

TWO COMMERCIAL PADS FOR LEASE 0.6 + 0.7 TOTALING 1.3 ACRES

*With or Without
Drive-Thrus*



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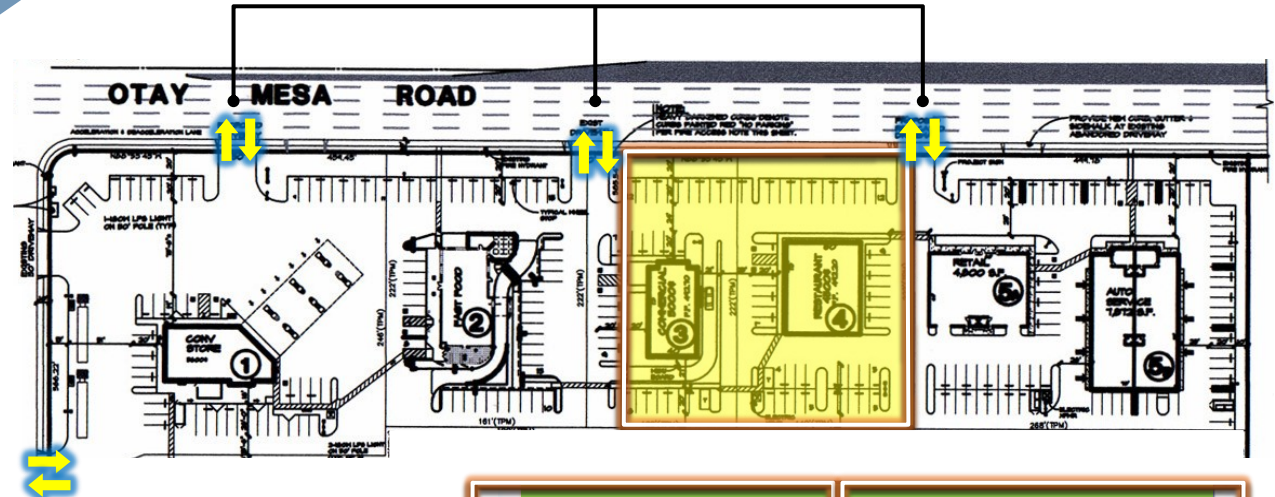
**PACIFIC COAST
COMMERCIAL**
SALES - MANAGEMENT - LEASING

OTAY MESA PADS FOR LEASE

LAST DEVELOPABLE LAND

WITHIN 20 MINUTES OF DOWNTOWN SAN DIEGO

Three Curb Cuts Along Otay Mesa Road
 Plus One on St. Andrews Avenue and One on Otay Mesa Center Road



LOT 3 - Approx. 0.60 Acres

- Freestanding Fast Food Restaurant with or without Drive-Thru

LOT 4 - Approx. 0.70 Acres

- Freestanding Fast-Casual Restaurant or Banking Facility with or without Drive-Thru

