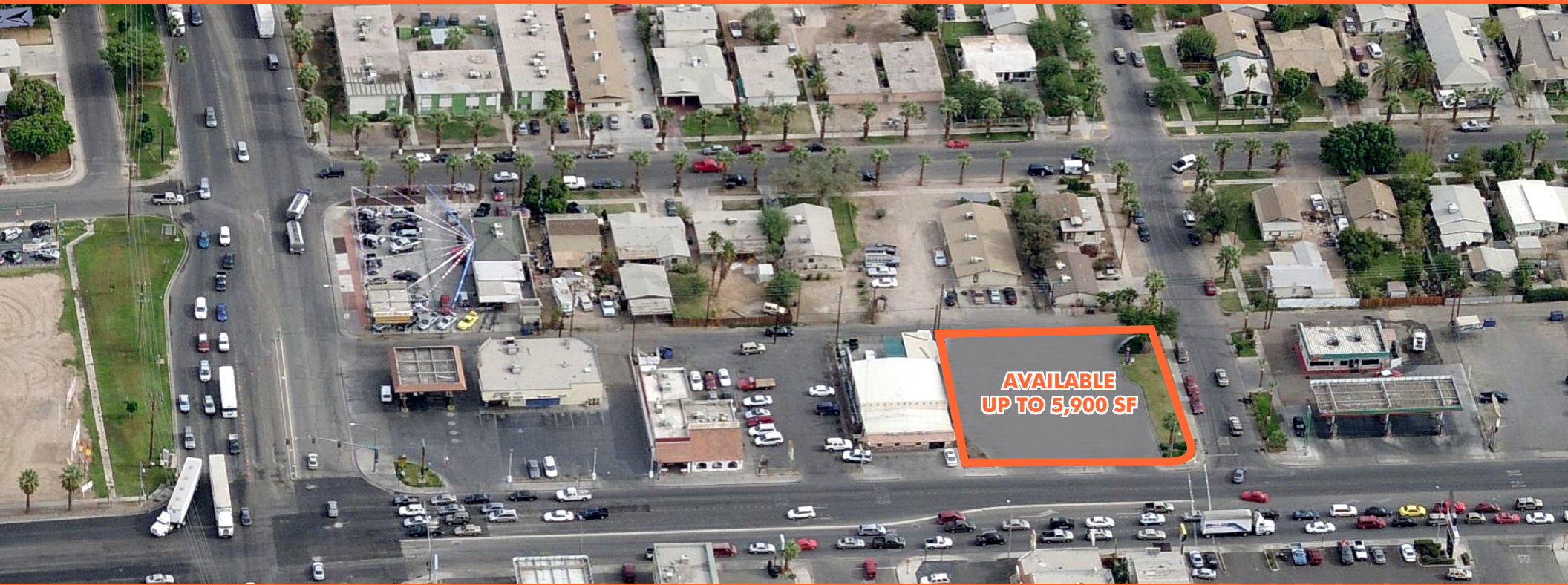


Imperial & 10th

1002 S. Imperial Avenue | Calexico, CA

●●● Charles Company



PROPERTY FEATURES

- 15,600 SF Lot
- New Construction
- Up to 5,900 Square Feet Available
- BTS or Ground Lease
- Drive-Thru Opportunity Available
- Close Proximity to Border Crossing

