

601-637
E SAN YSIDRO BLVD
SAN YSIDRO, CA 92173

\$1.90/SF + NNN
2ND MONTH FREE OF RENT

YOUR NAME HERE

FOR LEASE
RETAIL & OFFICE SUITES

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RETAIL & OFFICE SUITES

FOR LEASE

AVAILABILITY



601 E San Ysidro Blvd, Suites 160 & 170: \pm 2,790 SF Retail (Divisible)

631 E San Ysidro Blvd, Suite G: \pm 450 SF Office

631 E San Ysidro Blvd, Suite E: \pm 360 SF Office (Sublease*)

*Expires June 30, 2026 / Reduced Rate



PLAZA TENANTS

Wells Fargo, Family Dollar, Little Caesars, H&R Block



LOCATION

- > Located in an Established Community with Excellent Demographics
- > Strong Retail Corridor Surrounded by a Wide Variety of Unique Shops and National Retailers
- > Strategically Situated Immediately North of Tijuana, Mexico and within the San Diego Metropolitan Statistical Area



VISIBILITY

Excellent Visibility with Combined Traffic Counts of 106,753 VPD
Building and Pylon Signage Available



PARKING

45 Free Surface Spaces (2.37/1,000 SF)

THE PROPERTY

601-637 E SAN YSIDRO BLVD

SAN YSIDRO, CA 92173



EL TOREADOR PLAZA

± 19,016 SF RETAIL CENTER

FREEWAY ACCESS

IMMEDIATE ACCESS TO I-805 & I-5

544' FRONTAGE

E SAN YSIDRO BLVD

1994

YEAR BUILT

\$1.90/SF + NNN

2ND MONTH FREE OF RENT



FLOOR PLANS

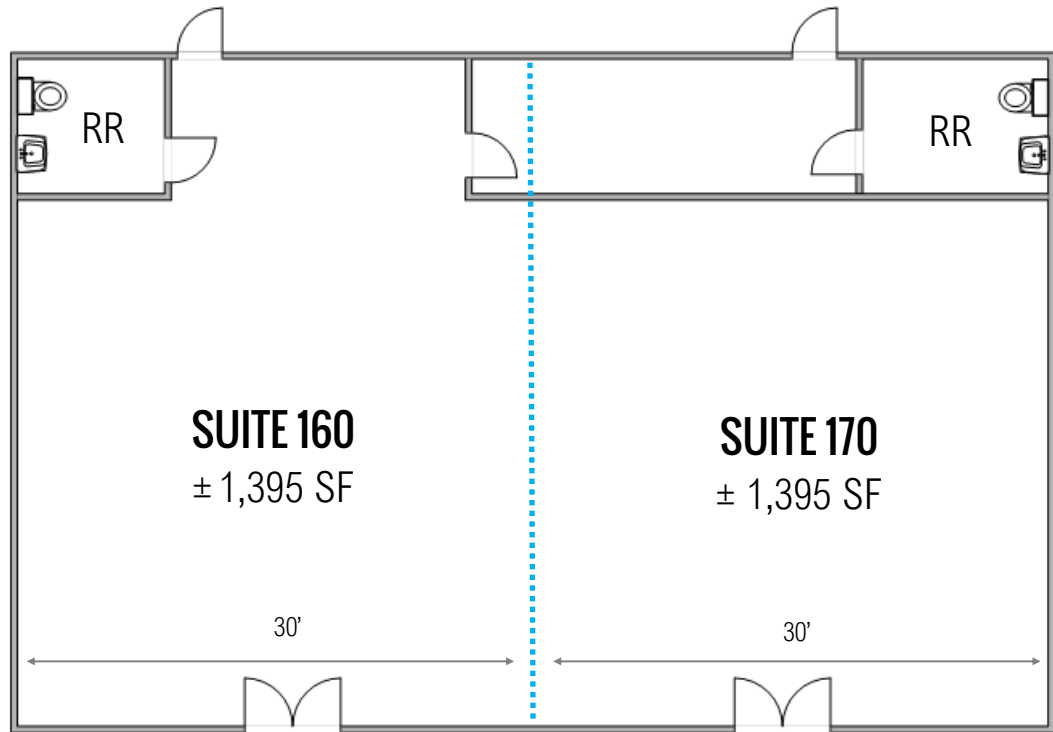
SUITES 160 & 170

± 1,395 SF OR 2,790 SF RETAIL SPACE

WINDOW-LINED STOREFRONT

PRIVATE RESTROOMS

OPEN FLOOR PLAN



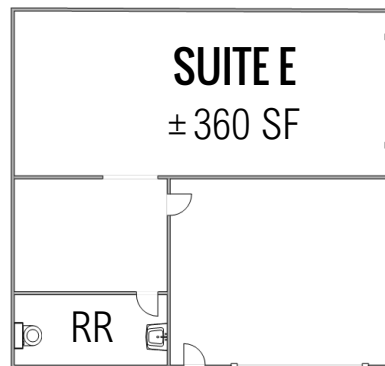
SUITE E

± 360 SF OFFICE SPACE

2ND FLOOR OFFICE SUITE

PRIVATE RESTROOM

PRIVATE OFFICE / BULL PEN



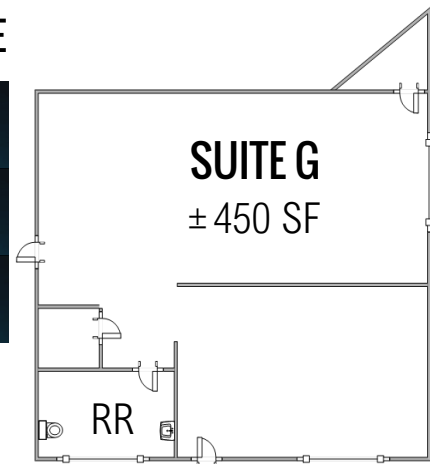
