

FOR SALE

+/- 17 ACRE INDUSTRIAL DEVELOPMENT OPPORTUNITY



E BEYER
BLVD

SAN YSIDRO, CA



CONTACT US

DAVID SANTISTEVAN

619 994 8896

Lic. No. 00913491

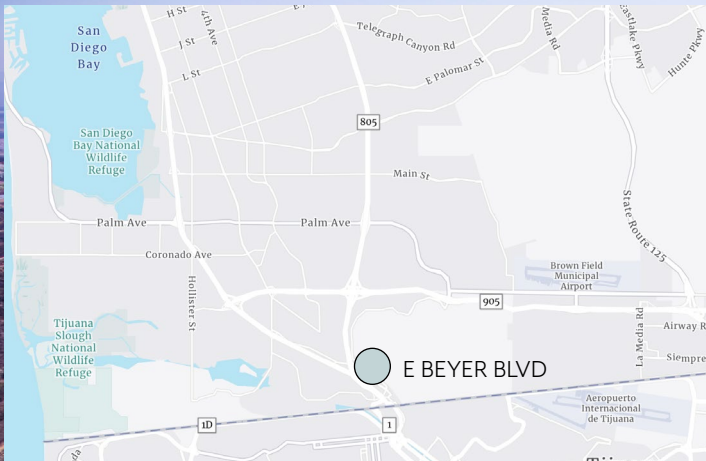
david.santistevan@colliers.com

ZANE RIHAN

858 205 7376

Lic. No. 02218149

zane.rihan@ip-cre.com



 CLICK # TO ACCESS PAGE

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PROPERTY INFORMATION

EXECUTIVE SUMMARY

San Ysidro, California, presents a high-value opportunity for investors and developers due to its strategic location and increasing demand for modern commercial and industrial spaces. The area experiences some of the highest pedestrian and vehicular traffic in the country, driven by the San Ysidro and Otay Mesa Ports of Entry, making it a prime location for industrial and commercial development.

The nearby Southwest Village Specific Plan, an approved blueprint for mixed-use growth, further reinforces San Ysidro's future as a desirable growing market. Given its transit connectivity, including the San Ysidro Transit Center, the area is also well-suited for transit-oriented development (TOD), providing further incentives for investment.

Location	E. Beyer Blvd., San Ysidro, CA 92173
APN	666-130-30-00
Gross Acreage	17.01 acres
Municipality	City of San Diego
Submarket	San Ysidro Community Plan Area
Property Condition	Vacant Unimproved
Access	Access easement in place (See Page 5)
Zoning	IL-3-1 (allows for industrial uses)
General Plan	Industrial Employment
Fire Zone	Very High Fire Severity Zone
Preliminary Title Report	View Title Report
Applicable Overlay Zones	<ul style="list-style-type: none"> • Communities of Concern (COC) • Airport Land Use Compatibility Imperial Beach NOLF - Review area 2 • High Cultural Sensitivity Area • Sensitive Vegetation / ESA • Potential Hillside
School Districts	San Ysidro Elementary / Sweetwater Union High
Utility Districts	Water: San Diego Public Utilities Department
Transportation	Mobility Zone 2 TPA / Parking TPA

PROJECT DETAILS

Walkability

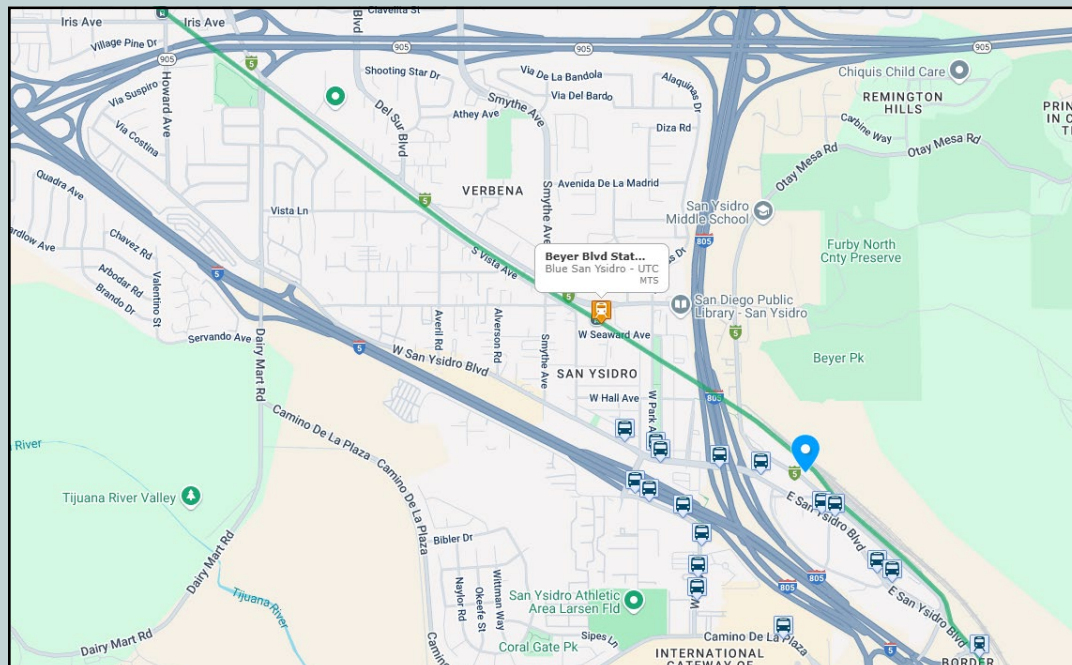
Walking distance to Trolley Station & Bus Line. Walk Score of 76.

