

\$12,000,000 - Calle Primera, San Ysidro

MLS® #PTP2602450

\$12,000,000

Bedroom, Bathroom,
Land on 44.62 Acres

N/A, San Ysidro, CA

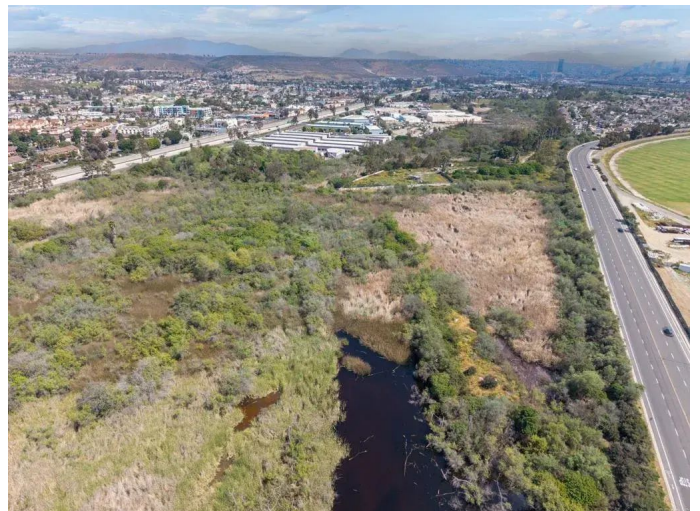
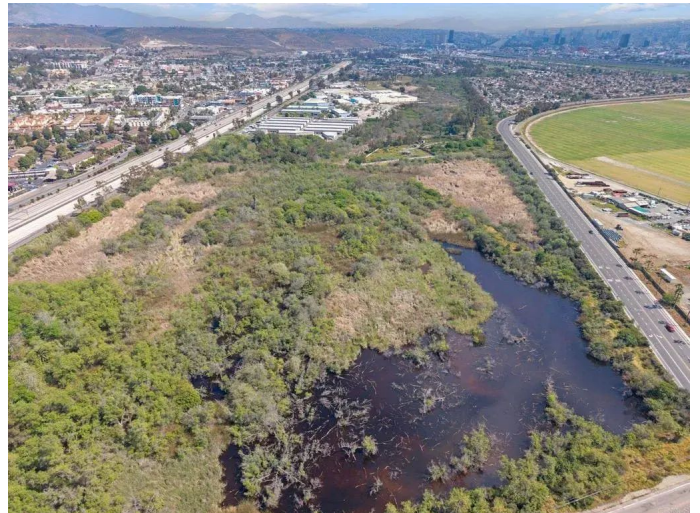
Spanning 44.62 acres across three parcels, this exceptional offering includes nearly 20 acres of potential greenfield development opportunity, along with valuable mitigation and conservation benefits. The two smaller parcels are already zoned for residential and multi-family use, while multiple potential building sites provide convenient access to roads, nearby utilities and sewer main lines. Ideally located adjacent to I-5 and less than one mile from MTS trolley lines, bus routes, I-805, Plaza Las Americas and the San Ysidro Port of Entry, the property also offers easy access to California State Route 905 and the Otay Mesa Port of Entry. Just moments from Tijuana River Valley Regional Park, the site combines scale, flexibility and outstanding regional connectivity.

Essential Information

MLS® #	PTP2602450
Price	\$12,000,000
Acres	44.62
Type	Land
Sub-Type	Lots/Land
Status	Active

Community Information

Address	Calle Primera
Area	SAN YSIDRO (92173)



Subdivision	N/A
City	San Ysidro
County	San Diego
State	CA
Zip Code	92173

Amenities

Has Pool	Yes
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Interior

Fireplace	Yes
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Additional Information

Date Listed	April 2nd, 2026
Days on Market	183
Listing Office	The Agency

Listing Details

Listing Office	The Agency
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This information is deemed reliable but not guaranteed. You should rely on this information only to decide whether or not to further investigate a particular property. BEFORE MAKING ANY OTHER DECISION, YOU SHOULD PERSONALLY INVESTIGATE THE FACTS (e.g. square footage and lot size) with the assistance of an appropriate professional. You may use this information only to identify properties you may be interested in investigating further. All uses except for personal, non-commercial use in accordance with the foregoing purpose are prohibited. Redistribution or copying of this information, any photographs or video tours is strictly prohibited. This information is derived from the Internet Data Exchange (IDX) service provided by San Diego MLS®. Displayed property listings may be held by a brokerage firm other than the broker and/or agent responsible for this display. The information and any photographs and video tours and the compilation from which they are derived is protected by copyright. Compilation© 2026 San Diego MLS®, Inc

Listing information last updated on October 8th, 2026 at 7:54pm PDT