

For Lease

Available: ±3,021 SF (can combine up to ±6,072 SF)

Commerce Square

644 E. San Ysidro Blvd, San Ysidro, CA 92173

**PROMINENT MONUMENT
SIGNAGE OPPORTUNITY!**



Anthony Acosta

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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.

SITE SOURCE

Property Highlights

Commerce Square

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- Exceptional visibility on a high-traffic, signalized corner at East San Ysidro Blvd. and Border Village Rd.
- Near PedEast Pedestrian Crossing, boosting foot traffic along East San Ysidro Blvd.
- Prominent Monument Signage; Large monument sign with available panels offers excellent visibility.
- Generous parking ratio of 6 spaces per 1,000 SF.
- Adjacent to San Ysidro Land Port of Entry, the world's busiest land border crossing, with over 100 million annual crossings.
- Over 50,000 northbound pedestrian crossings daily.
- Tijuana population: 2.3 million+, experiencing economic growth and dense population.
- Immediate freeway access to I-805 & I-5.

(Can Combine up to ±6,072 SF)

Potentially Available
2,063 SF

Baja- Mex
Potentially Available
988 SF

Immediately Available
±3,021 SF



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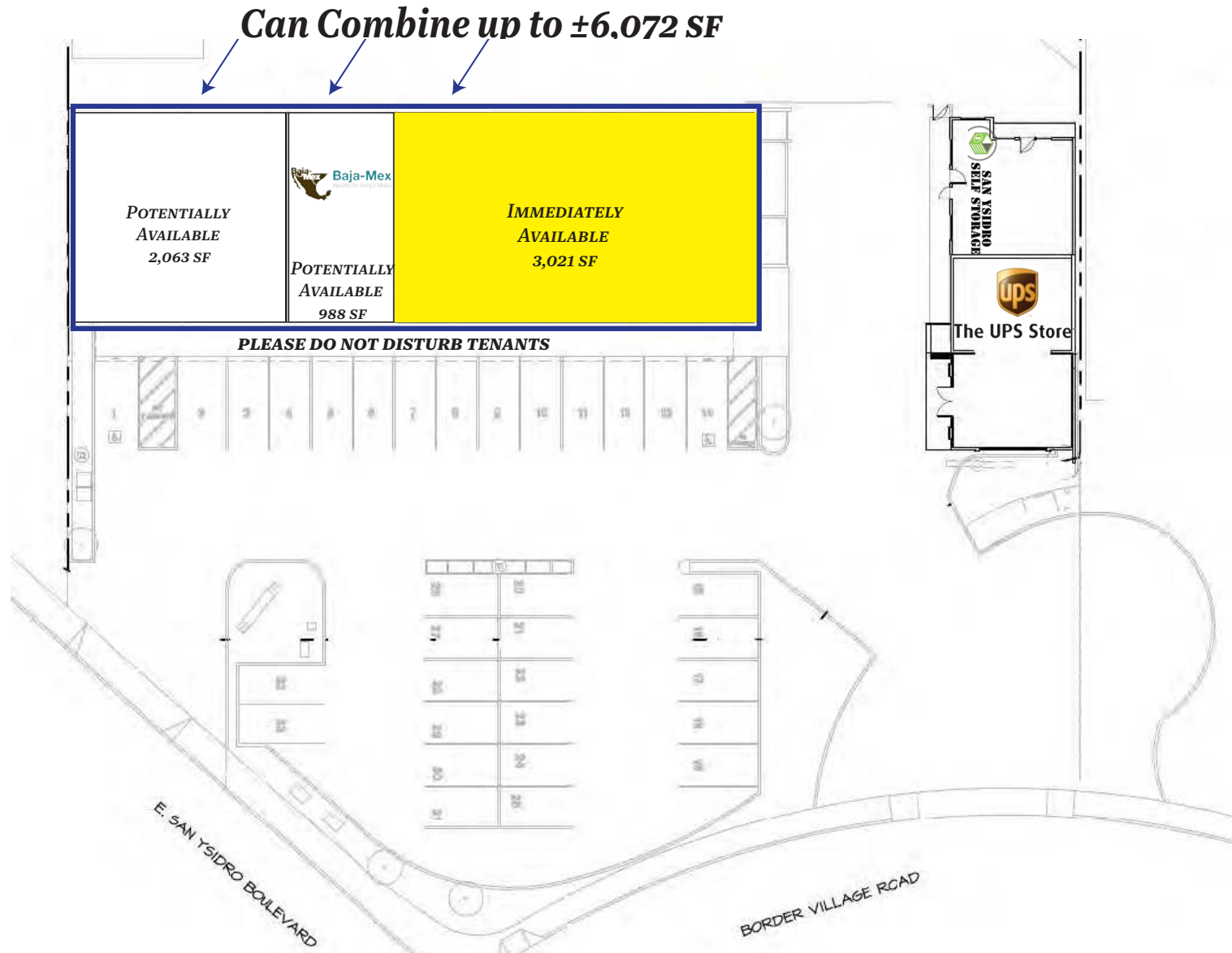
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Site Plan

