

COMMERCIAL LOT FOR SALE

FUEL / C-STORE - 1.70 AC

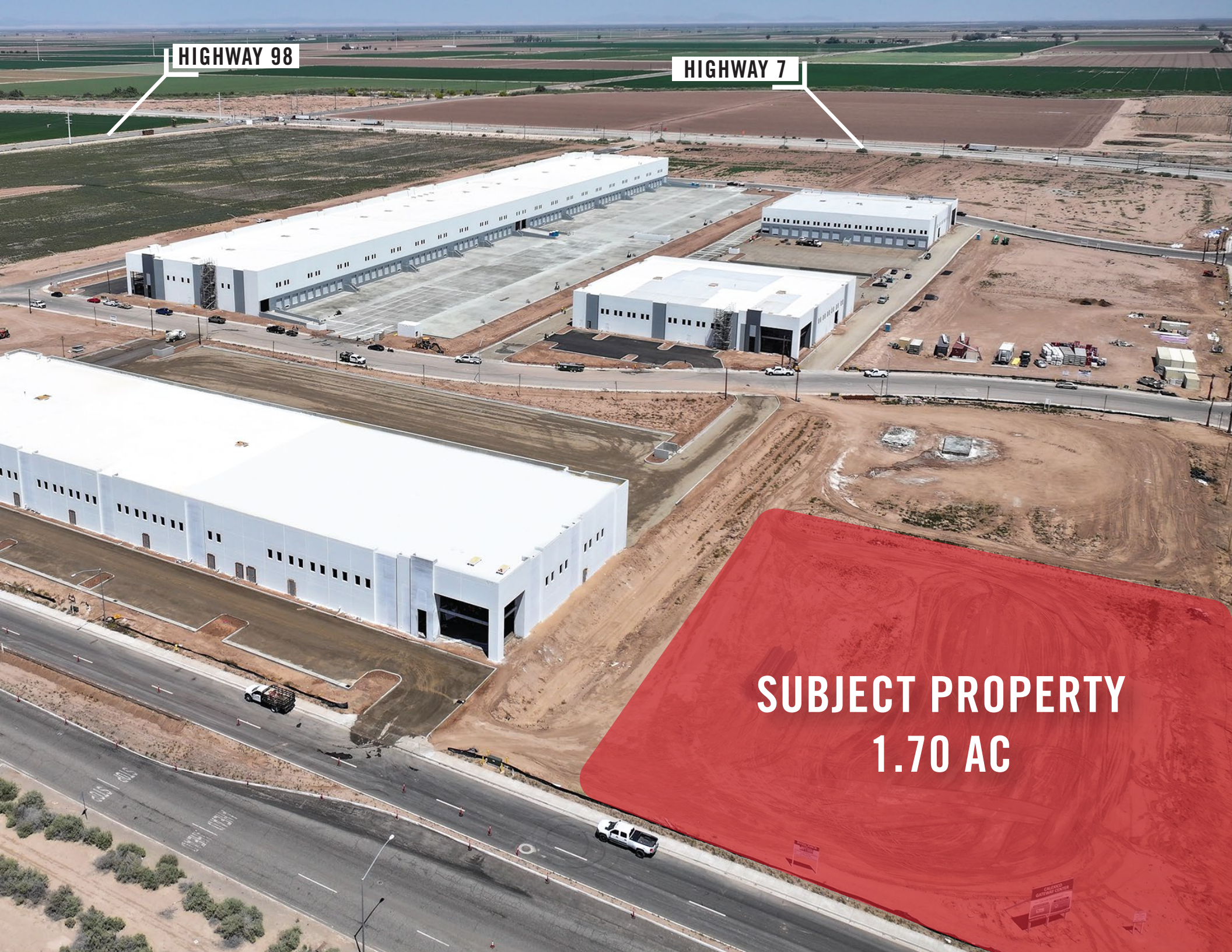


CALEXICO
GATEWAY CENTER

HIGHWAY 98

HIGHWAY 7

**SUBJECT PROPERTY
1.70 AC**



PROPERTY DETAILS

LOCATION

Located at the prime intersection of Maggio and Menvielle Road, this corner lot offers a strategic location ideal for a gas station and convenience store. The property is situated less than a mile from the Calexico East Port of Entry, one of the busiest border crossings in the United States, which guarantees a high volume of daily traffic and excellent visibility for any business established here. The lot's accessibility will be further enhanced by a planned four-way signalized intersection, which will provide seamless entry and exit points for vehicles heading to and from the border.

UTILITIES & INFRASTRUCTURE

The property has been fully graded and is construction-ready. All utilities, including water, sewer, electricity, phone and natural gas, have already been brought to the site.

LEGAL & ENTITLEMENTS

The property has already received approval and entitlements for the development of a gas station and convenience store. Finalizing the development is subject to design review and the issuance of building permits.



