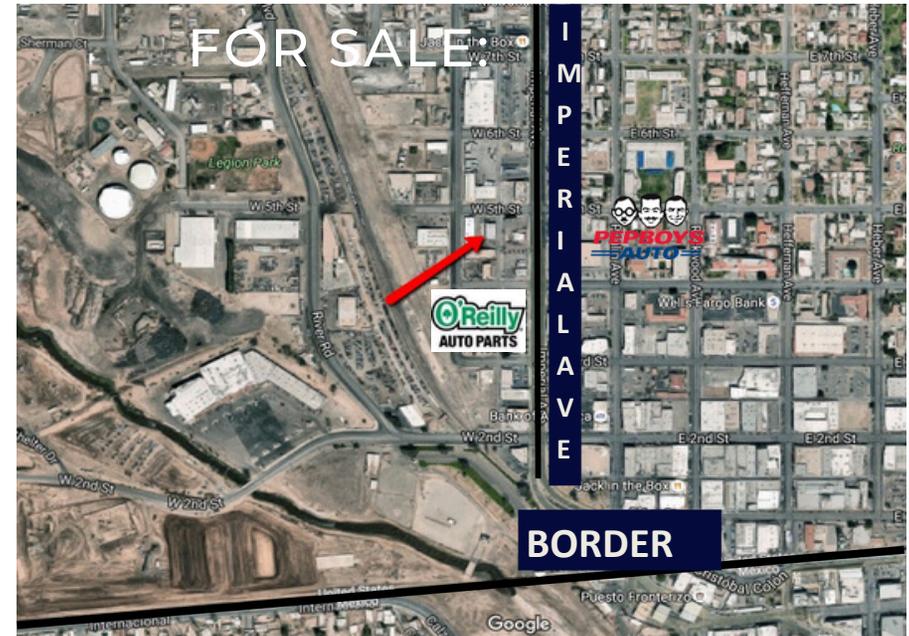


RETAIL & WAREHOUSE FREE STANDING BUILDING



FOR SALE: \$650,000

26 W. Fifth St., Calexico CA 92231

2-Story Building with warehouse, office, open showroom. 4 blocks away from border. High traffic count on Imperial Ave.

Zoning: Commercial

Current Use: Automotive

Building size: 4,800 SF + 800 SF 2nd floor

APN: 058-434-002



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CalDRE# 01464712

Cel: 213-840-7324

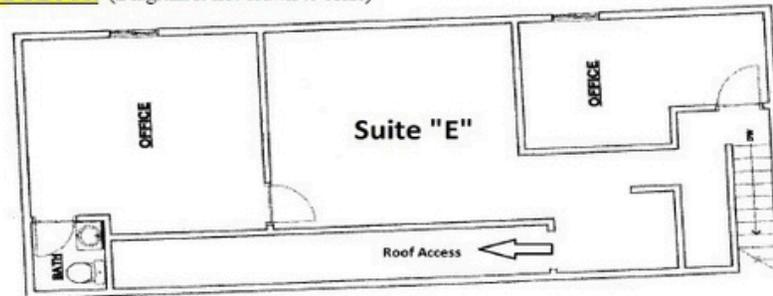
Email: downtownvincent@gmail.com



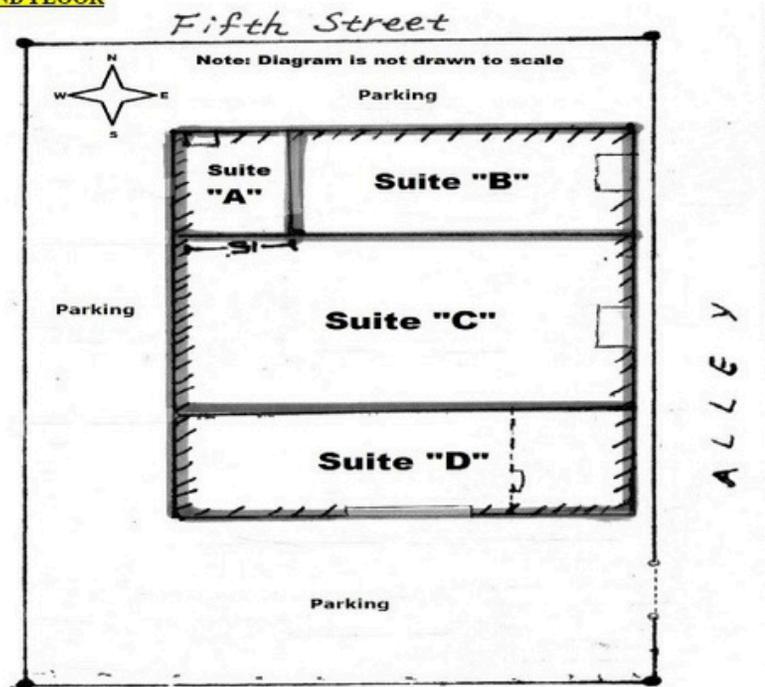
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26 W. 5TH ST. FLOOR PLAN

