

For Lease · Anchor Box · ±78,781 SF Available

1407 IMPERIAL AVE, CALEXICO, CA



FEATURES

- Located at Highway 111 corridor near Walmart Superstore
- ±78,781 SF available
- Adjacent to Food 4 Less
- Anchor space for lease (divisible)
- Great visibility on Highway 111
- Draws daily shoppers from across the border, population in trade area estimated as 2.4 million people

- Other tenants in center:



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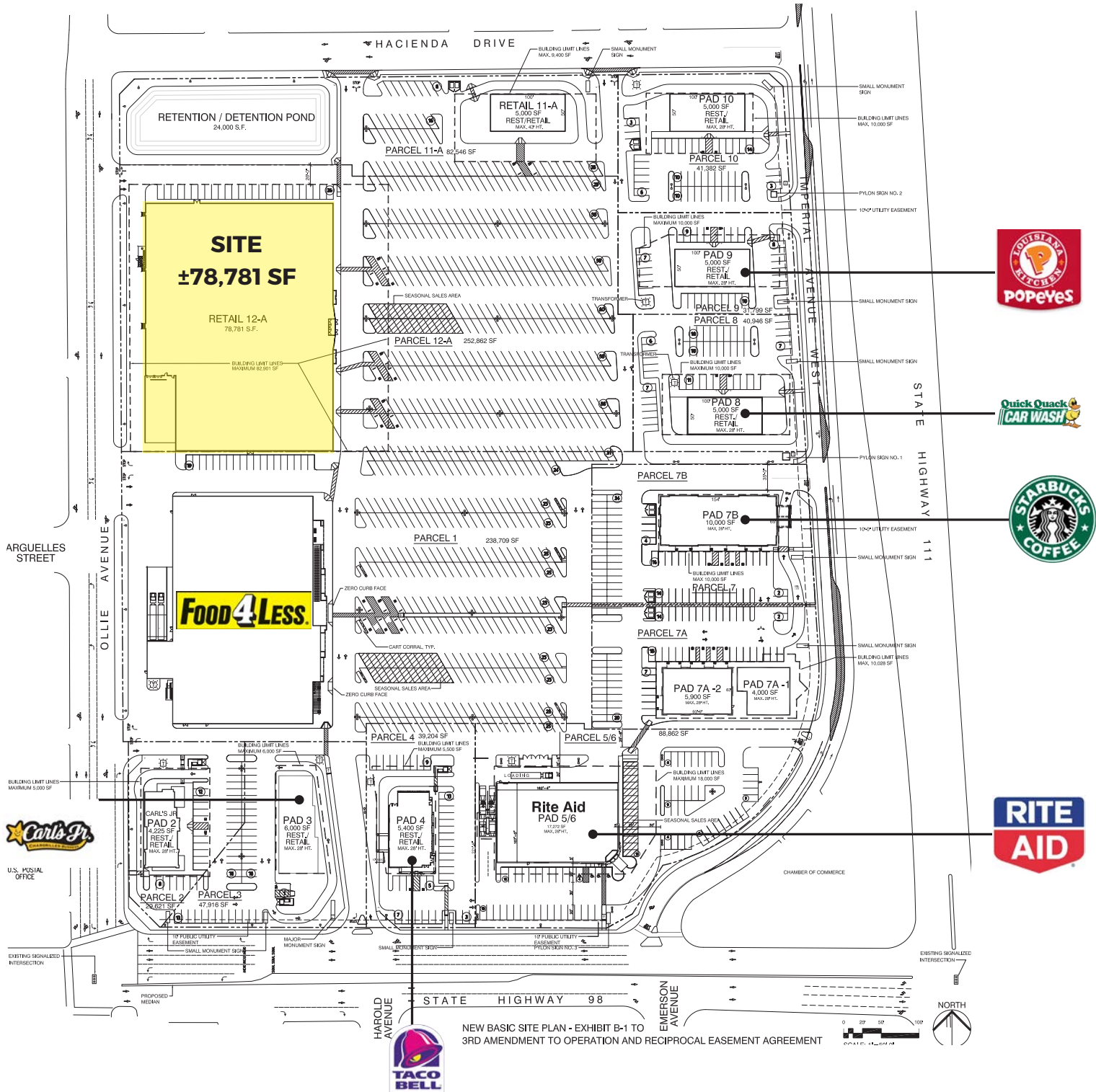
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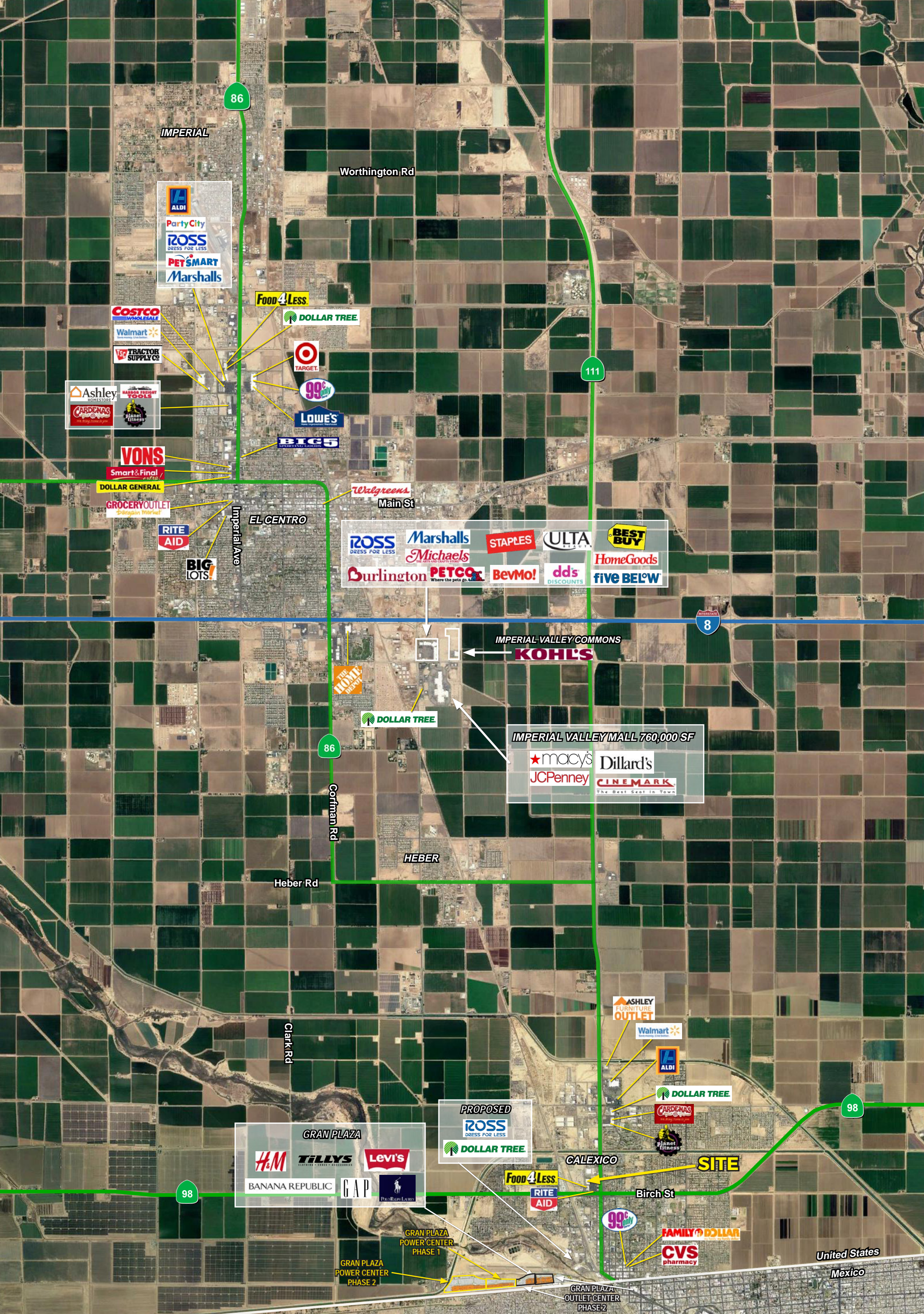