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Photos

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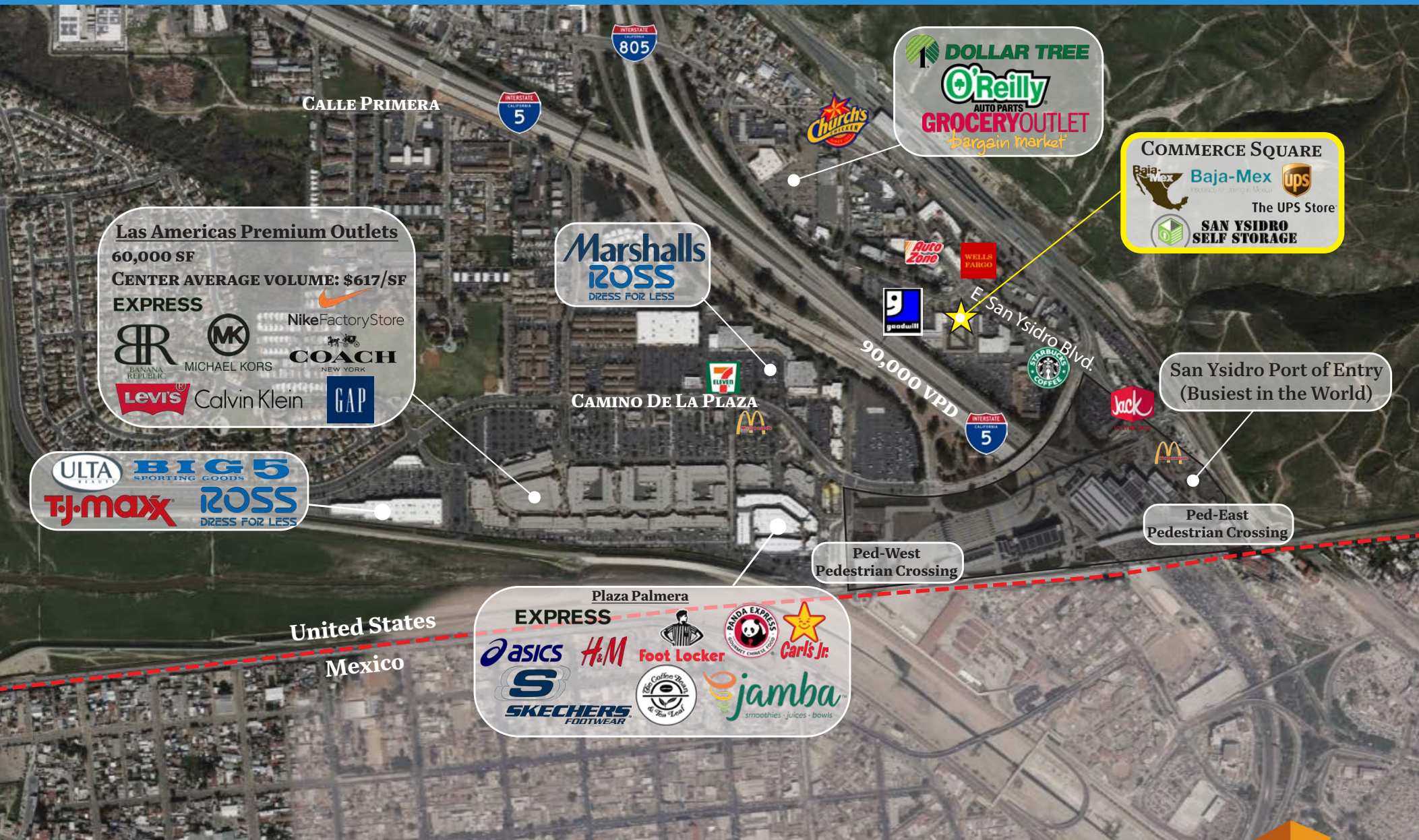
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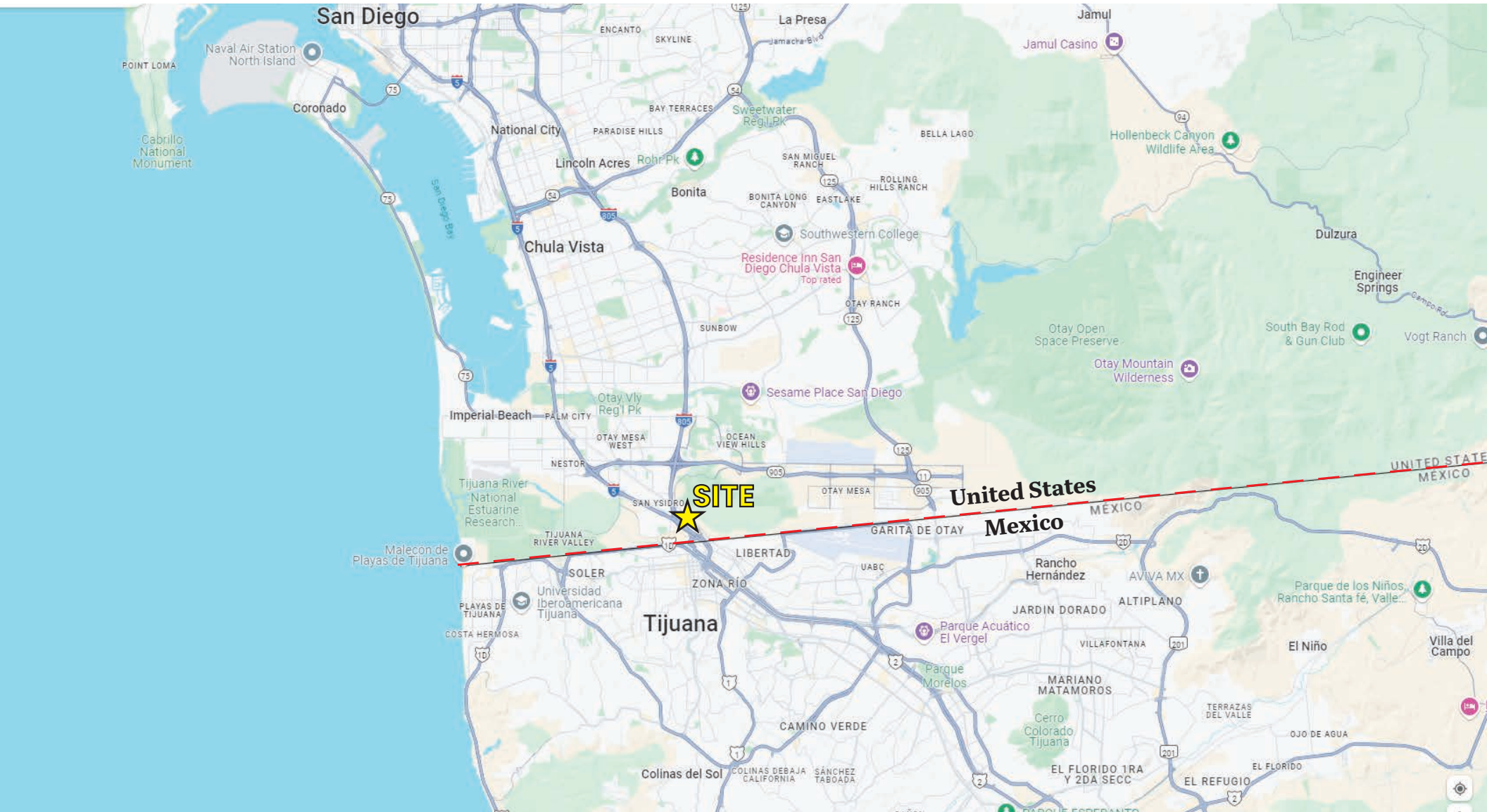
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Regional Map