TERMS - NNN Ground Lease or Build to Suit Lease

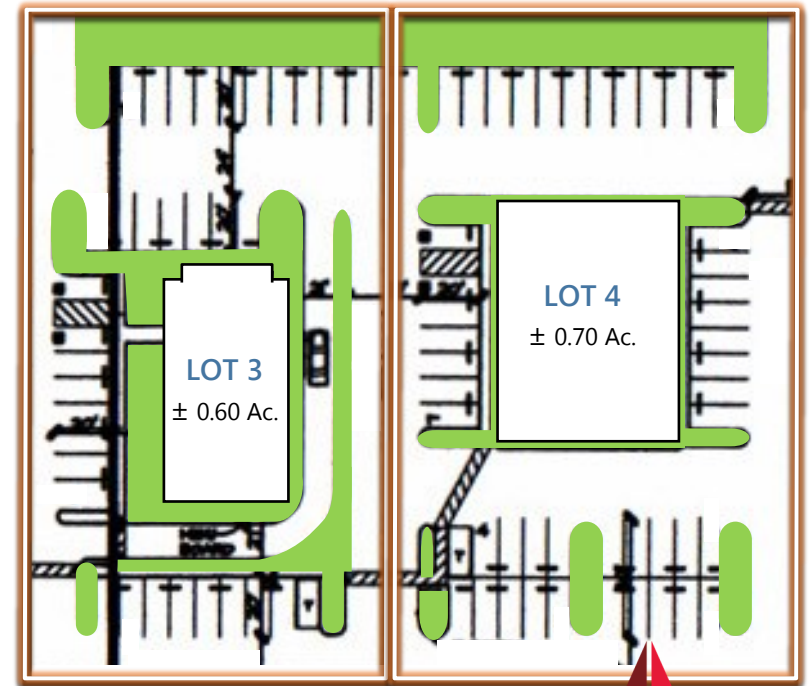
PRICE - Contact Agent For Details

ACCESSIBILITY & LOCATION

- Straight Ramp Access From SR-905 onto La Media Road & St. Andrews Avenue
- 3 Curb Cuts Offer Direct Access From Otay Mesa Road
- Zoning: IL-3-1
- Zone Incentives Include: Hub Zone & Recycle Zone
- Join These Existing Tenants:



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 should be verified prior to purchase or lease. Traffic Counts, Retail Sales Volumes & Demographics from CalTrans, LoopNet and Costar Data | Lic. 10209930



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MILLENIA
 2,983 Multi-Family Units
 See Page 11
 For More Information

RANCHO DEL REY

OTAY RANCH

EASTLAKE

LOWER OTAY LAKE

AIRPORTS

- Across from Brownfield Airport
- Close Proximity to Rodriguez International Airport in Tijuana and [Cross Border Xpress](#)
- 2.4 Million Travelers from the United States use the Tijuana Airport Annually

DEMOGRAPHICS & TRAFFIC

- Trade Area Residential Population 82,000+ / 5 Mile Radius, plus "floating" population from Tijuana (Population +/- 1.6 Million)
- Average Daily Traffic: 52,118 (Otay Mesa Road + La Media Road)

US/MEXICO BORDER CROSSING

- 3 Minutes from International Port of Entry, Otay Mesa Border Crossing Open 24/7
- In 2017, 15.5 Million Vehicle Passengers and 3.5 Million Pedestrians Crossed into US at Otay Mesa
- Cross-border Consumers; Mexican residents spend an estimated minimum of \$5.5 billion annually in San Diego

OLYMPIAN HIGH SCHOOL

OTAY RANCH TOWN CENTER

CHULA VISTA OLYMPIC TRAINING CENTER

JOHNSON CANYON

BROWN FIELD MUNICIPAL AIRPORT

CALIFORNIA 125

SWC
 SOUTHWESTERN COLLEGE
 Enrollment: 19,000

CALIFORNIA 905

TRANSBORDER PLAZA ON-SITE NEIGHBORS

- Starbucks
- Flyers Gas & Mini Mart
- Subway
- 7-Eleven
- NAPA Auto Parts
- Metro PCS

US/MEXICO BORDER

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RETAIL SALES VOLUME

Radius	5 Mile
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2015 Children's/Infants clothing stores	\$11,905,825
2015 Jewelry stores	\$4,193,706
2015 Men's clothing stores	\$13,939,673
2015 Shoe stores	\$14,289,948
2015 Women's clothing stores	\$23,114,528
2015 Automobile dealers	\$182,163,913
2015 Automotive parts and accessories stores	\$34,859,898
2015 Other motor vehicle dealers	\$4,484,141
2015 Tire dealers	\$15,555,848
2015 Hardware stores	\$764,025
2015 Home centers	\$7,349,731
2015 Nursery and garden centers	\$8,571,054
2015 Outdoor power equipment stores	\$3,969,039
2015 Appliance, television, and other electronics stores	\$24,220,675
2015 Camera and photographic supplies stores	\$1,928,035
2015 Computer and software stores	\$64,349,408
2015 Beer, wine, and liquor stores	\$11,414,396
2015 Convenience stores	\$52,020,378
2015 Restaurant Expenditures	\$48,136,269
2015 Supermarkets and other grocery (except convenience) stores	\$184,537,772
2015 Furniture stores	\$17,317,859
2015 Home furnishings stores	\$58,558,110
2015 General merchandise stores	\$311,670,156
2015 Gasoline stations with convenience stores	\$160,676,060
2015 Other gasoline stations	\$114,802,630
2015 Department stores (excl leased depts)	\$307,476,450
2015 General merchandise stores	\$311,670,156
2015 Other health and personal care stores	\$12,107,158
2015 Pharmacies and drug stores	\$47,063,193
2015 Pet and pet supplies stores	\$12,781,237
2015 Book, periodical, and music stores	\$1,957,062
2015 Hobby, toy, and game stores	\$5,605,731
2015 Sewing, needlework, and piece goods stores	\$1,048,191
2015 Sporting goods stores	\$5,768,806



