

# Vía Rápida, Tijuana

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## ✓ NEW CONSTRUCTION

Total Rentable Area: **17,222 SF / 1,360 m<sup>2</sup>**Clear Height: **29.53 ft / 9 m**Monthly Rent: **US\$16/m<sup>2</sup>**

New retail space with 1,360 m<sup>2</sup> (17,222 sq ft) and a clear height of 29.53 ft (9 m), allowing for versatile configurations and strong visual impact.

Located on Av. Vía Rápida Poniente, one of Tijuana's main vehicular corridors, this property offers strategic visibility and immediate connectivity to Vía Rápida in both directions, as well as to Blvd. Simón Bolívar.

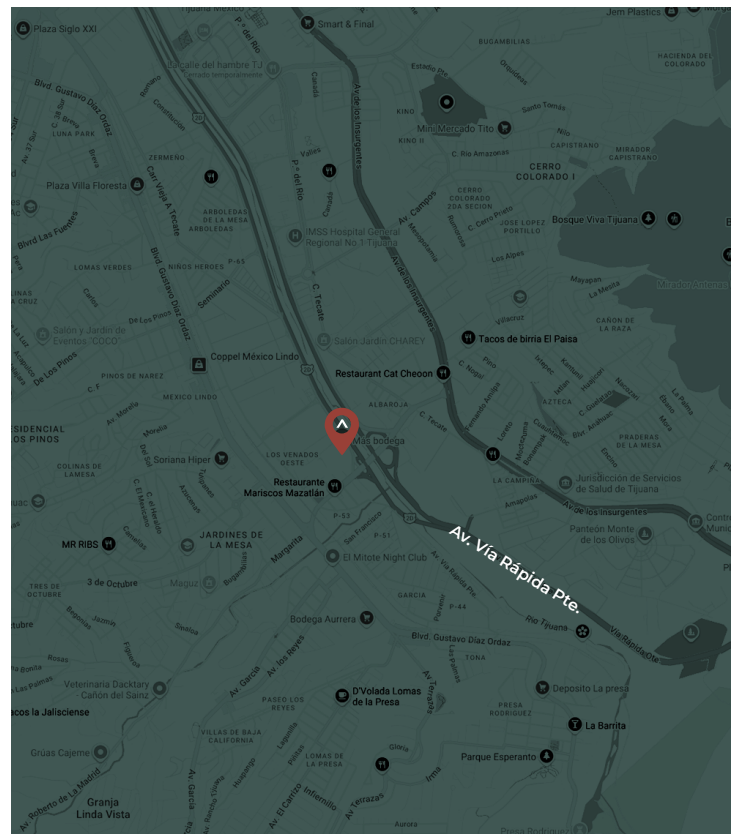
Due to its scale, exposure, and accessibility, it is ideal for automotive dealerships, gyms, and retail concepts that require spacious layouts, strong presence, and constant vehicular flow.

Additionally, it features shared parking directly in front of the premises.




Address:

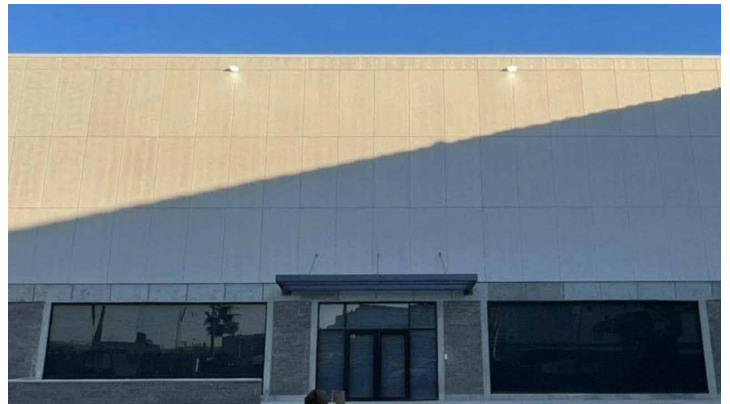
**17001-A Vía Rápida Poniente, Tercera Etapa Río Tijuana, Tijuana, Baja California, Mexico**



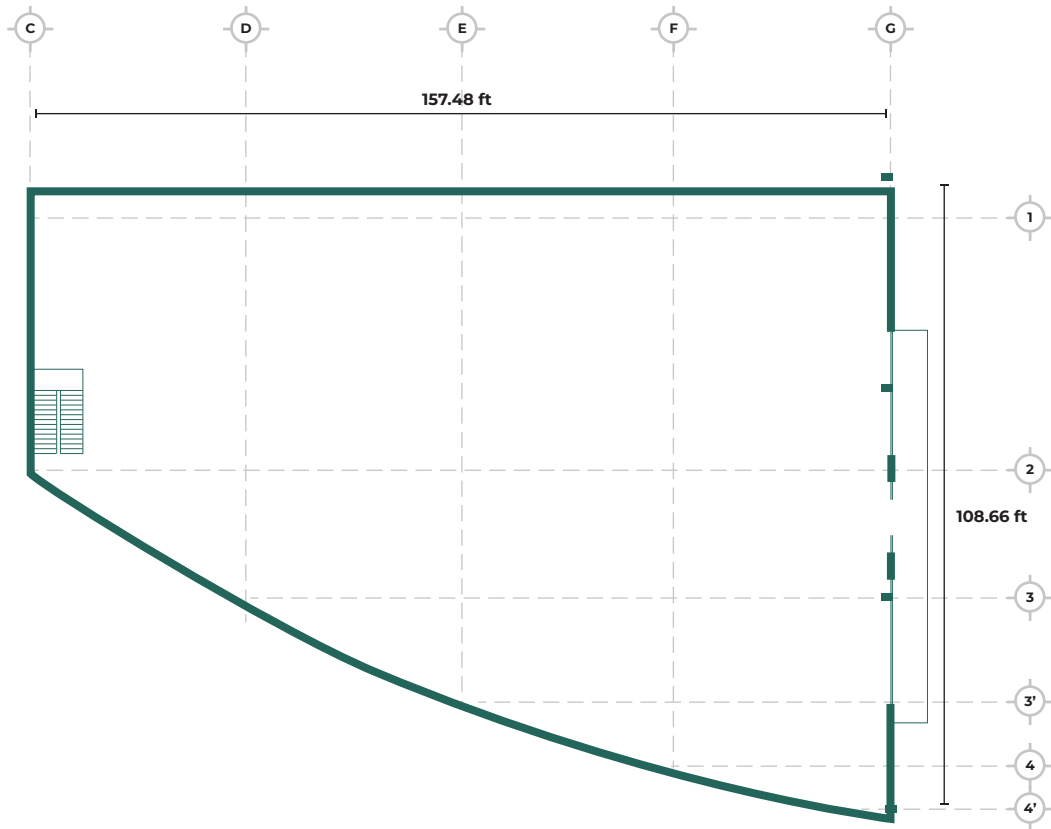
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**ARCHITECTURAL PLAN**