

CALEXICO, CA

1407 IMPERIAL AVE W

OFFERING MEMORANDUM



FOR SALE OR LEASE

- » **ASKING PRICE \$9,450,000**
- » **±78,781 SF available**
- » **Lease offered at \$0.68 NNN**



PROPERTY HIGHLIGHTS

- Anchor space with great visibility on Highway 111
- Designated Opportunity Zone
- Less than a mile and a half North of Land Port of Entry from Mexico, 3rd busiest land port of entry in California
- 4,900,000+ Port of Entry Annual Vehicle Crossings (2019)
- Sister city of Mexicali, Mexico is home to a population of over 1 million residents
- Cost to Reconstruct the Building would be in excess of \$10 million
- Co-tenants include: Food 4 Less, Rite Aid, Carl's Jr., Starbucks and Existing Shop Tenants



PROPERTY DETAILS

Building Size:	78,781 SF
Building Class:	B
Year Built:	2007
Loading Docks:	2 Exterior
Building FAR:	0.31
Land Acres:	5.76 AC
Zoning:	Commercial Highway
Parking:	380 Spaces (4.82 Spaces per 1,000 SF)
Frontage:	330 FT on Imperial Hwy W





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LOCATION OVERVIEW:

1407 Imperial Ave Calexico, CA 92231 is located less than a mile and a half North of the West Port of Entry Calexico, where Calexico shares its border with its sister city of Mexicali, Mexico, home to a population of over 1 million residents. As the main border crossing linking the Imperial Valley agricultural industry to the State of Baja California Calexico, the Calexico Land Port of Entry processes about 20,000 northbound vehicles and 12,500 northbound pedestrians daily, making it the third busiest land port of entry in California. The average daily traffic count at the intersection of Imperial Avenue (Highway 111) and US Highway 98 is in excess of 75,000 cars per day.

RELEVANT ECONOMIC NEWS:

In order to increase vehicle and pedestrian capacity, the U.S. General Services Administration (GSA) recently completed the first phase of two constructions in September 2018. Phase 1 consisting of three southbound POV lanes and a southbound bridge over the New River, ten northbound POV inspections lanes with primary and secondary inspection canopies to include booths and inspection equipment, a new operations building, and sitework to accommodate those facilities on the sloping site. And completion of Phase 2A's construction of a new administrative building, expanding of the primary and secondary vehicle inspection canopies and six additional northbound vehicle inspection lanes and booths, is anticipated for Spring 2023.