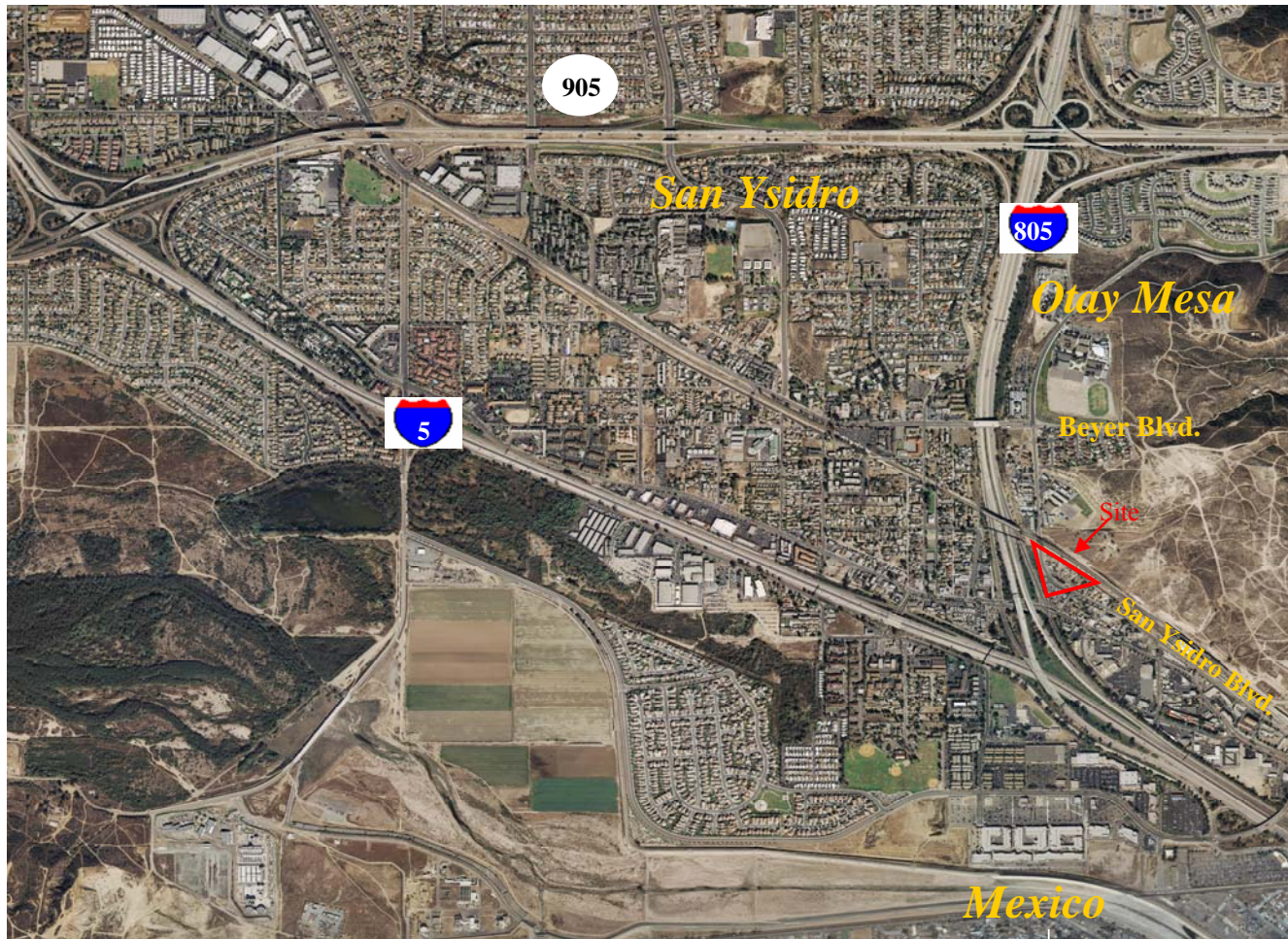


Retail Pad For Ground Lease

NEC Interstate 805 and San Ysidro Blvd., San Diego, CA



FEATURES

- Approximately 1.404 acres for Ground Lease.
- Great freeway access- Immediately off I-805 on/off ramp.
- Zoned Commercial (CSF 2 and 3 City of San Diego)
- Center of San Ysidro Commercial district.

<u>DEMOGRAPHICS</u>	<u>1 mile</u>	<u>2 mile</u>	<u>3 mile</u>
2007 Population	19,439	44,963	83,356
2012 Population	20,680	46,596	86,059
2007 Med HH Income	\$26,618	\$41,537	\$50,051
Avg. HH Income	\$38,495	\$54,205	\$65,506

TRAFFIC COUNTS

Interstate 805:	68,500 cars per day North side
	56,400 cars per day South side
San Ysidro Blvd.:	22,900 cars per day West side
	12,300 cars per day East side

San Ysidro Port of Entry

(annual across the border traffic)

Via Passenger Vehicle	37,380,372
Via Pedestrian	9,811,395
Via Bus	1,049,920
Total Traffic	48,241,687

For Further Information:

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Retail Pad Available

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Aerial



Site Plan

