



EQUITY
UNION
COMMERCIAL

OFFERING MEMORANDUM


o Harvard Ave

SALTON CITY, CA 92275

214,315 Square feet of land available in Salton City



BRANDY NELSON
BRANDY@BRANDYNELSON.COM
CELL. 760 238 0552
OFFICE. 760 592 1571
BROKER ASSOCIATE | DRE #: 01471742



The information contained in the following listing is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Equity Union Commercial and it should not be made available to any other person or entity without the written consent of Equity Union Commercial. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that the recipient will not photocopy or duplicate any part of the email content. If you have no interest in the subject property, please promptly delete this email. This email has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Equity Union Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe we believe reliable; however, Equity Union Commercial has not verified, and will not verify, any of the information contained herein, nor has Equity Union Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. verified,

O HARV
ARD AV
SALTON
CITY, O
92275



TABLE OF CONTENTS

- I. PROPERTY
- II. COMPANY PROFILE

PRESENTED BY

BRANDY NELSON

BRANDY@BRANDYNELSON.COM

CELL. 760 238 0552

OFFICE. 760 592 1571

BROKER ASSOCIATE | DRE #: 01471742

THE PROPERTY



EXECUTIVE SUMMARY

This remarkable corner lot offers endless possibilities for visionary investors, developers, and entrepreneurs eager to capitalize on the burgeoning opportunities in Lithium Valley. With direct access to major highways and the distinction of being the last commercial highway corner in Salton Sea, this property is a gateway to success. Imagine the potential for a flagship commercial establishment, a cutting-edge technology hub, or a strategically positioned retail destination. The Lithium Valley's economic landscape is evolving rapidly, and this corner lot serves as a canvas for groundbreaking ventures. The 4.92 acres of land provide ample space for expansive projects, ensuring flexibility and creativity in your development plans. Whether you're considering a commercial complex, tech park, or retail destination, this prime corner lot is the canvas for your ambitious vision. Lithium Valley, renowned for its significant role in the energy sector, is witnessing unprecedented growth, making it an investment hotspot. Don't miss the chance to secure your stake in the future by owning the last commercial highway corner in the Salton Sea area. Seize this unique opportunity to shape the landscape of Lithium Valley. Act now to secure your future in one of the most promising regions for commercial development. Lot has all utilities to property line. Owner also has preliminary drawings done for a storage facility.

PROPERTY HIGHLIGHTS

TOTAL LAND AREA	4.92 AC
LOT SIZE (SF)	214,315 SF
PRICE PER SQUARE FOOT	\$9/SF
CURRENT USE	COMMERCIAL, UNIMPROVED, VACANT
POTENTIAL USAGE	COMMERCIAL, MINI-STORAGE, WAREHOUSE