DEMOGRAPHIC SUMMARY (UNITED STATES)

Radius	5 Mile
Population	
2023 Projection	119,684
2018 Population	126,201
2010 Census	97,934
Growth 2018-2023	5.77%
Average Age	34.50
Households	
2018 Avg. Household Income	\$98,494
2018 Med. Household Income	\$84,475
2018 Average Household Size	3.60

BROWN FIELD MUNICIPAL AIRPORT

SCHEDULED TO UNDERGO 331 ACRE
REDEVELOPMENT OF METROPOLITAN AIRPARK
(See page 7 For More Information)

LA MEDIA ROAD - 10,270 ADT

OTAY MESA ROAD - 41,848 ADT



TRANSBORDER

PLAZA

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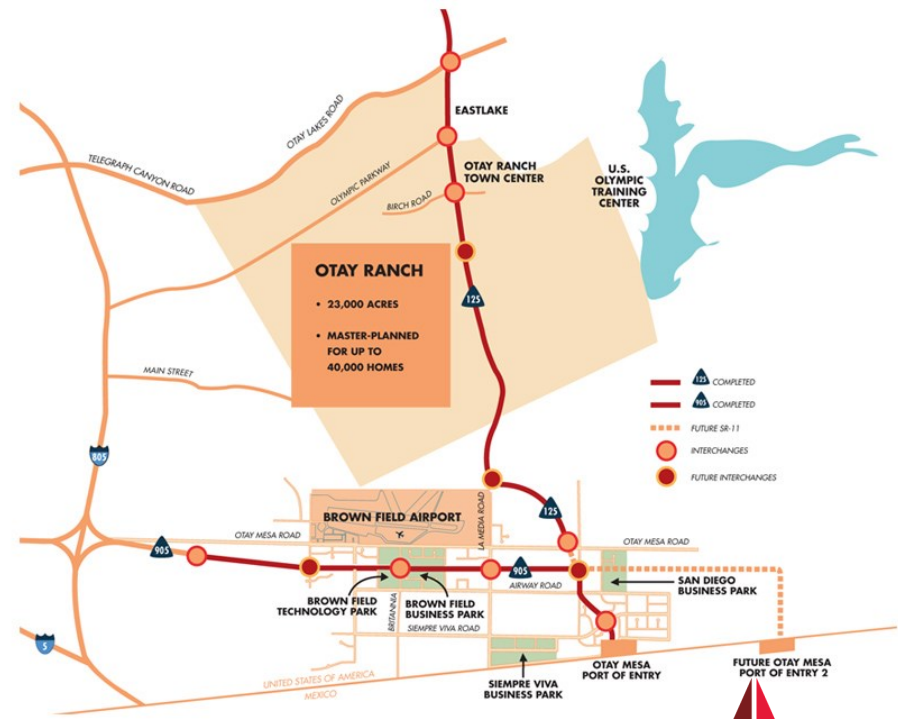
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Otay Mesa Advantages

- New freeway access: SR-905 and SR-125
- South County offers San Diego County's largest labor supply
- Brown Field Airport is slated for a 330-acre redevelopment
- Recent Community Plan Update promotes new retail and business friendly land uses
- Time-saving reverse commutes
- New Cross Border Terminal (CBX) *Now Open*
- Estate and family-oriented homes in Otay Ranch and Eastlake provide new housing for executives and staff
- Otay I Port of Entry handles more than \$33 billion annually
- \$700 million Otay II Port of Entry scheduled to open in 2019



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ON THE THRESHOLD

TRANSBORDER PLAZA



The Metropolitan Airpark (MAP) is a multi-phased development that will transform the Brown Field Municipal Airport into an economic engine in Otay Mesa.