SECOND FLOOR (Diagram is not drawn to scale)



GROUND FLOOR



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AUTOMOTIVE USAGE BENEFITS



BIG ENOUGH GARAGE DOORS TO FIT LARGE 4 X 4 AUTOMOTIVES



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CALEXICO CITY HIGHLIGHTS

- 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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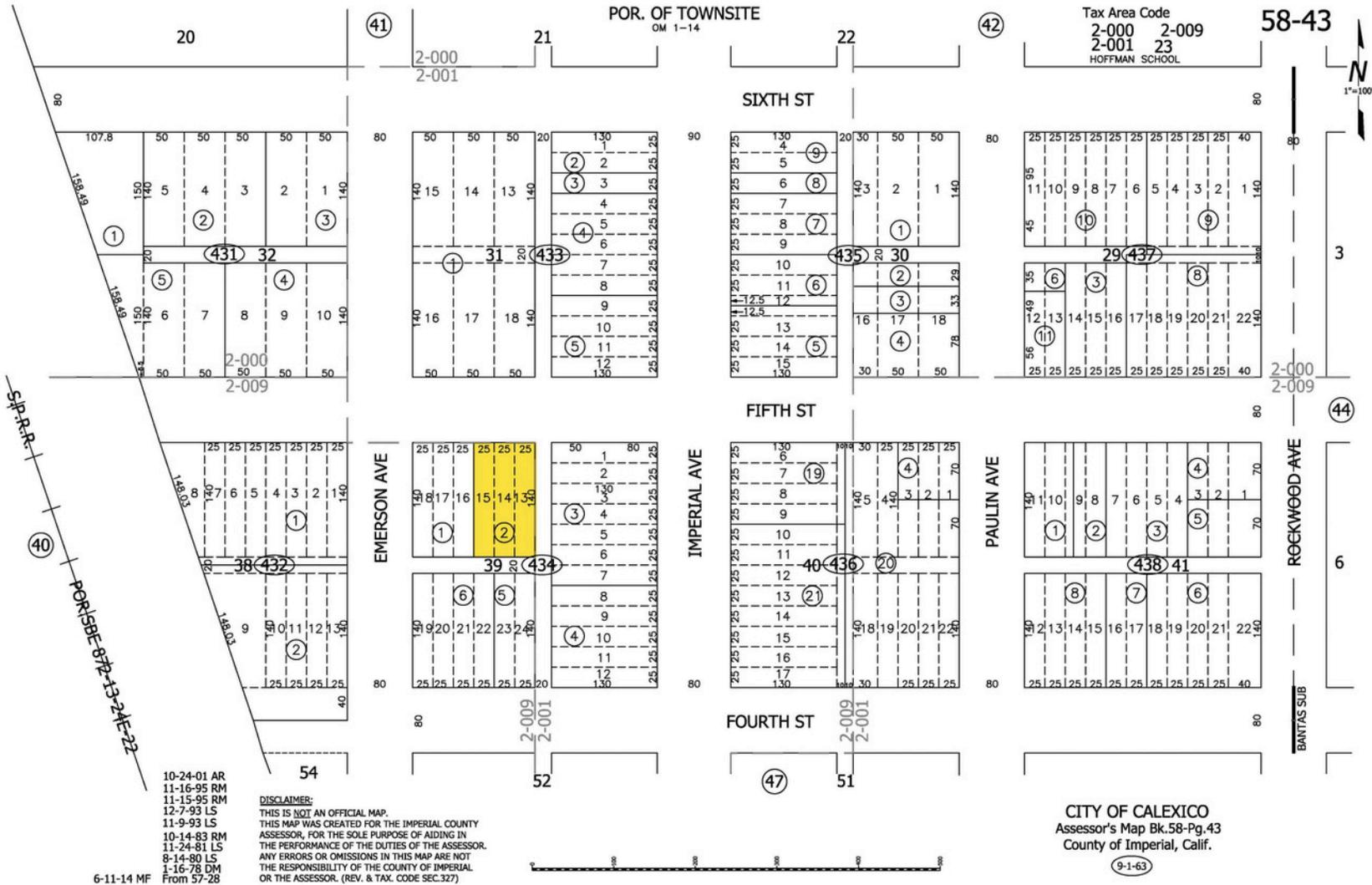
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26 W. 5TH ST. ASSESSOR MAP