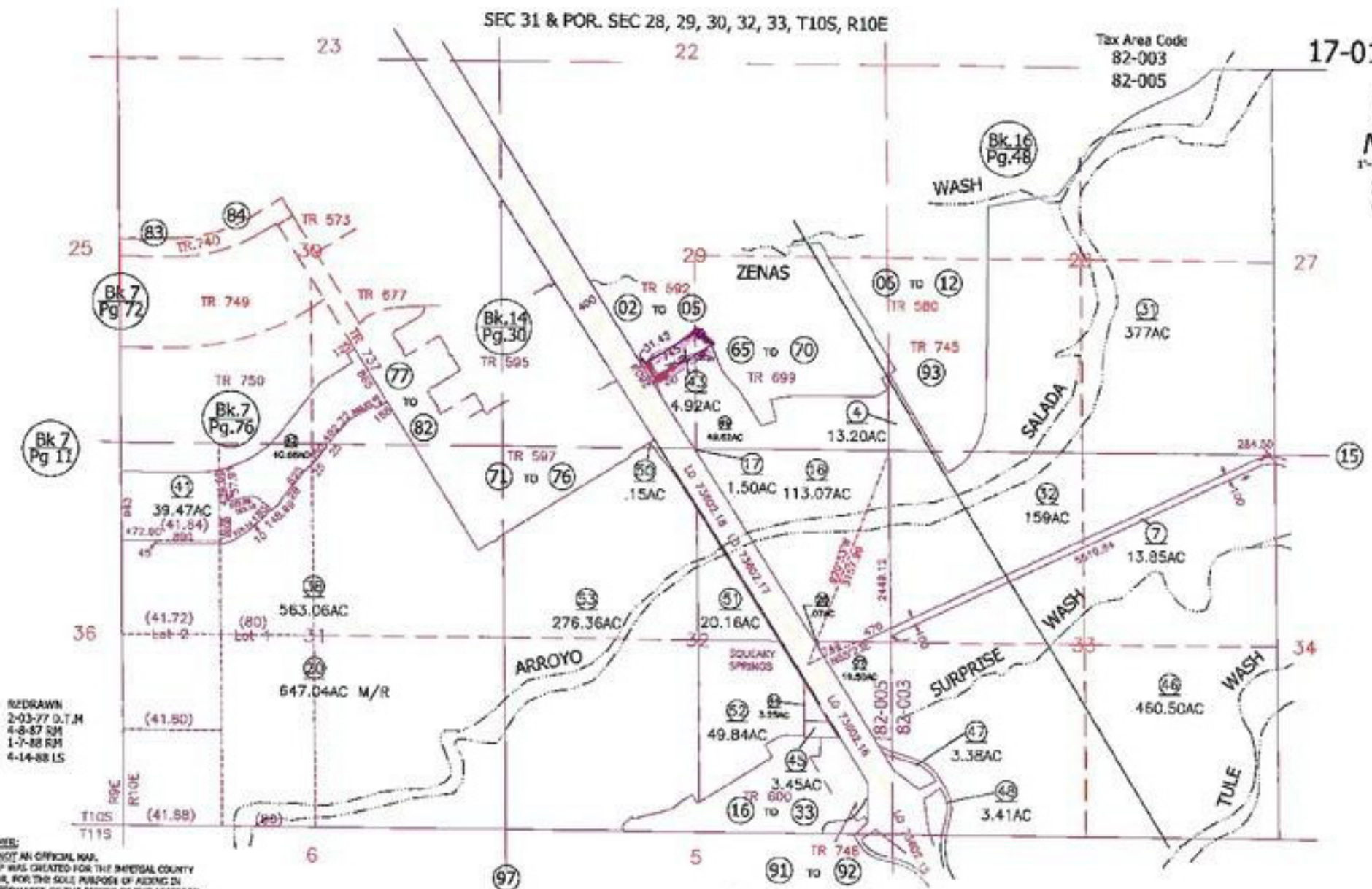
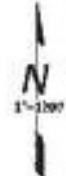




SEC 31 & POR. SEC 28, 29, 30, 32, 33, T10S, R10E

Tax Area Code
82-003
82-005

17-01



REDRAWN
2-03-77 D.T.M
4-8-87 RM
1-7-88 RM
4-14-88 LS

DISCLAIMER:
THIS IS NOT AN OFFICIAL MAP.
THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY
ASSESSOR, FOR THE SOLE PURPOSE OF AIDING IN
THE PERFORMANCE OF THE DUTIES OF THE ASSESSOR.
ANY ERRORS OR OMISSIONS IN THIS MAP ARE NOT
THE RESPONSIBILITY OF THE COUNTY OF IMPERIAL
OR THE ASSESSOR, (REV. & TOL. CODE SEC.327)

Assessor's Map Bk.17-Pg.01
County of Imperial, Calif.



