

18.35 AC. LOT WITH SINGLE FAMILY RESIDENCE AND WAREHOUSE

627 Emery Road, Tecate, CA 91980

SALE PRICE: \$800,000



Kyle Clark, *Senior Director*

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Shaping commercial real estate where you work and live.

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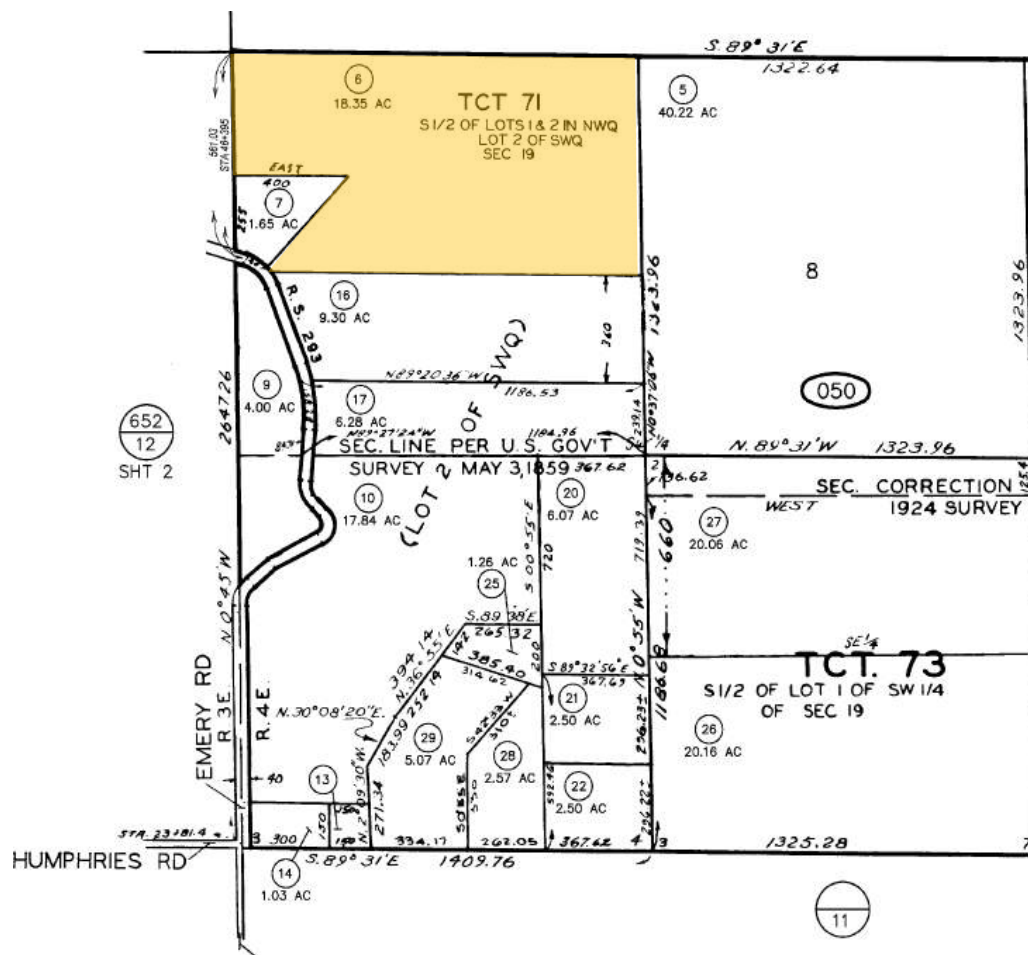
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PROPERTY FEATURES

- 18.35 Acres(799,326 SF) Lot
 - ⇒ Zoned: S90 (General - Rural)
 - ⇒ APN: 654-050-06-00
- 5,800 SF Warehouse
- 1,930 SF Single Family 3 bed/2 bath Home



