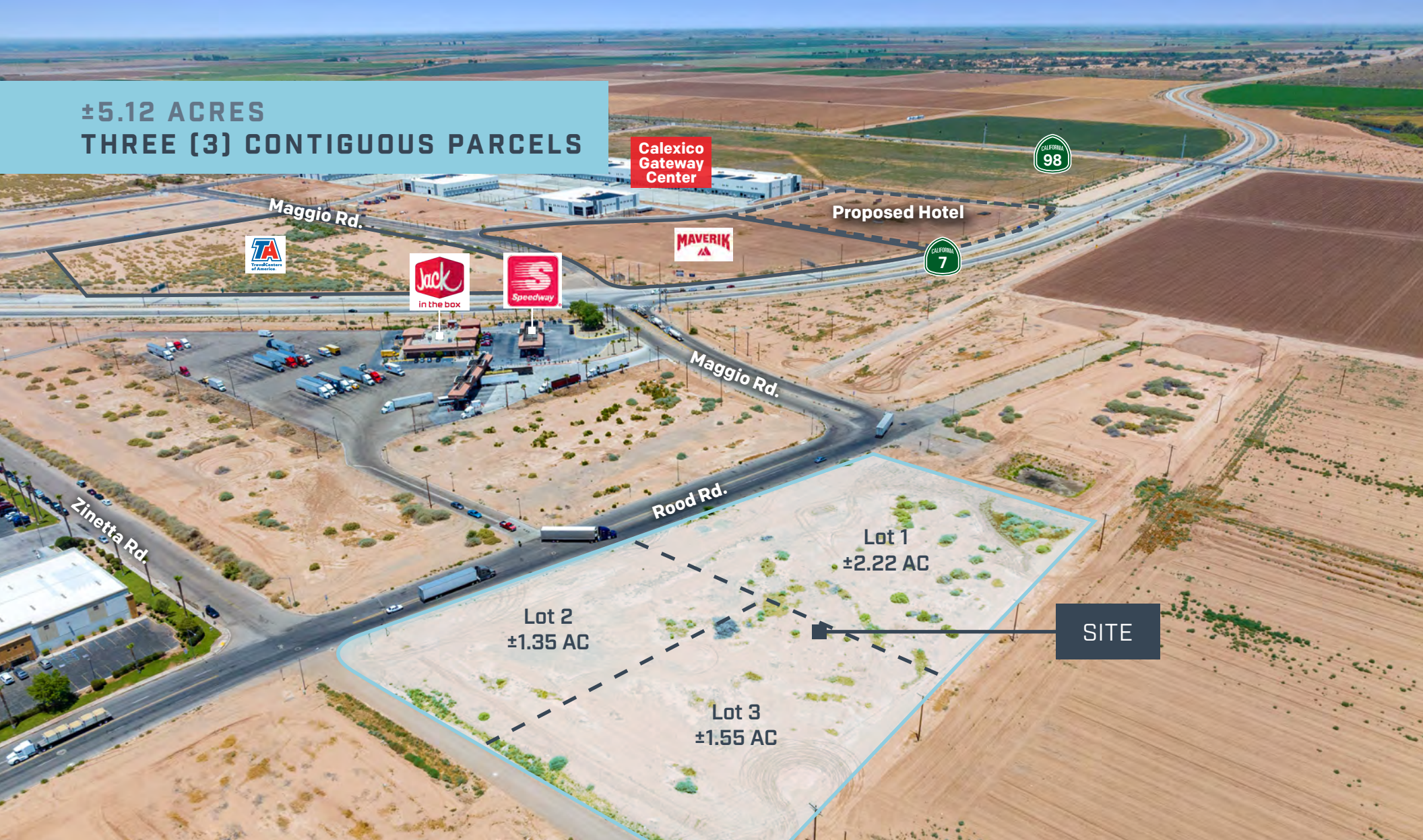


±5.12 ACRES
THREE (3) CONTIGUOUS PARCELS



SEC MAGGIO ROAD & ROOD ROAD
CALEXICO, CA

CBRE

CALEXICO
COMMERCIAL LOTS



SEC MAGGIO ROAD & ROOD ROAD
CALEXICO, CA

CALEXICO COMMERCIAL LOTS

TABLE OF CONTENTS

1

EXECUTIVE
SUMMARY

2

OFFERING
HIGHLIGHTS

3

PROPERTY
DETAILS

4

ZONING

5

DEMOGRAPHICS
[WITH TRAFFIC
COUNT]

CBRE



EXECUTIVE SUMMARY

As an exclusive advisor, CBRE, Inc. is pleased to present three (3) commercial zoned parcels totaling approximately 5.12 acres being offered for sale.

The subject property is situated in the Calexico Port East market at the prominent gateway entry providing excellent exposure and street identity to Maggio Road and Rood Road, and immediate access to State Route 7, State Route 98, and Interstate 8. The parcels are zoned GC (Gateway Commercial) allowing for a variety of uses including, but not limited to automobile service and sales related industries, building supplies, convenience stores, financial institutions, food and beverage sales and restaurants.

Calexico East Port of Entry handles all truck traffic entering and exiting the United States accounting for approximately \$20 billion in imports and exports annually. The recently completed \$32.5M bridge expansion project has resulted in two new northbound commercial vehicle lanes and increasing POV (Privately Owned Vehicle) and commercial vehicle queuing capacity. This project will help facilitate the annual 453,000 commercial trucks crossing the United States-Mexico border.

As of 2023, the Bureau of Transportation statistics reported 458,159 incoming trucks through the Calexico East Port of Entry with an estimated \$20 billion of goods.

The “Gateway” is designed to support and maximize the economic benefits associated with the Calexico East Port of Entry and international commerce it encourages. It is intended to provide a full range of industrial uses and supporting commercial services.