TRAFFIC COUNTS

MENVIELLE RD: ±17,600 ADT

MAGGIO RD: ±9,400 ADT

HIGHWAY 7: ±9,600 ADT

HIGHWAY 98: ±8,600 ADT



GROSS PARCEL SIZE

1.70 AC



LOCATION

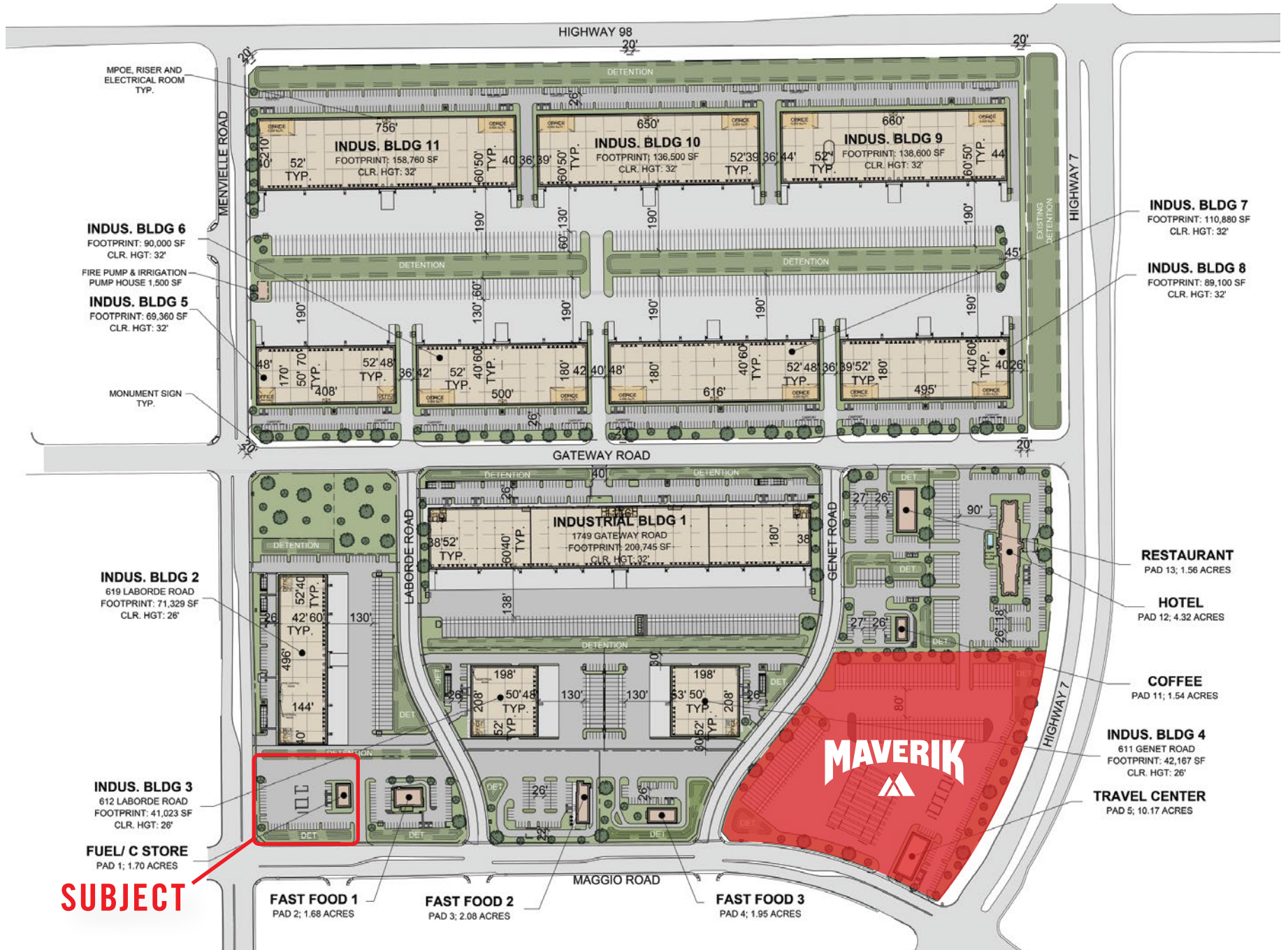
SW CORNER OF
MENVIELLE AND MAGGIO RD
CALEXICO, CA 92231



PURCHASE PRICE

\$2,100,000

MASTER SITE PLAN



MASTER SITE PLAN RENDERING

SUBJECT

Fuel/C-Store

Fast Food 1

Fast Food 2

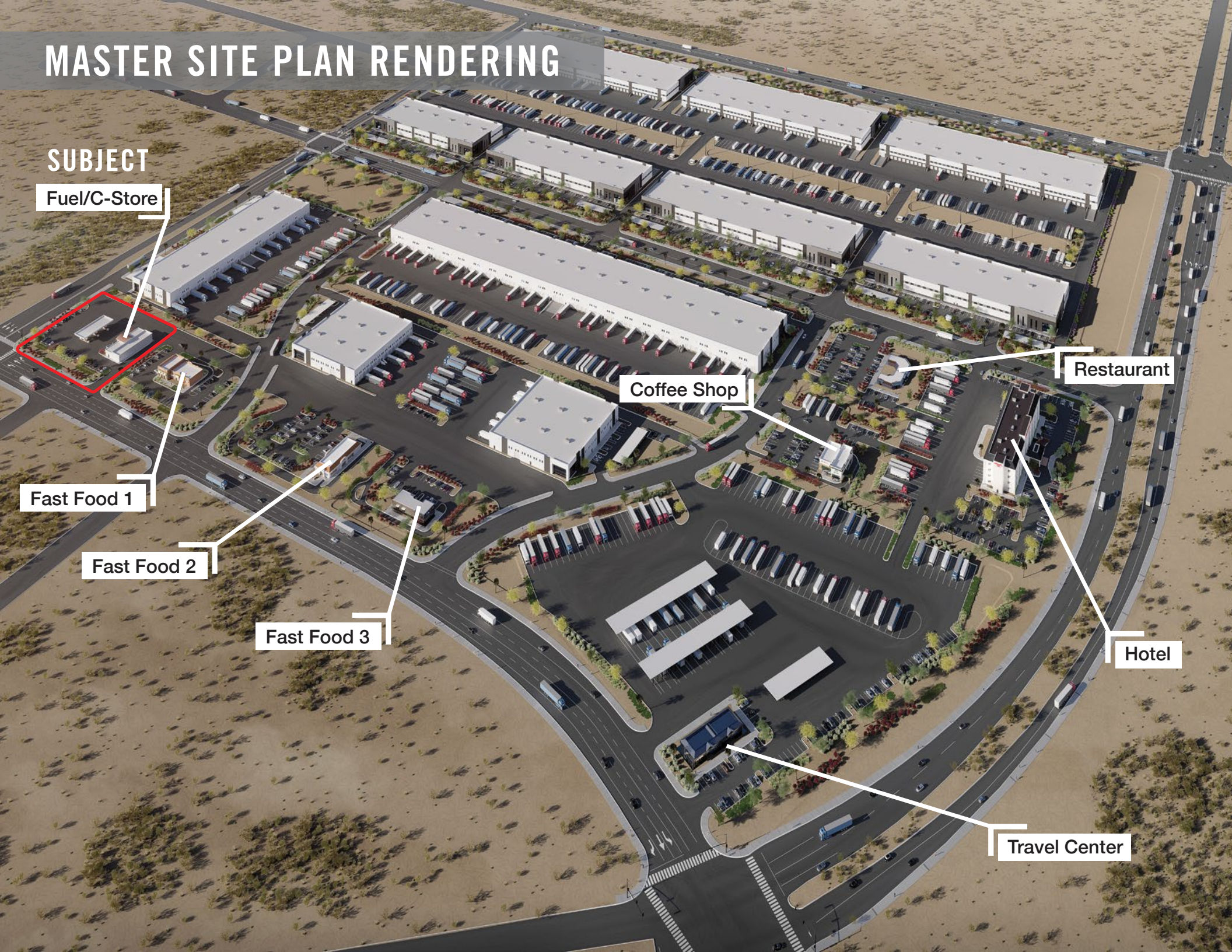
Fast Food 3

Coffee Shop

Restaurant

Hotel

Travel Center





SUBJECT

MENVILLE RD. ±17,600 ADT

HIGHWAY 7 ±9,600 ADT

HIGHWAY 98 ±8,600 ADT

MASTER SITE PLAN RENDERING

BORDER DATA - CALEXICO EAST

IMPERIAL COUNTY DEMOGRAPHICS



2M+

REGIONAL WORKFORCE



8th

BUSIEST COMMERCIAL
CROSSING IN THE U.S.



33M+

CONSUMER POPULATION



\$9B+

GROSS DOMESTIC PRODUCT

PORT	YEAR	PEDESTRIANS	PERSONAL VEHICLES	PASSENGERS
CALEXICO EAST	2023	527,221	2,938,632	5,103,469

SOURCE: BUREAU OF TRANSPORTATION STATISTICS



REGIONAL MAP

Imperial County is centrally located in southwestern United States. Situated along the southern border of California, Imperial County has ample and underutilized transportation routes to major markets in California, Arizona, Nevada and Baja California, Mexico. Within 300 miles, there are over 33 million consumers and multiple international airports. There are also 5 international ports of entry within 100 miles.

- Source: Imperial Valley Economic Development Corporation





CALEXICO
GATEWAY CENTER

CONTACT FOR MORE INFORMATION



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*IRE EXISTING 835,000 SF PORTFOLIO