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Demographics

Commerce Square

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	<u>1 Mile</u>		<u>3 Mile</u>		<u>5 Mile</u>	
<u>Population:</u>						
2024 Estimate	8,889		76,890		182,554	
2029 Projection	8,721		75,858		180,705	
Median Age	33.20		35.80		36.40	
<u>2024 Population By Race:</u>						
White	1,097	12.34%	11,709	15.23%	33,940	18.59%
Black	184	2.07%	2,847	3.70%	7,534	4.13%
Am. Indian & Alaskan	122	1.37%	1,107	1.44%	2,442	1.34%
Asian	180	2.02%	7,061	9.18%	17,904	9.81%
Hawaiian & Pacific Island	12	.13%	265	.34%	849	.47%
Other	7,293	82.05%	53,900	70.10%	119,885	65.67%
<u>Population by Hispanic Origin:</u>						
Non-Hispanic Origin	642	7.22%	15,996	20.80%	46,919	25.70%
Hispanic Origin	8,247	92.78%	60,894	79.20%	135,635	74.30%
<u>Households:</u>						
2024 Estimate	2,291		20,583		50,466	
2029 Projection	2,242		20,278		49,849	
2020 Census	2,476		21,545		52,139	
2024 Average Household Size	3.60		3.50		3.40	
2024 Avg Household Income	\$68,928		\$92,807		\$91,359	
<u>2024 Occupied Housing:</u>						
Owner Occupied	522	22.78%	10,994	53.42%	26,443	52.40%
Renter Occupied	1,769	77.22%	9,588	46.58%	24,023	47.60%
2024 Median Home Value	\$457,065		\$556,858		\$581,769	

**The Demographics does not include Tijuana/ Mexico Population*



Contact

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For more information, please contact:

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