The project includes 331 acres of development at the airport including airside facilities with a new jet fixed based operation, T-hangars and heliport, over 1.3 million square feet of industrial and commercial space, a 6-8 MW solar field, as well as hotels and restaurants. At full build-out, Metropolitan Airpark will provide 4,000 permanent jobs, 8,000 long-term construction jobs, and is anticipated to bring \$500 million in annual revenue to the region.

In addition to the onsite development at the Brown Field Municipal Airport, MAP will be constructing offsite infrastructure improvements that will facilitate better traffic circulation in Otay Mesa. The Otay Chamber of Commerce has been an early supporter of this project, endorsing not only the opportunities generated from the redevelopment within the airport, but also recognizing the positive "spillover" effect that this project will have on furthering economic development overall in Otay Mesa and the rest of South County.

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Through a partnership between CALTRANS, SANDAG and categorical support from the Otay Mesa Chamber of Commerce, a new state of the art port of entry is being proposed and developed in Otay Mesa. This innovative project will provide fast and predictable crossings via tolled approach roads that connect directly to a new state-of-the-art Port of Entry, serving both personal and commercial vehicles. The goal is to operate the new POE with an average of 20-minute border crossing time.

The project will be built in three segments:

Segment 1 (SR 11 first phase): construct a four-lane freeway between SR 905 and Enrico Fermi Drive. **Construction began in December 2013 and is now completed.**

Completed in 2015, three freeway-to-freeway connectors linking SR 905 and SR 11 to northbound SR 125.

Segment 2 (SR 11 second phase): construct a four-lane toll highway from Enrico Fermi Drive to the new Otay Mesa East POE, and construct a new Commercial Vehicle Enforcement Facility.

Segment 3: construct the new Port of Entry

Completion for Segment 3 is expected in late 2019.

[For more info click here](#)



La Media Road Expansion

La Media Road in Otay Mesa is a critical corridor for California exports and could be renamed, California's Exporting Corridor. Currently it stands as a two lane unimproved street with a major flooding issue in the intersection of Airway Road.

The Otay Mesa Chamber has been a strong advocate for expanding and re-paving this critical road. Mayor Kevin Faulconer and Councilman David Alvarez have listened to our requests and have developed a Southbound Truck Route Task force to address both the Expansion of La Media Road and the Otay Mesa Southbound Truck Route, known as the Otay Truck Route Phase IV.

The La Media Road expansion project is now under development and is construction is expected to begin in 2017.

[La Media Road Fact Sheet](#)



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Otay Mesa & San Ysidro Ports of Entry

The Otay Mesa Chamber of Commerce meets on a monthly basis with Customs and Border Protection and Mexican Customs to address critical issues related to vehicle, pedestrian and commercial crossings, including trusted travel programs such as SENTRI and Global Entry. Our goal is simple: to reduce wait times at our ports of entry.

According to a [2006 SANDAG/Caltrans report](#) more than \$6 billion dollars of economic output and more than 51,000 jobs are lost every year due to increased wait time in the Cali-Baja Region. More than 50% of this economic loss is related to wait times at the commercial port of entry.

