

THE BORDER CENTER

501-551 E. San Ysidro Boulevard
San Diego, CA 92173

FOR LEASE
±1,385 SQ. FT. RETAIL / MEDICAL OFFICE



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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 and use, should be verified prior to transaction.

THE OPPORTUNITY



The Property:

± 17,326 SF Retail Strip Center



Available Now:

Suite 523 ±1,385 SF Retail / Medical Office



High Visibility:

All Suites are Street Facing
with Strong Exposure to Street & Walking Traffic



Lease Rate:

Contact Agents



Location:

- Approx. 0.5 Mile to the U.S Mexico International Border Crossing
- In Close Proximity to the Las Americas Premium Outlets



Accessibility:

Excellent Freeway Access to I-805 and I-5



Zoning:

CC-3-6 ([Click Here for Permitted Uses](#))



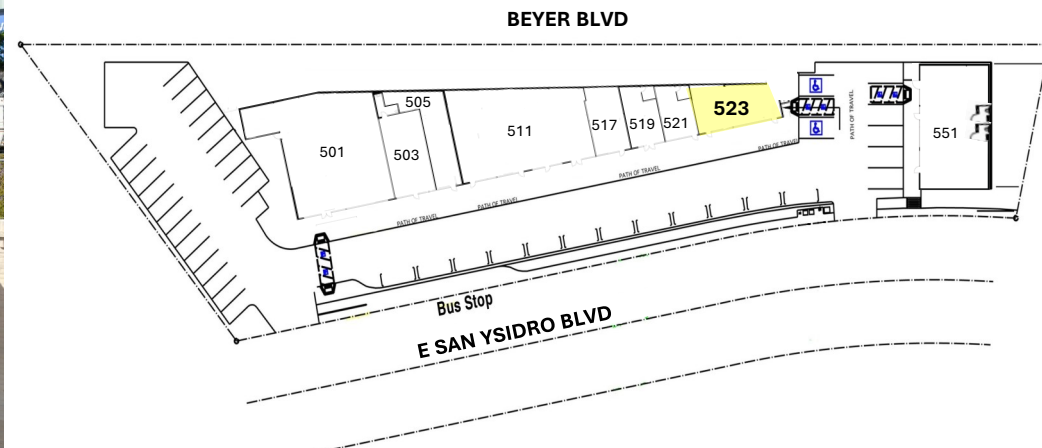
Tenants:

- SKG Duty Free
- Mr. Mail
- Oportun Loans
- Cali Taxes
- Meraz Health Insurance
- Adriana's Insurance
- Bitas Clothing



