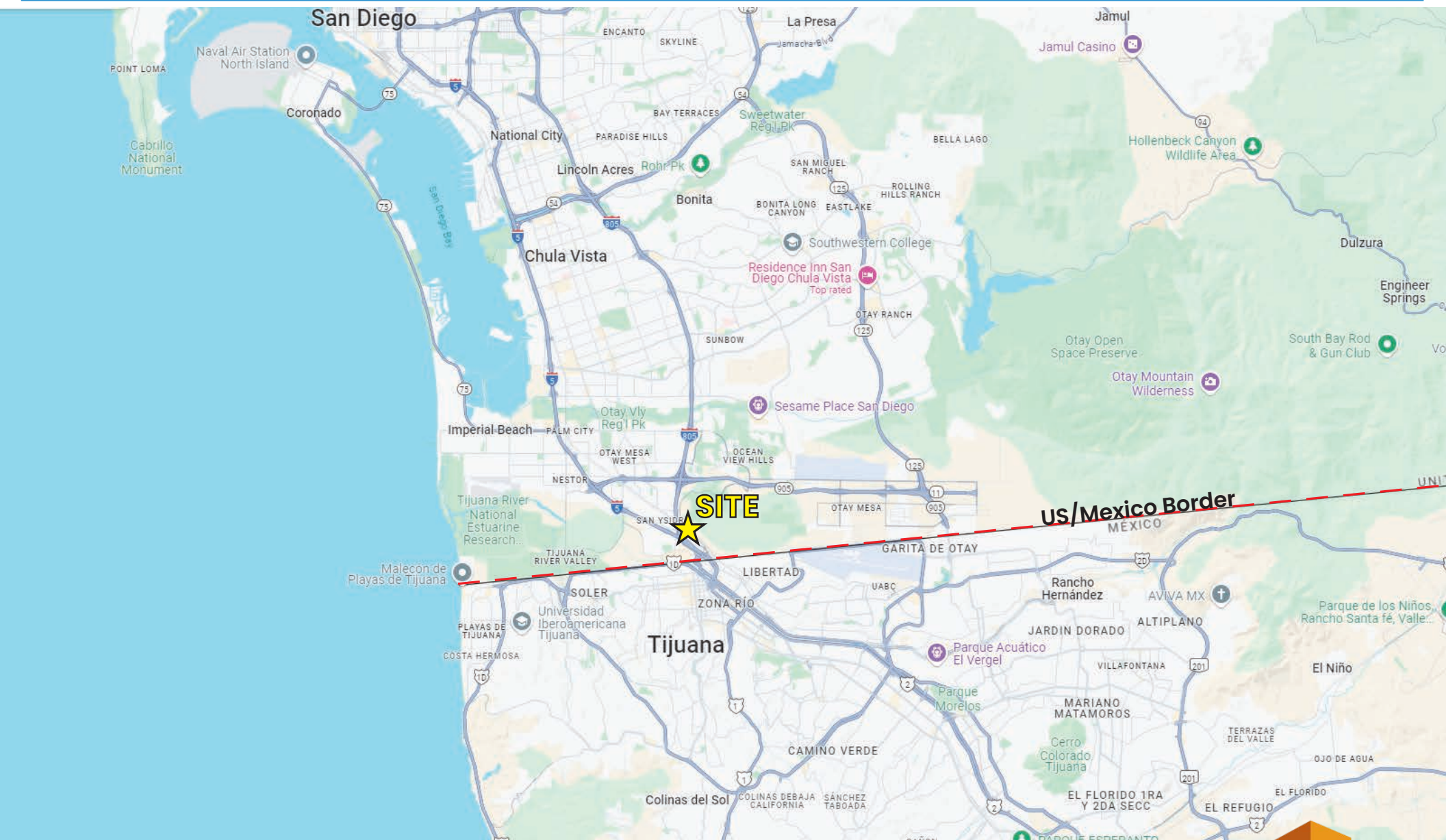


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Regional Map

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