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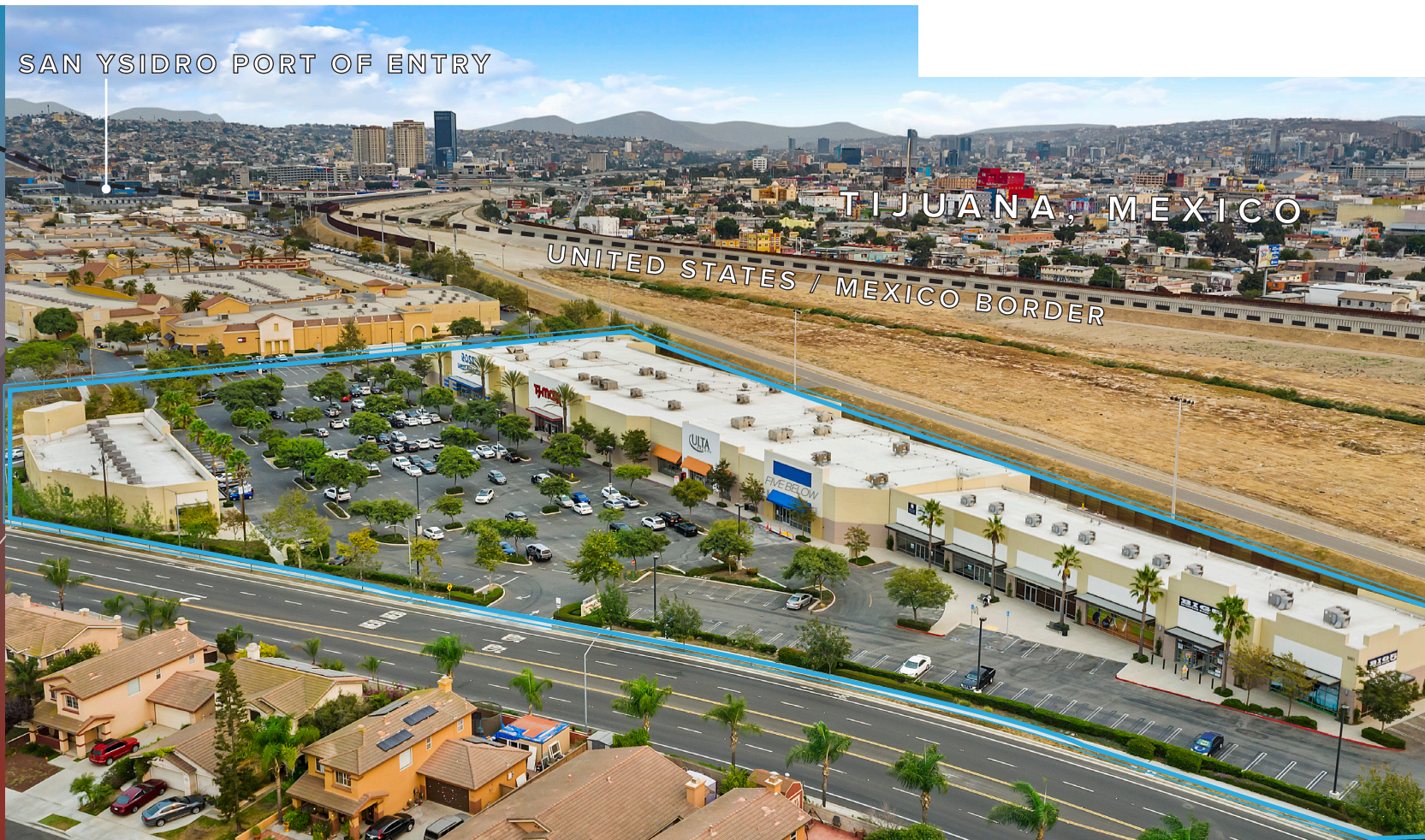
THE PLAZA AT THE BORDER

3951 Camino de la Plaza, San Ysidro, CA 92173

SAN YSIDRO PORT OF ENTRY

TIJUANA, MEXICO

UNITED STATES / MEXICO BORDER





PLAZA AT THE BORDER

PROPERTY OVERVIEW

- Plaza at the Border is the lead retail center in San Ysidro, just north of the US/Mexico border.
- Plaza at the border is anchored by TJ Maxx, Ross and Ulta and adjacent to the Las Americas Premium Outlets, a 125 store, outlet mall.
- The property benefits high daily commuter traffic and tourism. The San Diego/Tijuana border sees more than 35 million people cross each year.
- Parking | 4.5 per 1,000 SF.

TRADE AREA HIGHLIGHTS

- Located less than a mile from the San Ysidro port of entry, which is the largest land border crossing between San Diego and Tijuana, and the fourth-busiest land border crossing in the world.
 - 70,000 vehicles processed each day
 - 20,000 pedestrians cross each day
- The San Diego Association of Governments (SANDAG) projects an 87 percent increase in vehicle traffic in San Ysidro by the year 2030.
- Approximately 10 million Pedestrians walk across the border entry annually for the convenient shopping destinations.
- Tijuana provides over 2 million residents in immediate proximity to the site.
 - Commercial exchange between San Diego and Tijuana is valued at \$2.1 million a day!