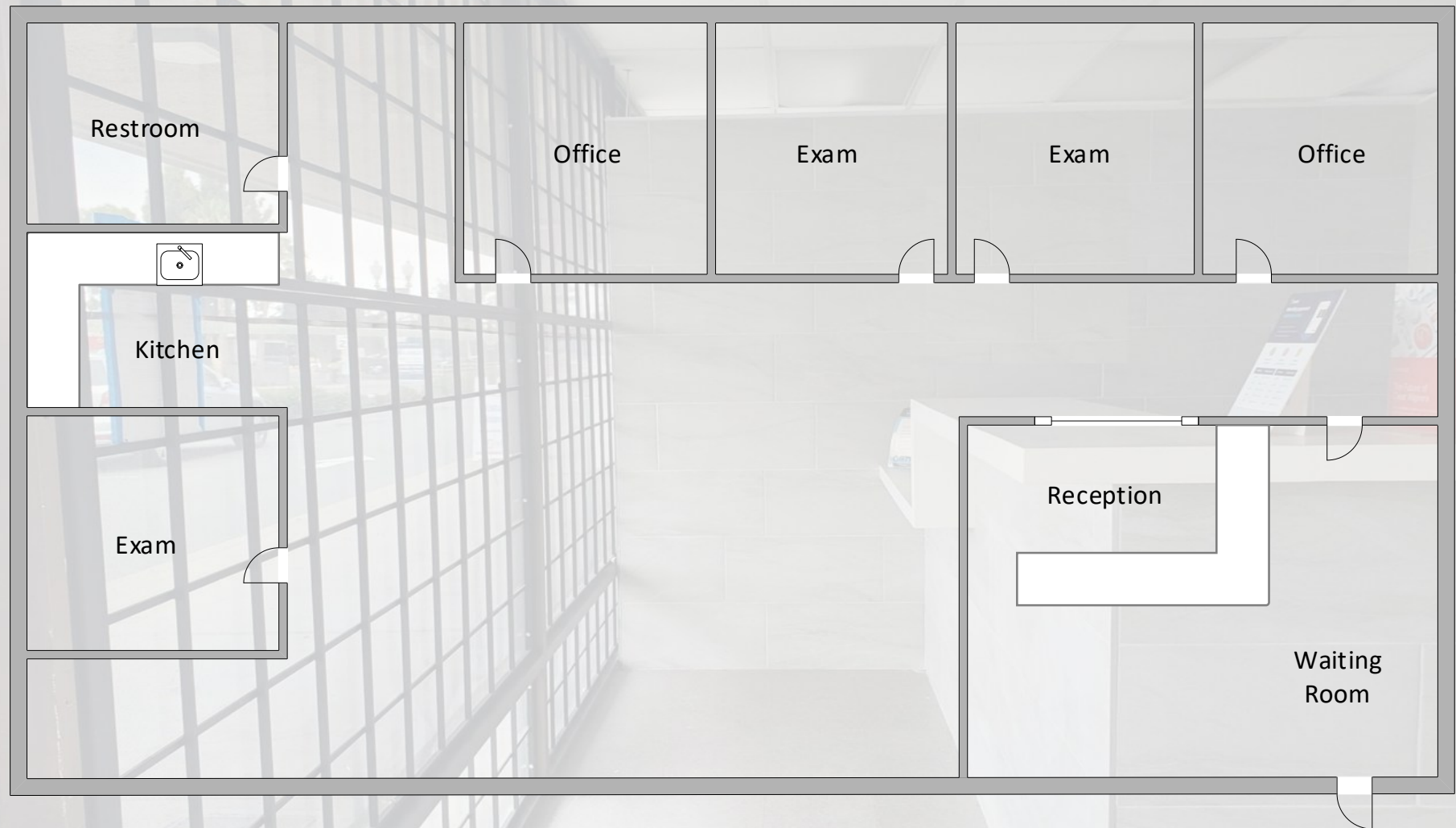
PROPERTY PHOTOS & SITE PLAN

AVAILABLE
Suite 523 ±1,385 SF



501-551 E. San Ysidro Boulevard

SUITE 523 | FLOOR PLAN



Floorplan is not to scale; for reference purposes only.

THE LOCATION

San Ysidro, California is a vibrant border community located at the southernmost point of San Diego, directly adjacent to Tijuana, Mexico. Known for housing the busiest land border crossing in the Western Hemisphere, San Ysidro serves as a major gateway for international commerce, tourism, and cultural exchange.

The community offers excellent access to Interstate 5 and Interstate 805, making it a strategic hub for logistics, retail, and cross-border business. San Ysidro is also home to the San Ysidro Port of Entry, the San Ysidro Transit Center, and is just minutes from Downtown San Diego, the San Diego International Airport, and coastal amenities.

With a diverse population, thriving local businesses, and attractions such as the **Las Americas Premium Outlets**, San Ysidro is a unique mix of international energy and Southern California lifestyle. Its location makes it ideal for companies and residents seeking proximity to both U.S. and Mexican markets, as well as convenient regional connectivity.



DEMOGRAPHICS (10 MILE RADIUS)



519,318
2024 POPULATION



154,526
2024 HOUSEHOLDS



37.1
2024 MEDIAN AGE



\$659,688
2024 MEDIAN HOME VALUE

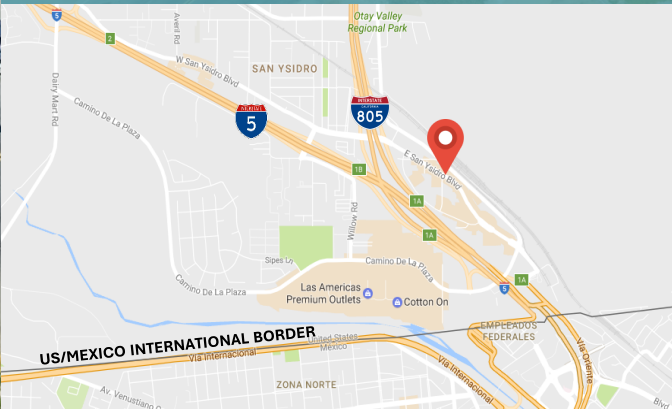


1980
2024 MEDIAN YEAR BUILT



\$84,387
2024 AVG HOUSEHOLD INCOME

Source: Costar.com



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DRIVE TIMES

Interstate 805	1 Min	Mission Valley	24 Mins
San Ysidro Border	5 Mins	San Diego State University	26 Mins
Chula Vista Bayfront Park	14 Mins	San Diego Intl Airport	27 Mins
Downtown San Diego	24 Mins	Del Mar	39 Mins