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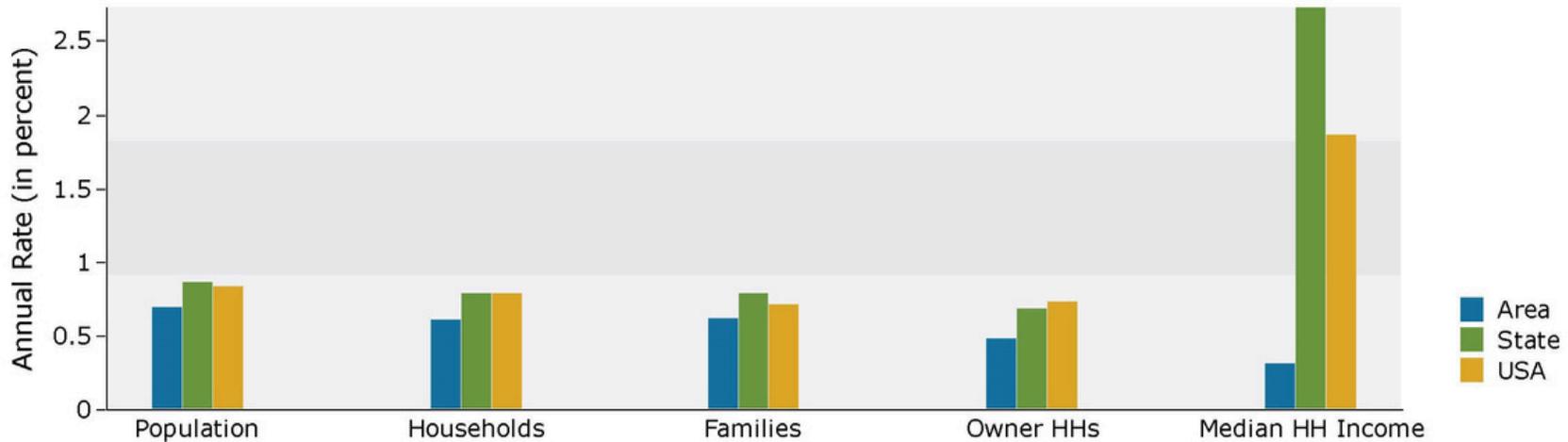
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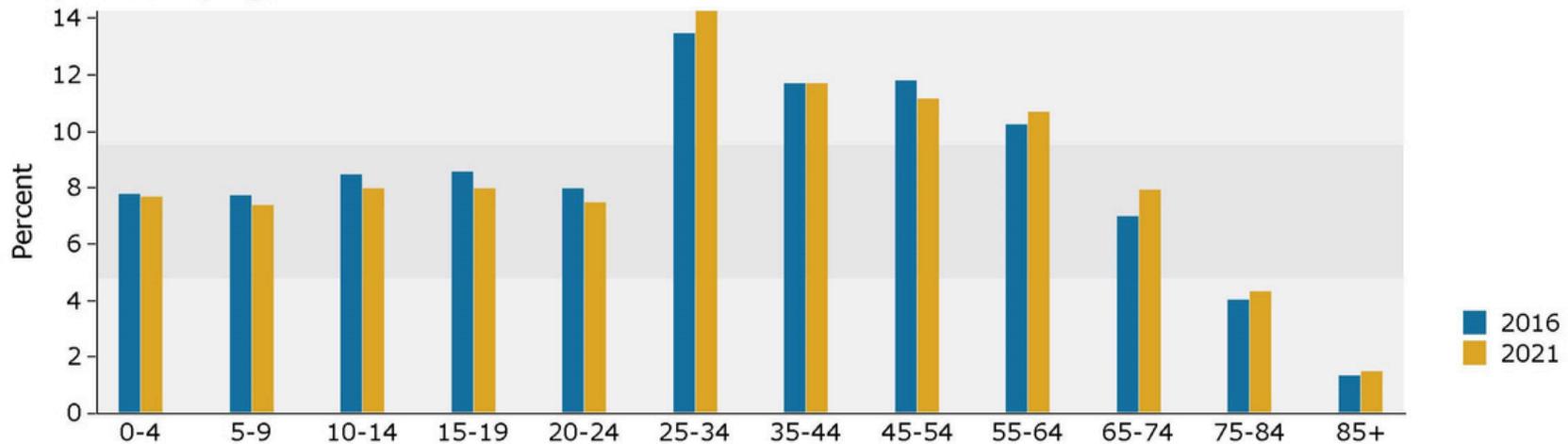
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CALEXICO, CA TRENDS

Trends 2016-2021



Population by Age



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