

FABULOUS OPPORTUNITY GREAT INVESTMENT AWAIT FOR YOU!



BAJA RETAIL BULDING

717 & 723 S. Imperial Ave ., Calexico CA 92231

- **Drive through route has been designed on the lot**
- **Outside patio space for the restaurant, and other office spaces**
- **Amazing location. Main Road Imperial Ave. (West land port of entry)**
- **Can convert this to a national tenant—occupied building just like neighboring McDonalds & Jack In the Box with drive through built into the lot.**

RESTAURANT AND RETAIL

FOR SALE: \$1,200,000



717 ~ 723 S. Imperial Ave., Calexico CA 92231

APNs: 058-413-001; 058-413-002; 058-413-003

3 Parcels: 100% Occupied

High Traffic en route to Border Crossing

Building Size: 5,000 SF plus additional 1,100 SF

Commercial Zoning



VINCENT KIM

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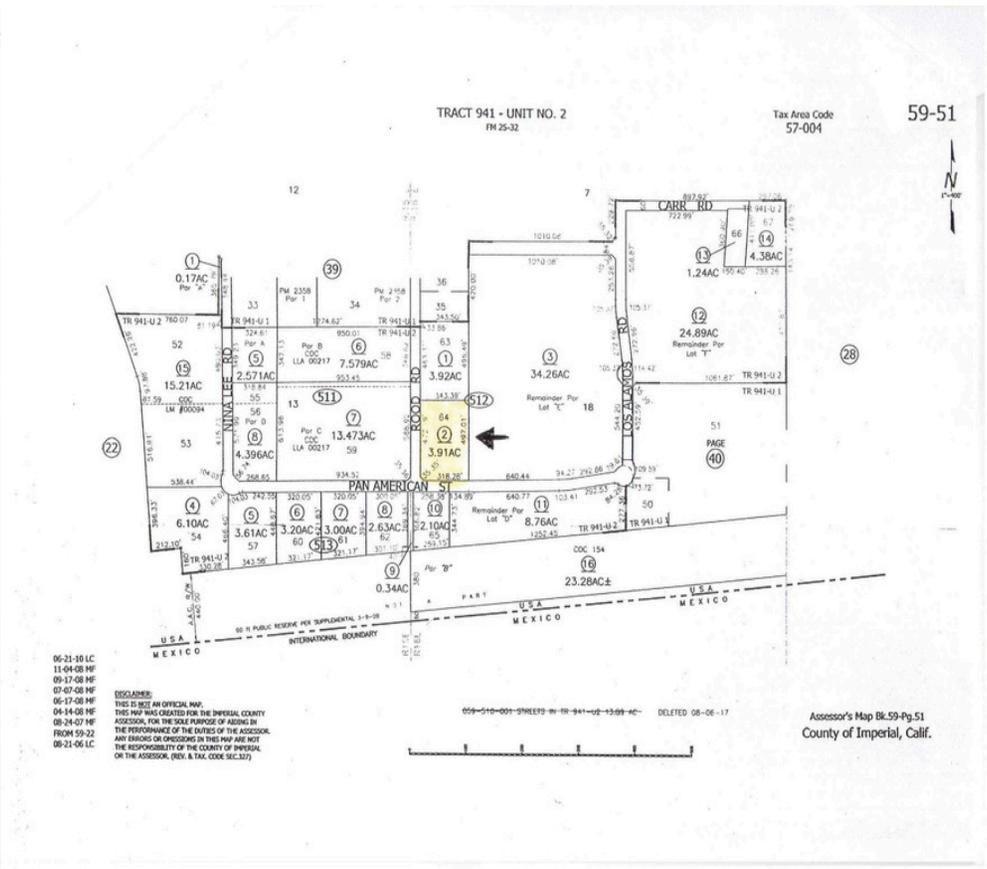
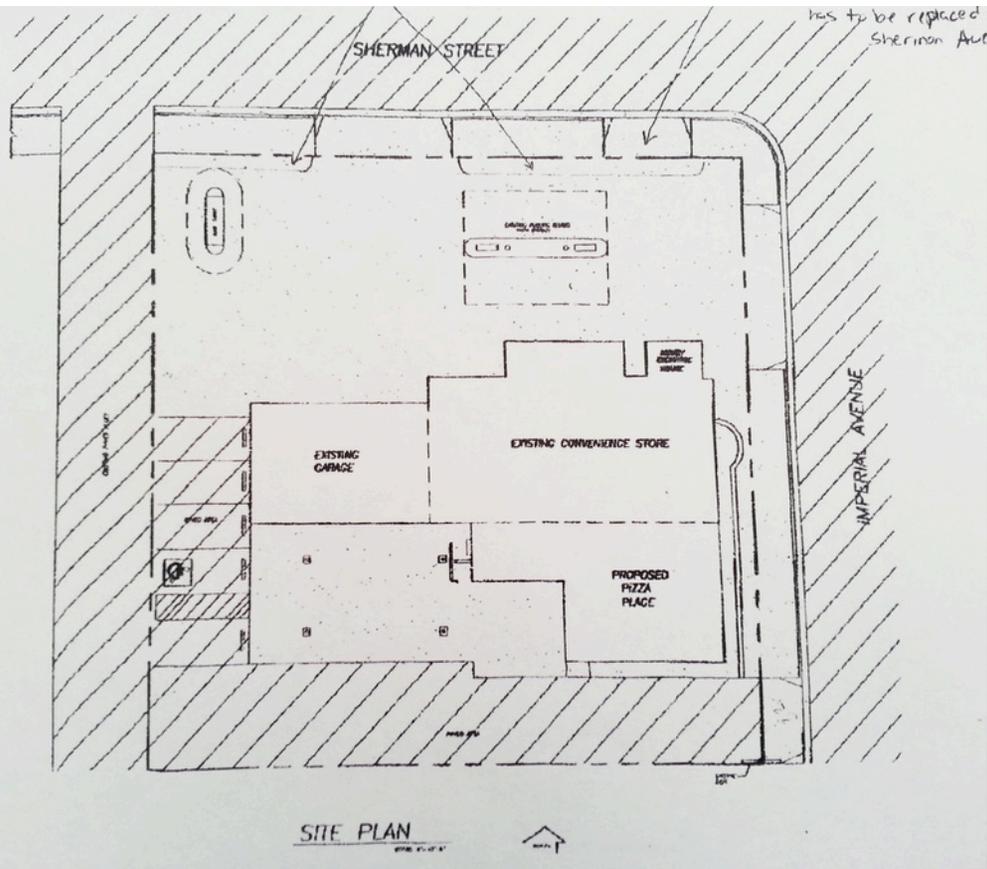
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LAYOUT