ROSS
DRESS FOR LESS
Famous Footwear
carter's
Marshall's
Guitar Center
DOLLAR TREE

McDonald's
IHOP
Bank of America

Carl's Jr.
ARMANI EXCHANGE
OUTLET
Foot Locker
H&M

SAN YSIDRO
PORT OF ENTRY

Outlets
AT THE BORDER

Reebok
COACH
Disney
OLD NAVY
RALPH LAUREN
NIKE
adidas
STEVE MADDEN
BILLABONG
GUESS
BOSS
SKECHERS
kate spade
VICTORIA'S SECRET
ANN TAYLOR
THE NORTH FACE

Vitamin Shoppe
24/7 POSTAL

LAS AMERICAS
PREMIUM OUTLETS

TJ-maxx
ROSS
DRESS FOR LESS
ULTA
BIG 5
SPORTING GOODS
five BELOW

CAMINO DE LA PLAZA
CARS PER DAY

SITE PLAN

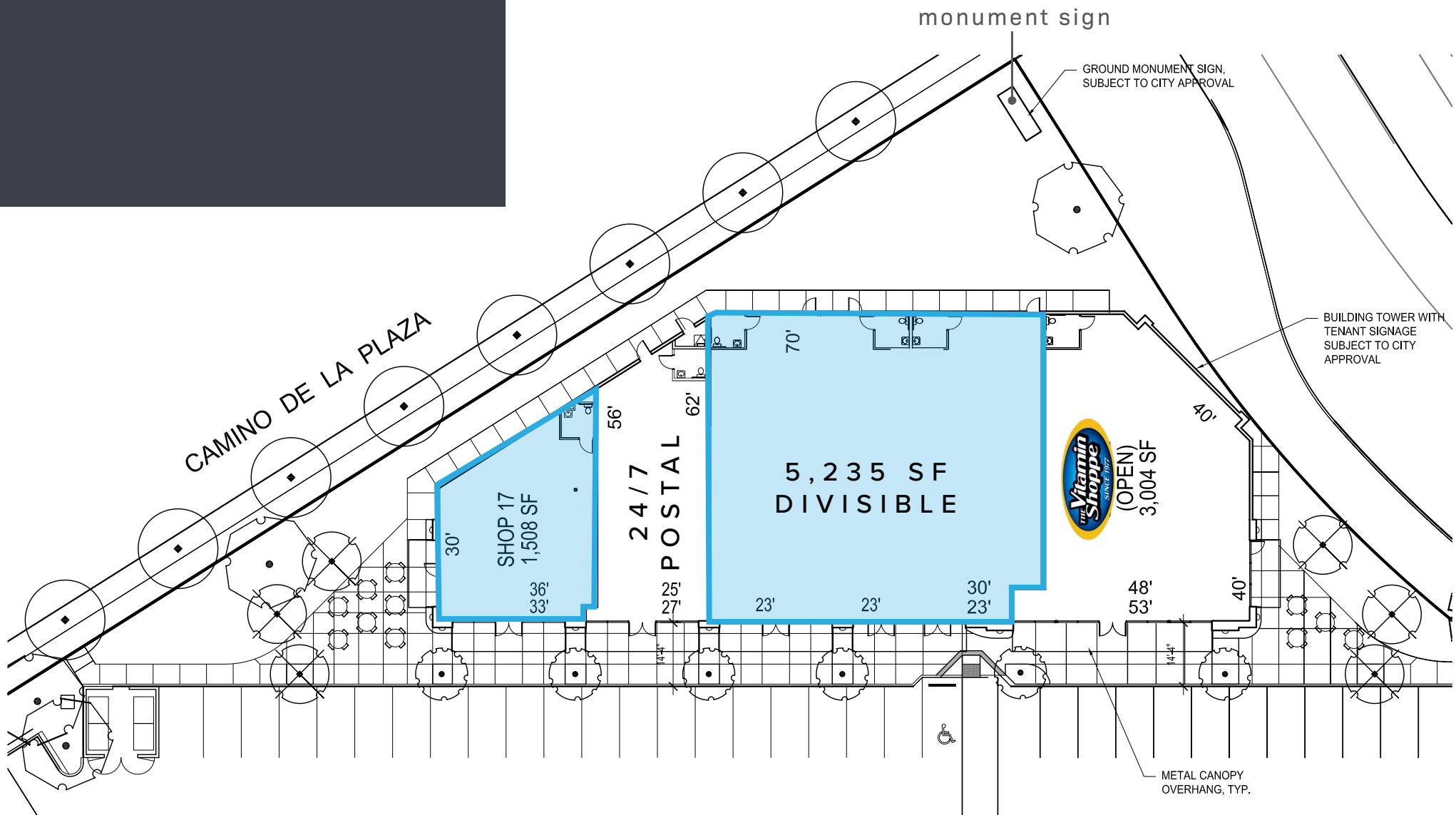
AVAILABLE SUITES

- 109 | 2,826 SF
- 111 | 2,050 SF
- 210 | 1,508 SF
- 204 | 5,235 SF - DIVISIBLE












This site plan is not a representation, warranty or guarantee as to size, location or identity of any tenant, and the building, improvements, parking, ingress and egress are subject to such changes, additions and deletions as the architect, Landlord or any governmental agency may direct. Any specified tenant referenced herein is subject to change, deletion, change of location, etc. at any time without prior notice.

PAD SITE PLAN



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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 2020 Population - Current Year Estimate	12,536	81,577	186,557
 2025 Population - Five Year Projection	12,787	83,564	191,338
 2020 Households - Current Year Estimate	3,150	21,379	51,855
 2025 Households - Five Year Projection	3,196	21,829	52,965
 2020 Average Household Income	\$61,007	\$75,181	\$74,601
 2025 Average Household Income	\$68,257	\$84,763	\$83,916
 2020 Daytime Population	12,554	66,844	159,961
 Daytime Workers	4,675	16,458	46,364
 Daytime Residents	7,879	50,386	113,597



THE PLAZA AT THE BORDER

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