[Border Crossing Statistics for Otay Mesa and San Ysidro Ports of Entry](#)

Bilateral Trade Facts & Figures

- Eight percent of the total U.S.-Mexico trade value passes through the Otay Mesa and Tecate ports of entry in the San Diego-Baja California region.
- Mexico is California's No. 1 export market. In 2017, California exported \$26.7 billion in goods to Mexico, amounting to 15.5 percent of all the state's exports.
- Trade between California and Mexico has grown an average of 10 percent annually since the signing of the North American Free Trade Agreement in 1993 – exceeding the growth rate of trade between the U.S. and the rest of the world.
- The existing Otay Mesa crossing is the top commercial POE linking California and Mexico. More than four trucks per minute cross at the Otay Mesa POE during peak hours. In 2017, California imported \$46.4 billions in goods from Mexico.
- Mexico is the United States' third largest trading partner after Canada and China.

Companies that benefit from binational trade in the San Diego-Baja California region include, but are not limited to:



The value of annual trade between the U.S. and Mexico is more than **\$500 BILLION**

\$42.63 BILLION in goods crossed the existing Otay Mesa port in 2015

MORE THAN **90%** of California-Mexico trade is moved by truck

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South Bay Rapid

After several years of planning and collaboration with South County communities, construction is underway on the South Bay Rapid Project, a \$128 million effort to provide travelers with a frequent and reliable transit choice.

When completed, South Bay Rapid will include 12 stations along a 26-mile route from the Otay Mesa Port of Entry to Downtown San Diego via eastern Chula Vista, connecting to employment and activity centers in Downtown San Diego and South County. At the heart of the project is the dedicated transit guideway – a nearly six-mile-long transit-only lane being constructed in the median of East Palomar Street and along Eastlake Parkway in Chula Vista.

The project will improve travel times by utilizing dedicated transit-only lanes, traffic signal priority, and limited station stops. During peak commuting hours, the average travel time between the Otay Mesa Transit Center and San Diego City College will be approximately 50-75 minutes. South Bay Rapid will operate from 5 a.m.-11 p.m. daily with service every 15 minutes during peak commuting hours and every 30 minutes the rest of the day.

Funding for the project is being provided by a combination of federal, state, and local programs, including TransNet, the regional half-cent sales tax for transportation administered by SANDAG. Rapid service in the South Bay is expected to begin in 2018 and will be operated by the San Diego Metropolitan Transit System.

[South Bay Rapid – Fact Sheet \(Eng\)](#)
[South Bay Rapid – Fact Sheet \(Spa\)](#)
[For More Information, Click Here](#)



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ON THE THRESHOLD

Meet your
next-door
neighbors.



OTAY RANCH
TOWN CENTER

A **PULSE** | For Lease
by Fairfield Residential

Live in the epicenter of stylish design and elevated luxury, and across the street from 23 shops and eateries.

B **STYLUS PARK**

A spacious, open park with water features, beautiful landscaping, dog park, grassy areas, and bocce ball courts.

C **VOLTA & DUETTA** | For Lease
by Chelsea Investments

A collection of 210 stylish apartments designed around convenience and affordability.

D **EVO** | For Sale
by Meridian Communities

Sophisticated townhomes and penthouse flats with urban architecture create an upscale experience like no other.

E **METRO** | For Sale
by Meridian Communities

A collection of contemporary 2-story row homes with style and affordability in mind.

F **TRIO** | For Sale
by Meridian Communities

Trio's spacious 2-story garden homes blend your active lifestyle with your family lifestyle, making them a perfect choice for growing families.

G **ELEMENT** | For Sale
by Shea Homes

Element is a thriving neighborhood of 70 single-family homes where urban living is transformed into a complete lifestyle.

H **Z** | For Sale
by Shea Homes

Style, sophistication, recreation, and of course, relaxation. Welcome to Z at Millennia, a neighborhood of 106 attached condominiums.

I **THINK. DISCOVER. INVENT.**
by Chesnut Properties

A cluster of office campus environments which will serve as a breeding ground for innovation and collaboration among academia, life science, research and technology.

J **AYRES HOTEL**

Out-of-town guests and business travelers alike will love their stay at this stylish and contemporary boutique hotel.

K **ALEXAN** | For Lease
by Trammel Crow Residential

309-unit mixed use community.

L **SUDBERRY RETAIL**

This 135,000 sq. ft. center will feature an eclectic mix of shops, services, and contemporary restaurants.



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