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HIGHLIGHTS OF CALEXICO, CA

- Development planned on both sides of border: “Silicon Border” which consists of 200,000 acres “Science Park” planned in Mexicali, Mexico which has free trade with 43 nation and “Gateway of Americas” by the Border Land Development.
- Growing Trend of Business Industries and Corporation Plants recently moved into Mexicali, including LG, Sanyo, Sony, Mitsubishi, Kellogg’s (\$100 Mil plant in Mexicali), Skyworks Semiconductors, Gulfstream, Honeywell, etc. and more to come in the very near future.
- The ONLY other city with Port of Entry from Mexico besides Otay Mesa/Tijuana border crossings in California.
- Calexico West Port of Entry traffic includes 4 million northbound vehicles and 4.8 million pedestrians per year.
- Many of the corporation’s executives and employees from Mexicali cross border to come back to the United States where they might reside. Tremendous amounts of traffic local and corporate people , let alone all the customer and Port of Entry government employees.



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PROPERTY DETAILS

- **Price: \$1,200,000**
- **APN: 058-413-002-000 & 058-413-001-000 01**
- **Building Size: Approx. 5,000 SF plus additional 1,100 SF**
- **Lot Size: Please verify with city of Calexico**
- **Zoning: Commercial - Please verify with city of Calexico**
- **Gas station facility is no longer practical.**
- **Current rents as the below market value offers great potential to generate higher income**
- **Great set-up for drive-thru tenants with minimum upgrades**
- **Outside patio seating space for a restaurant**
- **Great for National tenants (Jack in the Box, Panda Express, Dunkin Donuts etc.,)**



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FINANCIAL OVERVIEW

The building is 100% rented for following tenants:

717-723 Imperial Ave. Calexico building, Annual Income: \$43,920

717 - Restaurant/Taco shop -- \$1,500 (M to M, although \$2,000 in Contract)

717 - Patio Storage -- \$ 60

723 - Candy shop -- \$1,000 (M to M, although \$1,500 in Contract)

723-A - Casa de Cambio -- \$ 600 (M to M)

723-B - Church Office -- \$ 500 (M to M)

Tenants are responsible for all repairs & maintenances & property insurances,

Landlord just pays the Property Tax (\$9,160 per year)

sell all Cash in "Aa-is" condition



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Imperial Regional Center Development

