

FOR LEASE

Los Mercados at Calexico
2300 Imperial Ave, Calexico, CA 92231

HIGHLIGHTS:

- Newly Renovated Center with Excellent Co-Tenancy
- Located a Block Away from High Volume Walmart Supercenter
- Prominent Visibility & Large Pylon Sign on Highway 111
- Located Across from Mexicali, Mexico with ± 1.1 Million People

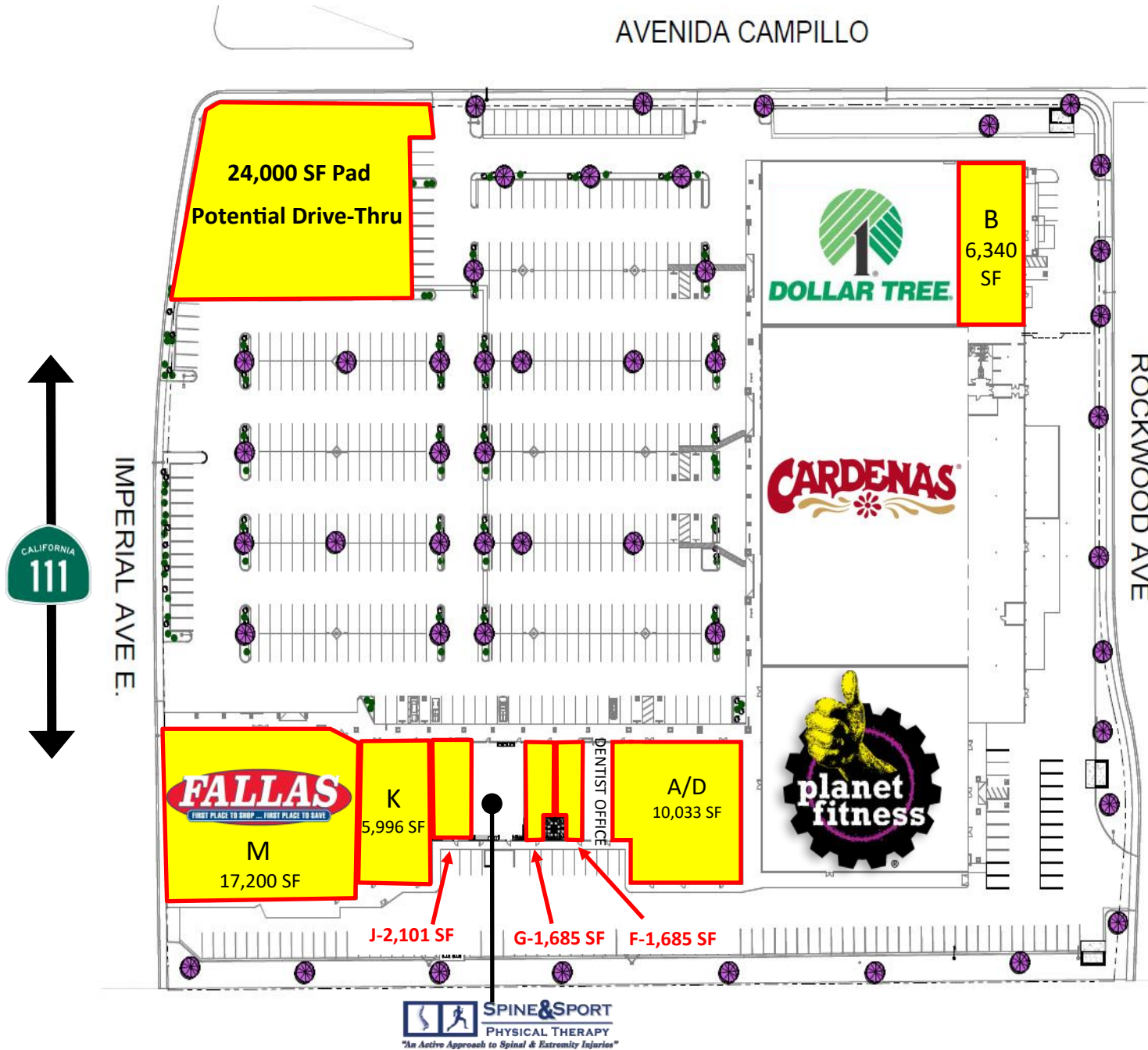
AVAILABLE:

- Jr Anchor Space of 5,996 – 17,200 SF
- Shop Space of 1,685 – 2,101 SF
- Pad Site of 24,000 SF – Potential Drive-Thru



SITE PLAN

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Availabilities:

SUITE	SIZE
A/D	10,033 SF
B	6,340 SF
F	1,685 SF
G	1,685 SF
J	2,101 SF
K	5,996 SF
M	17,200 SF
PAD	24,000 SF (Land)

SPINE & SPORT
PHYSICAL THERAPY
"An Active Approach to Spinal & Extremity Injuries"

PHOTOS

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PROPERTY AERIAL

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AERIAL

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AREA INFORMATION

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Imperial County

The Imperial County has a population approx. 179,478 and has always been one of the most productive agricultural regions in the world.

- ◆ Gross production value in excess of \$2.1 Billion in 2013 for agriculture.
- ◆ Over the last few decades, Imperial County has seen an influx of commercial activity and development with a solid presence and growth of other sectors, including:
 - ◇ Public Sector & Federal Government
 - ◇ Renewable Energy-- Geothermal/Solar/Wind
 - ◇ International Trade & Logistics
 - ◇ Manufacturing
 - ◇ Retail & Hospitality

Mexicali

The region benefits from its close proximity to the city of Mexicali, Mexico-- the capital of the State of Baja California.

- ◆ Population of over 1,100,000 in the Mexicali region.
- ◆ The City of Mexicali has one of the highest per capita incomes in the country along with some of the lowest unemployment and crime rates.
- ◆ The two vehicle/pedestrian ports of entry in Calexico combine for the 3rd busiest border crossing in the USA.
- ◆ There are over 200 maquiladoras that operate in Mexicali, including companies such as: Honeywell, Gulfstream, Cardinal Health, BF Goodrich's aerospace division, Mitsubishi, Daewoo, Kenworth, Black & Decker and Sony, among others.
- ◆ In total, the three ports of entry in Imperial County facilitated bi-national trade valued at over \$7.7 Billion in 2013. Calexico provides the only rail connection from California into Central Mexico and has direct freight rail routes to Los Angeles in the west and El Paso in the east.

MEXICO	
Mexicali (Urban Area)	±13 Mile (Mexico)
Population	1,102,342
USA	
Population	5 Mile (USA)
2017 Total Population:	48,347
2022 Population:	49,781
Pop Growth 2017-2022:	2.97%
Average Age:	34.70
Hispanic Origin:	96.75%
Households	
2017 Total Households:	12,575
HH Growth 2017-2022:	2.86%
Avg Household Inc:	\$52,819
Avg Household Size:	3.80
2017 Avg HH Vehicles:	2.00
Housing	
Median Home Value:	\$185,011
Median Year Built:	1993