	1 Mile
Population:	39,054
Households:	9,874
Avg. HH. Income:	\$48,987

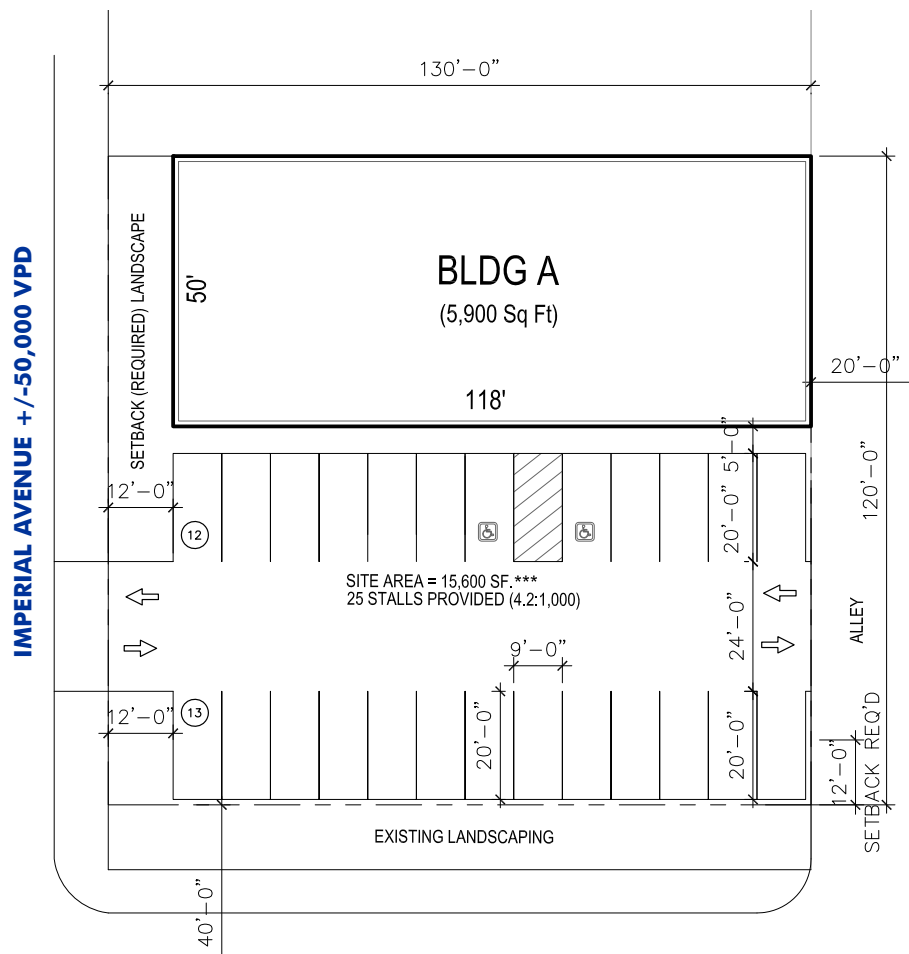
LEASING INFO:

310.270.9243
9034 W Sunset Boulevard
West Hollywood, CA 90069

Imperial & 10th

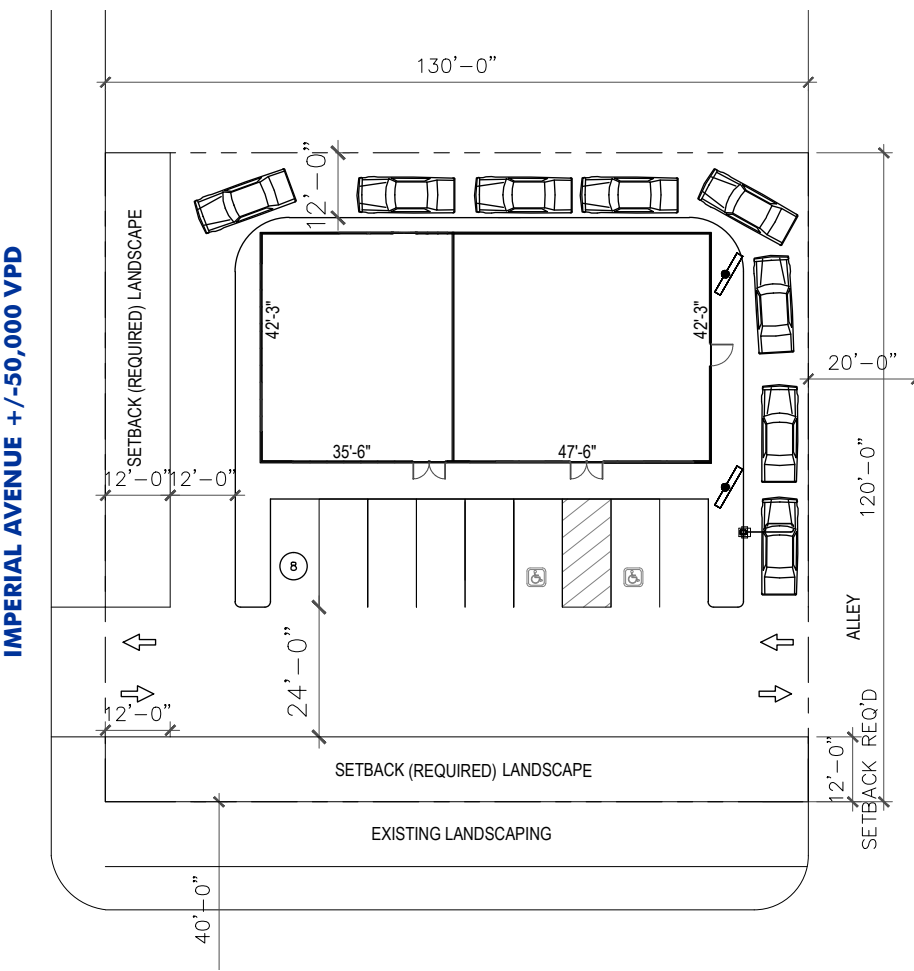
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OPTION 1