South Marina Drive



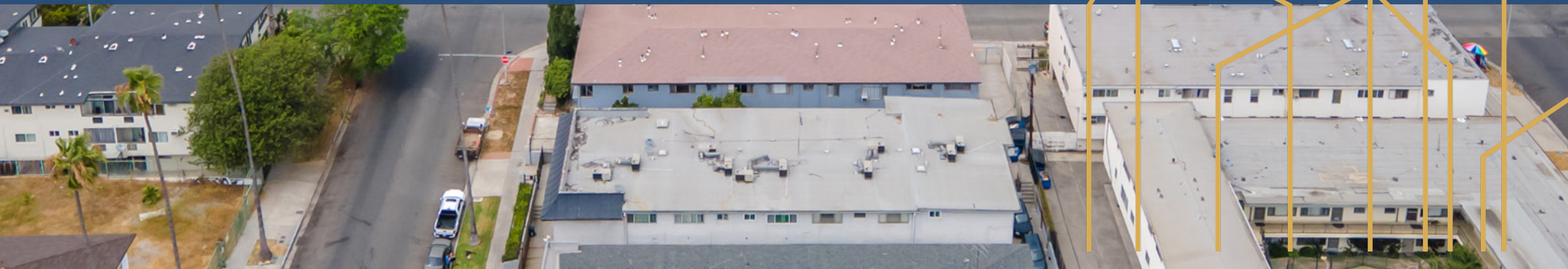
Expressway 86

Harvard Ave





COMPANY PROFILE



An aerial photograph of a city, likely Los Angeles, showing a mix of high-rise buildings and greenery. In the background, there are large mountains under a sky with scattered clouds. A dark blue rectangular box is centered over the image, containing white text.

OVER \$2 BILLION
IN SALES VOLUME
IN 2023

COMPANY PROFILE

EQUITY UNION COMMERCIAL

From highly specialized brokers to an extensive range of expert services, Equity Union equips our agents to provide buyers and sellers with the confidence they need for investments of this sale.

Your client-broker relationship begins with a thorough Needs Analysis to ascertain the specific details of your unique situation. We ensure you have the ideal broker at your service, complemented by industry-leading analytical resources and technologies, and from there we design a comprehensive strategy to meet and exceed even the most complex and ambitious objectives.

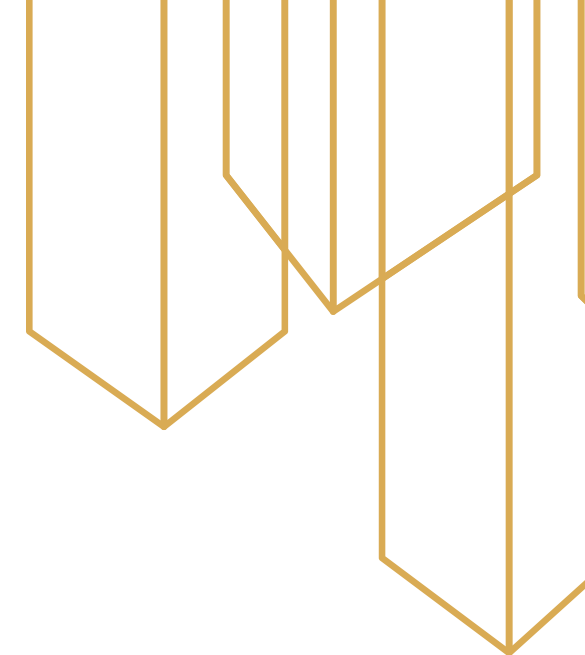
WHETHER YOU'RE AN AGENT, A BUYER, OR A SELLER,

OUR VISION IS YOUR FUTURE.

WITH UNPARALLELED EXCELLENCE, INTEGRITY AND SERVICE,

EQUITY UNION IS HERE TO HELP YOU.

MOVE FORWARD





BRANDY NELSON
BROKER ASSOCIATE

CONTACT INFO
CELL. 760 238 0552
OFFICE. 760 592 1571

EMAIL. BRANDY@BRANDYNELSON.COM

WEB: WWW.BRANDYNELSON.COM