Proximity

Close proximity to I-5, I-805, SR 125, & 905
Minutes from San Ysidro Port of Entry, Otay Mesa Port of Entry, & Future Otay Mesa II Port of Entry
Potential off-ramp access from Caliente Ave (SR 905)

Improvements & Incentives

Adjacent to the approved Southwest Village Community Plan



Bus Lines

906 Iris Transit Center 0.1 mi
907 Iris Transit Center 0.1 mi



Rail Lines

Blue San Ysidro | 0.7 mi

** Rail Line in Green in map to the left*

PLOTTED EASEMENTS


[DOWNLOAD EASEMENT DOCUMENT](#)



Fidelity National Title Company
 4400 MacArthur Blvd., Suite 200, Newport Beach, CA 92660
 Phone: (949) 622-5000 • Fax:

- PIQ Parcel A:
- PIQ Parcel B:
- PIQ Parcel C:

Item No. 2
 For: road
 Recorded: 257-151 deeds
 Affects: location indeterminate

Item No. 4
 For: utility
 Recorded: 4659-347 o.r.
 Affects:

Item No. 5
 For: utility
 Recorded: 5307-293 o.r.
 Affects:

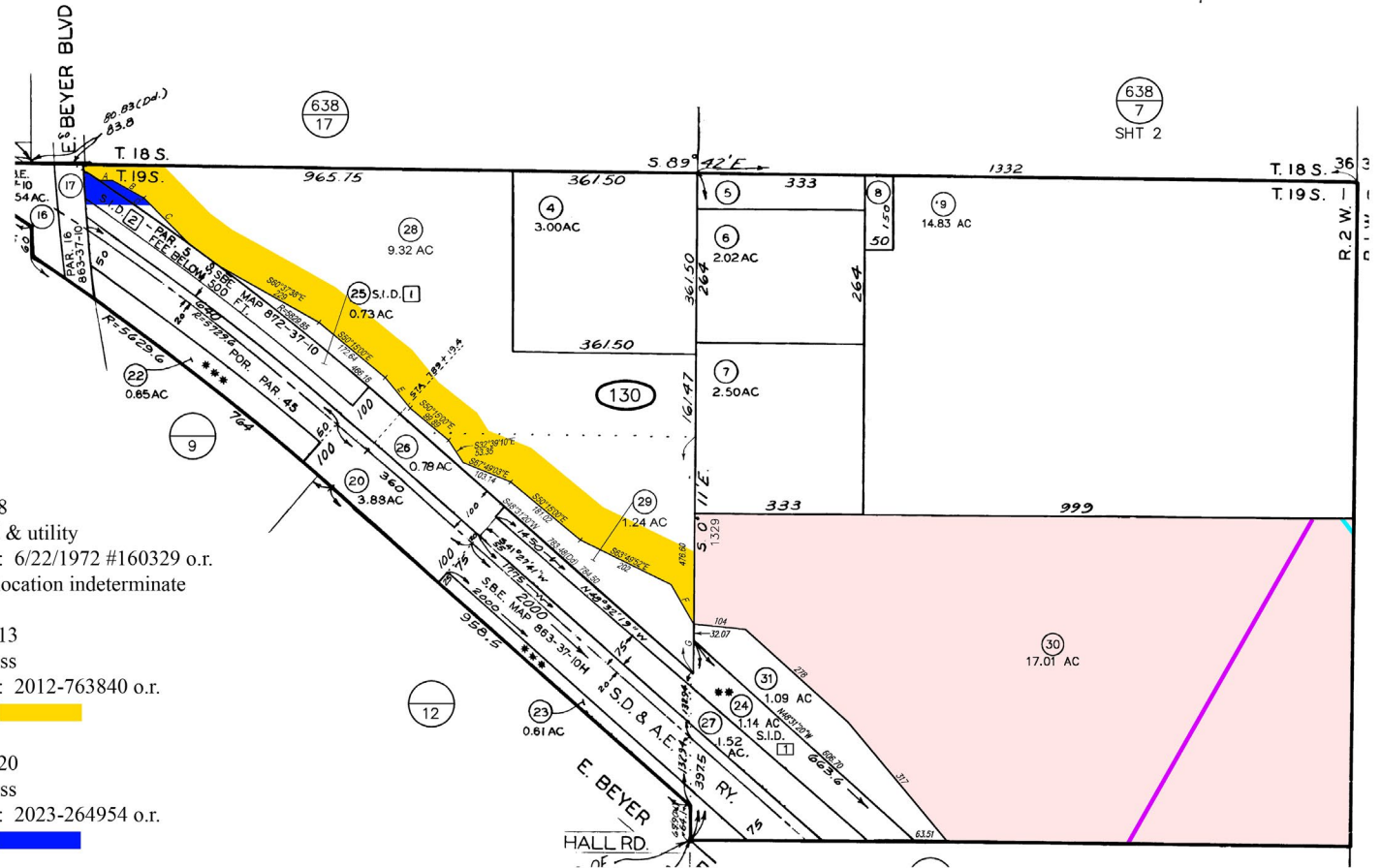
Item No. 6
 For: road & utility
 Recorded: 12/23/1968 #224103 o.r.
 Affects: location indeterminate

Item No. 7
 For: utility
 Recorded: 5/7/1971 #94808 o.r.
 Affects: location indeterminate

Item No. 8
 For: road & utility
 Recorded: 6/22/1972 #160329 o.r.
 Affects: location indeterminate

Item No. 13
 For: access
 Recorded: 2012-763840 o.r.
 Affects:

Item No. 20
 For: access
 Recorded: 2023-264954 o.r.
 Affects:



Preliminary Title Report: 30093087-TS APN: 666-130-30
Situs:

This map/plot is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

AERIALS | NW FACING



AERIALS | W FACING



AERIALS | RETAILERS



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