NEW BASIC SITE PLAN - EXHIBIT B-1 TO 3RD AMENDMENT TO OPERATION AND RECIPROCAL EASEMENT AGREEMENT

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Expanded Demographic Profile

ESTIMATED 2023 · CALCULATED USING PROPORTIONAL BLOCK GROUPS

1407 IMPERIAL AVE | CALEXICO, CA



POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	16,200	37,913	44,905
Forecasted Population (2028)	16,154	37,817	44,721



HOUSEHOLDS

Households	4,718	10,455	12,282
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AVG HHD INCOME

Estimated Avg Household Income	\$89,964	\$92,111	\$92,255
Avg Family Income	\$76,900	\$79,608	\$80,027



MEDIAN HH INCOME

Estimated Median Household Income	\$55,795	\$61,821	\$62,760
Median Family Income	\$48,976	\$54,022	\$55,184



PER CAPITA INCOME

Est. Proj. Per Capita Income	\$21,823	\$21,761	\$21,556
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OTHER INCOME

Est. Proj. Median Disposable Income	\$58,845	\$62,370	\$62,837
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DAYTIME DEMOS

Total Number of Businesses	553	935	998
Total Number of Employees	4,615	8,306	9,106



RACE & ETHNICITY

	1 MILE	3 MILES	5 MILES
White	3,418 21.10%	7,375 19.45%	8,906 19.83%
Black or African American	46 0.28%	112 0.30%	146 0.33%
American Indian & Alaskan Native	209 1.29%	479 1.26%	616 1.37%
Asian	160 0.99%	675 1.78%	717 1.60%
Hawaiian & Pacific Islander	8 0.05%	19 0.05%	23 0.05%
Other Race	7,332 45.26%	17,251 45.50%	20,279 45.16%
Two or More Races	5,026 31.03%	12,002 31.66%	14,218 31.66%



AGE DISTRIBUTION

Median Age	34.2 yrs	33.4 yrs	32.8 yrs
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HOUSING

Total Housing Units	4,718	10,455	12,282
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