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TECATE, CALIFORNIA

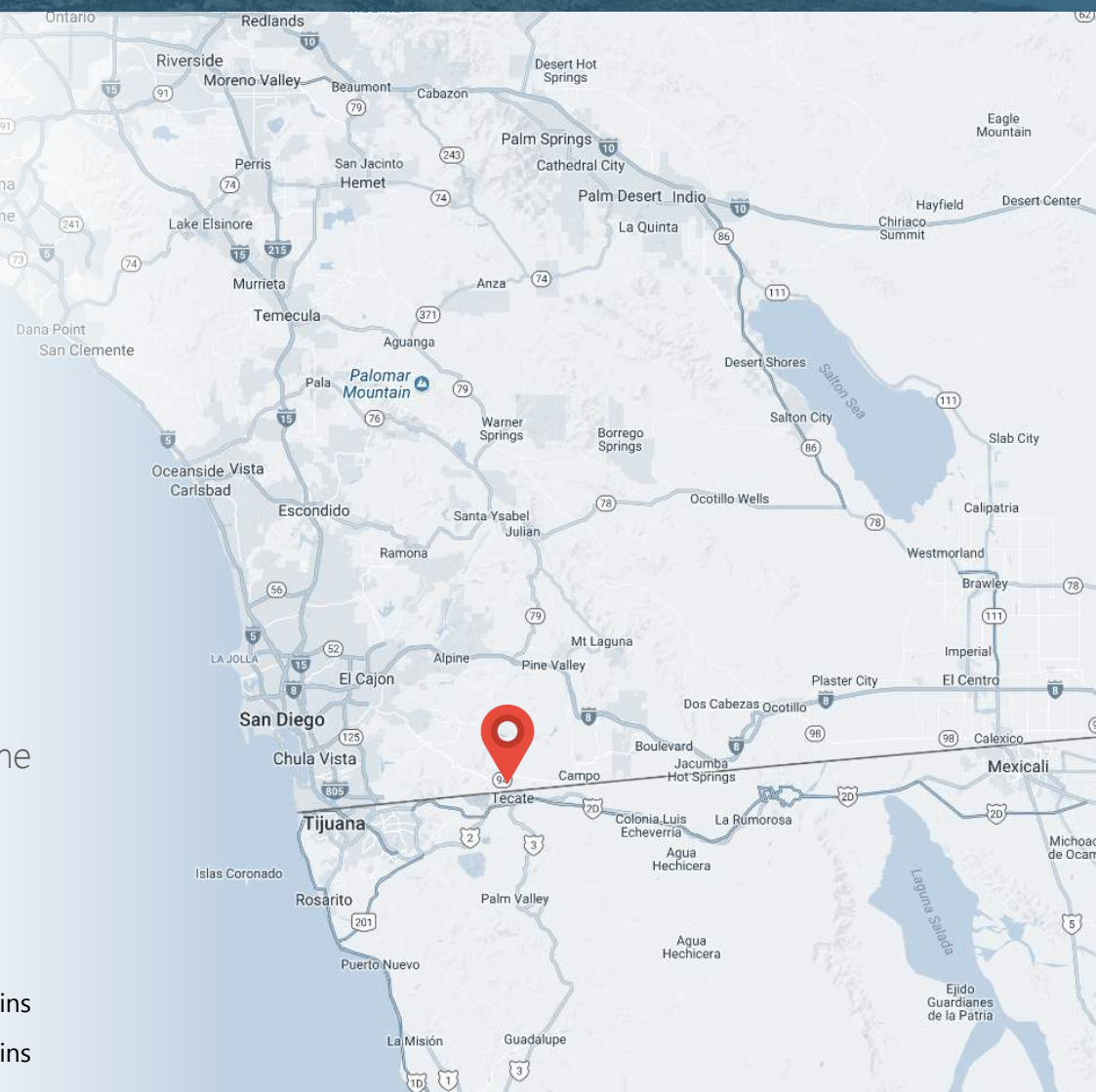
Located directly off of SR-94, Tecate is an unincorporated community in the Mountain Empire area of southeastern San Diego County, California, directly adjacent to the Mexican city of Tecate, Baja California.

There is a small port of entry between the sister cities that serves as an alternative to the bustling ports of entry in Tijuana. As of 2015, the city of Tecate, MX had a population of 72,860 inhabitants, while the metropolitan area has a population of 102,406 inhabitants. The city sits at an elevation of 1,770 feet (540 m) above sea level.

Tecate is best known outside of metropolitan San Diego–Tijuana for Tecate beer, one of Mexico's most popular beers.

DRIVE TIME MATRIX

Destination	Distance	Drive Time
• Tecate International Port of Entry	1.1 Mile	4 Mins
• Otay Mesa International Port of Entry	23 Miles	50 Mins
• San Diego International Airport	43 Miles	60 Mins
• San Ysidro International Port of Entry	38 Miles	65 Mins
• Los Angeles International Airport	161 Miles	3 Hrs 24 Mins
• Palm Springs	179 Miles	3 Hrs 16 Mins



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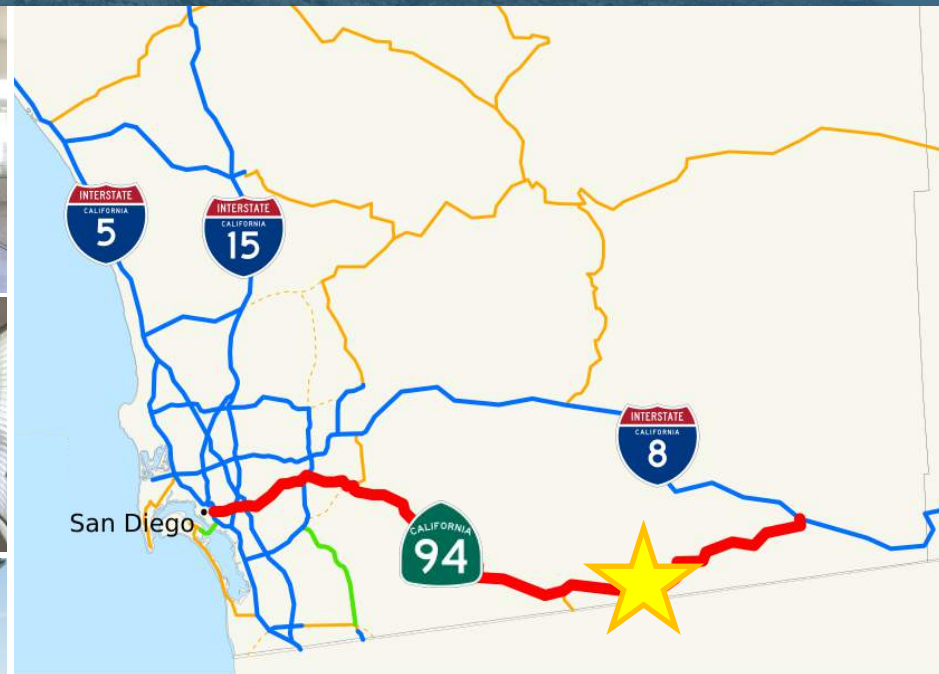


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