

FOR LEASE

NORTHPOINTE IMPERIAL
NWC HWY 86 & NECKEL RD., IMPERIAL, CA 92251

Restaurant Pads
Retail Shops
Office Space

Targeted Uses:

- Drive-Thru QSR
- Sit-Down Restaurants
- Retail & Services
- Office



A Development By: 

Join Proposed:

CAMBRIA
hotels & suites
108-Rooms & Conference Facility

innercare
Making life healthy from the inside out
±47,400 SF Medical Office

CIRCLE K
Gas Station / C-Store

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SITE SOURCE
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North America's Best & Local Experts

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- **Signalized, Hard-Corner Location Along Highway 86**
- **Anchored by: 108 Room, 4-Story Cambria Hotel & Suites and 47,400 SF Inncare Medical Center**
- **Surrounded by a Tremendous Amount of New Residential Development**
- **±20,000 Population with a Median Household Income of \$85,876—*Highest in Imperial County***
- **Drastically Underserved Market for Restaurant & Retail**

Northpointe Imperial is a 22-Acre commercial development in the City of Imperial. The project will be anchored by a 108-room Cambria Hotel & Suites— a higher-end concept targeting the business customer with meeting rooms, banquet facilities, indoor pool, fitness rooms, business center, and more. Additional anchors will be a 47,400 SF Inncare medical center and a Circle K gas station and convenience store. Also proposed on the site are 200-300 multi-family units and local government offices.

Northpointe Imperial benefits from being centrally located in Imperial County and along Highway 86, the main North/South highway with ±20,000 cpd connecting the Imperial and Coachella Valleys. The project is also surrounded by Heritage at Dahlia Ranch— a new residential subdivision of 473 single-family homes that is currently under construction. Over time, additional subdivisions within Dahlia Ranch are planned to the north that will potentially add an additional 2,600 homes.

The City of Imperial has a population approaching 20,000 with a median household income of \$85,876— the highest in the county. With its excellent schools and newer communities, the city has become the preferred location for middle/upper income families to live. Nevertheless, the city is currently drastically underserved for restaurant and retail— presenting an excellent opportunity for those businesses looking to expand into the market.



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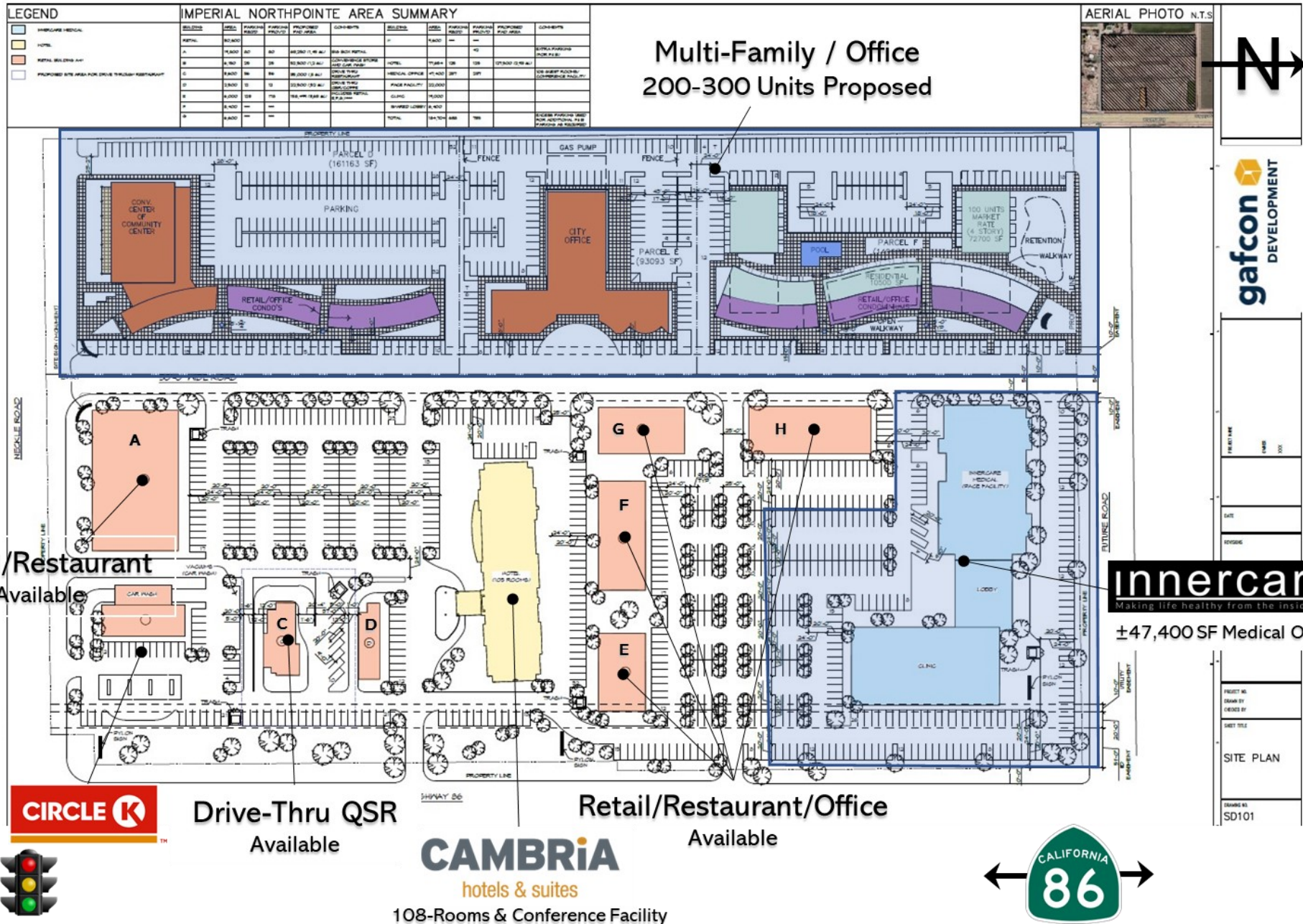
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SITE PLAN

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AERIAL

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Additional Dahlia Ranch Subdivisions
Planned to the North – ±2,600 SFR's

Heritage at Dahlia Ranch
473 Single-Family Homes
Under Construction

Northpointe
Imperial



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CONTACT INFORMATION

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