OFFERING HIGHLIGHTS



**LOCATED NEAR THE
HIGHLY TRAFFICKED
CALEXICO GATEWAY
EAST PORT OF ENTRY**



**THREE (3) CONTIGUOUS
LEGAL LOTS**



**WITHIN THE APPROVED
GATEWAY TO THE
AMERICAS SPECIFIC PLAN**



**COMMERCIAL ZONING
PROVIDING FOR A
VARIETY OF USES**



**\$32.5M CALEXICO
EAST PORT OF ENTRY
EXPANSION PROJECT
(SPRING 2024) RESULTING
IN AN INCREASE IN
THE PORT'S OVERALL
QUEUING AND CROSSING
CAPACITY BY ONE-THIRD**

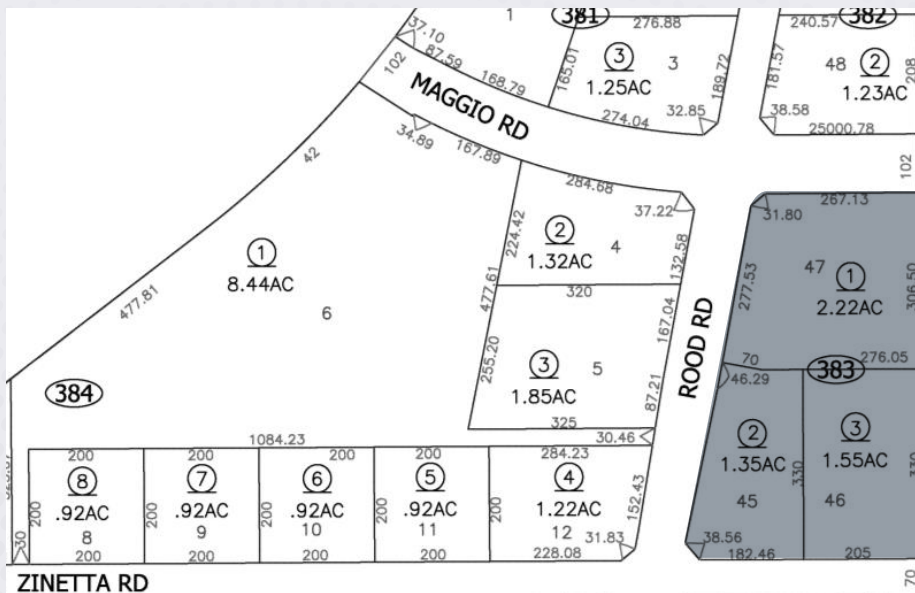
Gateway to the Americas

Designated a Specific Planning Area by the Imperial County Board of Supervisors in 1993, the Gateway to the Americas Specific Plan Area is a unique area due to its proximity to the Calexico East Port of Entry, direct access to Mexicali, and its abundance of large tracts of entitled developable land.

The General Services Administration (GSA) anticipates that in addition to commercial traffic being re-directed from the downtown Calexico Port of Entry, much of the eastbound commercial traffic from the Tijuana area currently using the Otay Mesa Port of Entry in San Diego County will be re-routed to the new Calexico East Port of Entry. This will provide for direct access to State Route 7, State Route 98 and Interstate 8 connecting to the broader southwest markets.

PROPERTY DETAILS

Address:	SEC Maggio Rd. and Rood Rd.
Total Area:	+ 5.12 Acres
Zoning:	GC (Gateway Industrial)
APN:	059-383-01; 059-383-002; 059-383-003
Condition:	Semi-improved with some off-site road improvements completed
Utilities:	All utilities to the site
Entitlements:	Three (3) contiguous lots
Sale Price:	Contact Broker





ZONING

Gateway Commercial

The “Gateway” Commercial land use designation is intended to establish development areas for business providing retail and service uses supportive of the local market and the International Port of Entry.

Uses permitted as a part of this land use designation include:

Automobile service-related industries

- Car Washes
- Fueling Stations
- Sales and Auto Repair Centers

Commercial/Retail

- Regional, Community or Neighborhood Shopping Centers
- Commercial Shops
- Supermarkets
- Discount Club Stores
- Furniture
- Lumber
- Hardware
- Garden Centers
- Education Centers
- Financial Institutions
- Restaurants
- Parking Facilities and Transportation Centers

DEMOGRAPHICS

Demographic Brief	1 Mile	3 Miles	5 Miles
2023 Businesses	122	130	141
2023 Employees	717	764	881
2023 Population	0	744	953
2028 Population	0	729	937
2023 Households	0	55	113
2028 Households	0	54	112
2023 Average HH Income	\$0	\$86,929	\$94,386
2028 Average HH Income	\$0	\$101,037	\$110,918

*Source: CBRE Research

Traffic Count

State Route 7 at Rood Rd. 8,690 Daily Estimate*

*Source: CoStar Data 2020

Calexico Port of Entry	2022	2023
Truck Crossings	453,776	458,159
Personal Vehicle Crossings	4,919,857	5,014,733
Pedestrian Crossings	2,604,066	2,815,354

*Source: Bureau of Transportation Statistics

U.S./Mexico Trade Volume: \$799B in 2023

Calexico East POE Trade Volume: \$9.4B in 2023

*Source: US Trade Numbers



SEC MAGGIO ROAD & ROOD ROAD
CALEXICO, CA

±5.12 ACRES
THREE (3) CONTIGUOUS PARCELS

CALEXICO COMMERCIAL LOTS

Investment Contacts

MICHAEL PETERSON

First Vice President

+1 858 646 4749

michael.peterson@cbre.com

Lic. 01969314

ERIK PARKER

First Vice President

+1 619 696 8330

erik.parker@cbre.com

Lic. 01315045

CBRE

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.