- **192 Million (USD) Mix-use development in City of Heber in Imperial County**
- **Approx. 78 Acre of Mix-use development is planned**
- **Phase 1 & Phase 2 of the project was completed in 2009**
- **Phase 3 Ground Breaking in 2010 which was completed by Key US Government Officials**
Imperial Country and Chinese Wenzhou City signs Sister City Agreement 2009 to development and trading.
- **Imperial Border became one of the largest hub of commercial flow after the signing of the US/Mexico FTA US Customs to develop more commercial custom station then there are in San Diego**
- **Imperial Regional Center Development is located on 4 miles from the US/Mexico Border**



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PROPERTY POTENTIAL



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HIGHLIGHTS OF CALEXICO, CA



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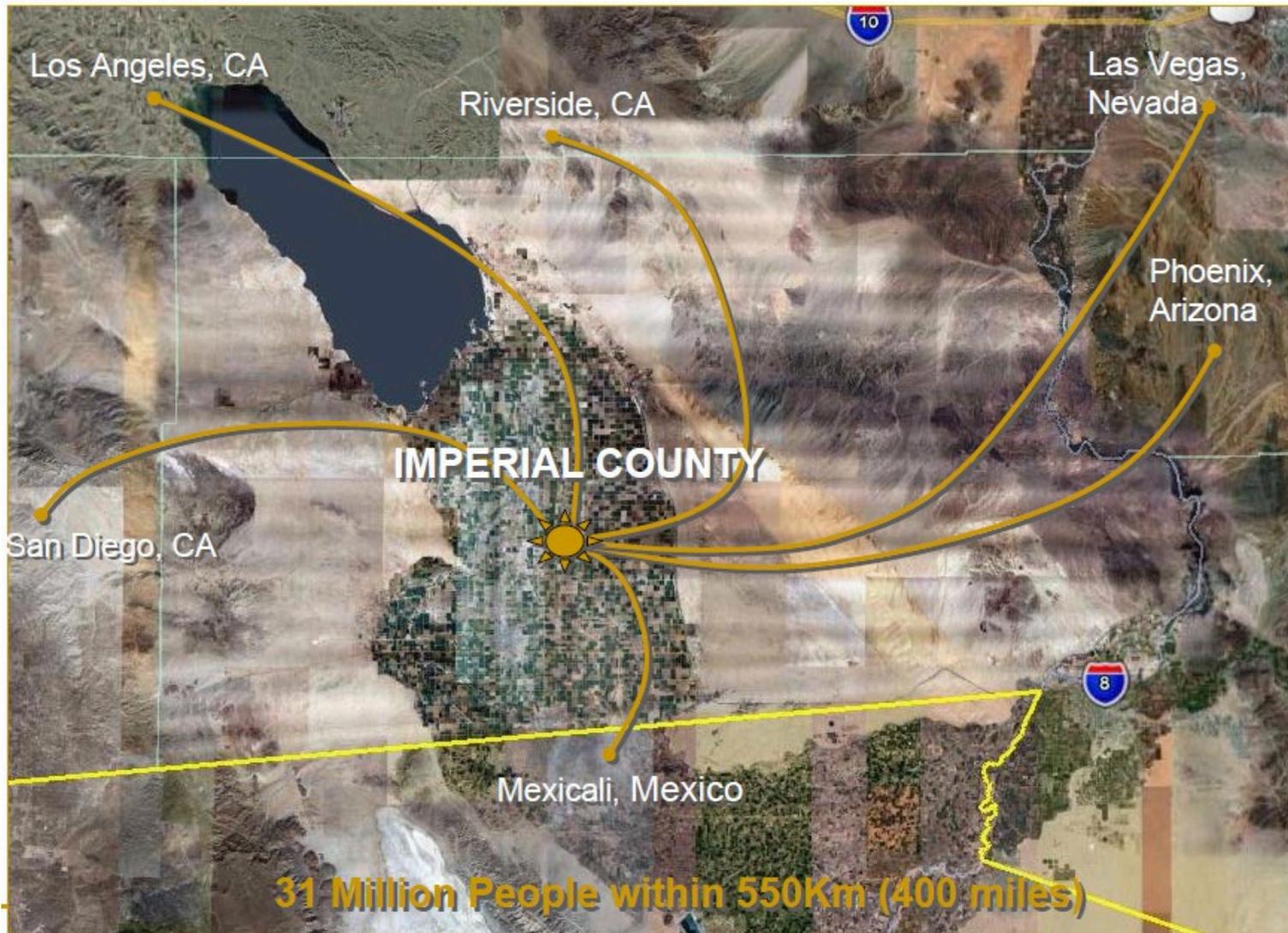
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CALMEX PROXIMITY