10TH STREET +/-10,000 VPD

OPTION 2



10TH STREET +/-10,000 VPD

Imperial & 10th

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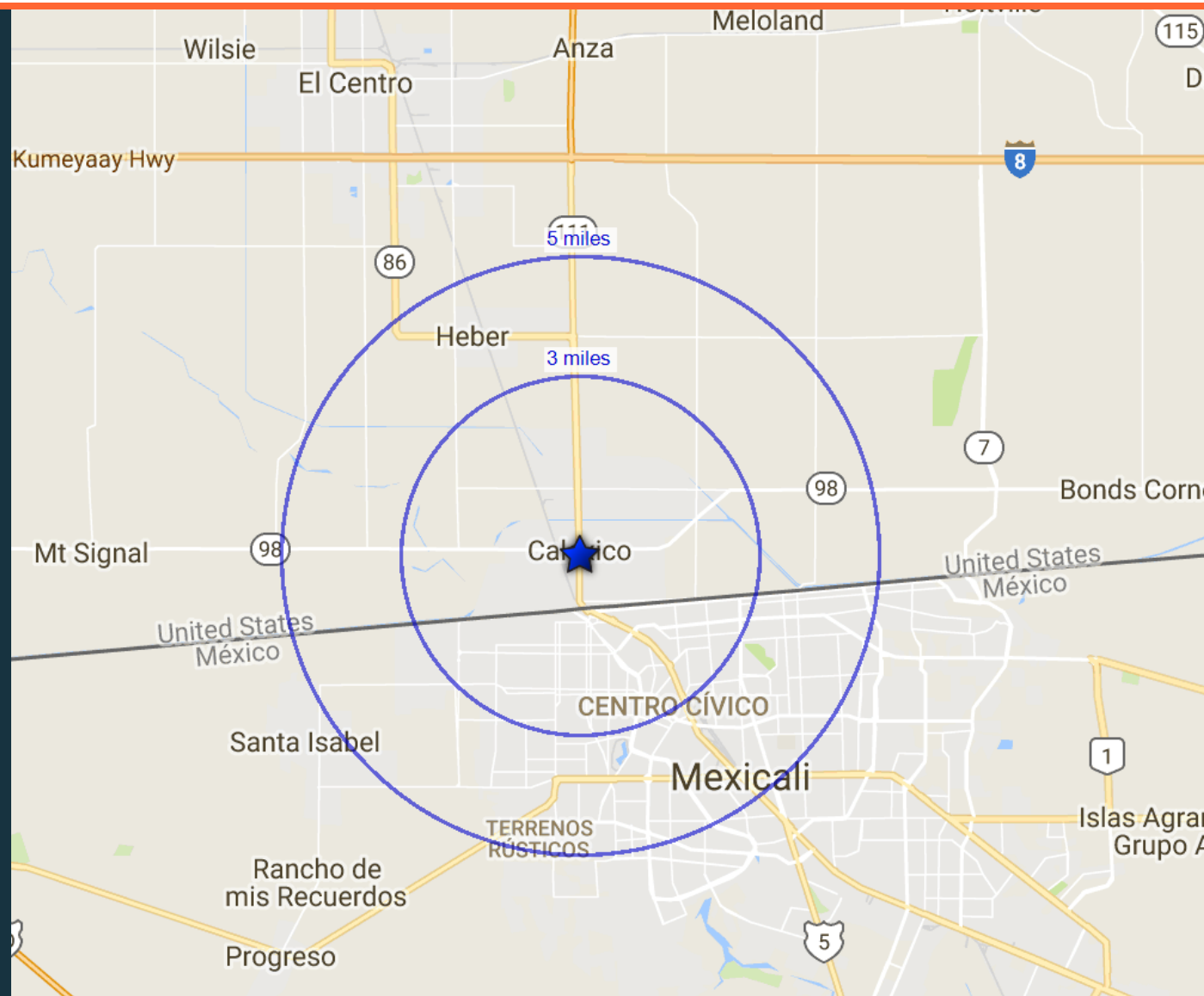
DEMOGRAPHICS MAP

AREA DEMOGRAPHICS

	3 Miles	5 Miles
Population:	40,044	47,924
Households:	10,322	12,197
Avg. HH. Income:	\$50,648	\$52,308

TRAFFIC COUNT

Imperial Avenue:	+/-50,000 VPD
10th Street:	+/-10,000 VPD



Imperial & 10th

1002 S. Imperial Avenue | Calexico, CA

LOCATION MAP