SUITE G

± 450 SF OFFICE SPACE

2ND FLOOR OFFICE SUITE

PRIVATE RESTROOM

PRIVATE OFFICE / BULL PEN





EL TOREADOR PLAZA

E BEYER BLVD



SUITES
160 & 170



SUITE E



SUITE G

E SAN YSIDRO BLVD

BORDER PLAZA

 12,432 VPD

E SAN YSIDRO BLVD & BORDER VILLAGE RD



601-637 E San Ysidro Blvd



AREA DEMOGRAPHICS



POPULATION	3 MILE	5 MILE
2022 Total Population	84,033	193,982
2027 Population	84,312	194,492
Average Age	34.1	34.7



HOUSEHOLDS	3 MILE	5 MILE
2022 Total Households	21,679	53,381
Avg. Household Income	\$82,867	\$80,940
Median Home Value	\$454,112	\$453,254



ECONOMY	3 MILE	5 MILE
# of Businesses	2,127	5,674
# of Employees	15,247	43,690
Total Consumer Spending	\$786 M+	\$1.8 B+



DRIVE TIMES	MINUTES
U.S - Mexico Border	4
Chula Vista	10
Downtown San Diego	18

Sunset Elementary School

San Ysidro Middle School



SUBJECT PROPERTY

94,500
Cars Per Day



Cesar Chavez
Recreational Center

San Ysidro
Village

Border Village
Shopping Center

Border
Plaza



The Plaza
At the Border

Outlets at
the Border

Border
Parking

U.S. - MEXICO BORDER

U.S. Customs and
Border Protection
PedWest San Ysidro
20,000 Daily Pedestrians

U.S. Customs and
Border Protection
San Ysidro Port of Entry
70,000 VPD



RETAIL & OFFICE SUITES FOR LEASE

AVAILABLE ± 360 SF - 2,790 SF

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**PACIFIC COAST
COMMERCIAL**
SALES • MANAGEMENT • LEASING

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning, financials, leases, square footage, permits and use should be verified during due diligence and prior to completing a purchase or lease.

TCN
WORLDWIDE
REAL ESTATE SERVICES