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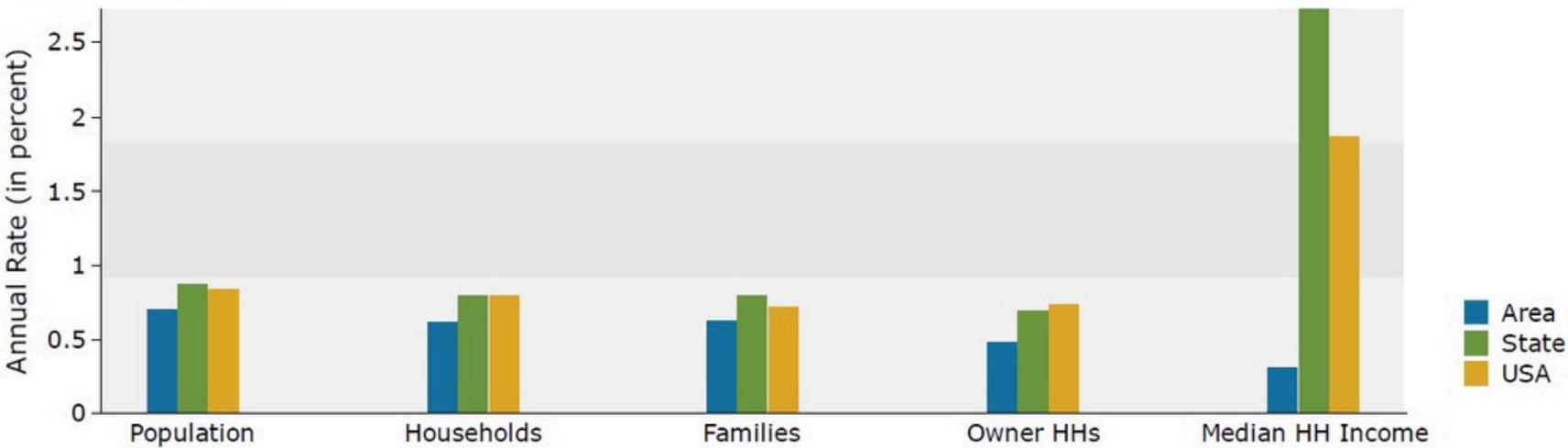
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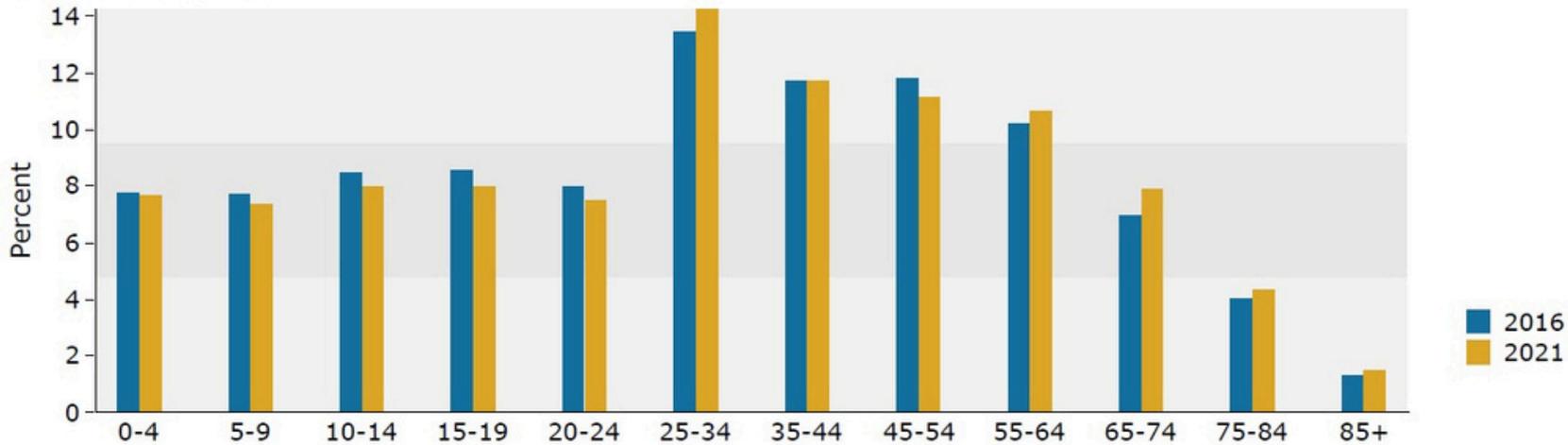
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CALEXICO, CA TRENDS

Trends 2016-2021



Population by Age



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