

**SOUTHERN CALIFORNIA - IMPERIAL COUNTY - DEVELOPMENT SITE**  
**IMPERIAL VALLEY NEXT DAY REACH TO 15 MILLION CONSUMERS**  
**INTERSTATE 8 & 10 ACCESS**

**SALTON SEA NORTH-SOUTH EXPRESSWAY**  
**CA-86 HIGHWAY CA 92004**

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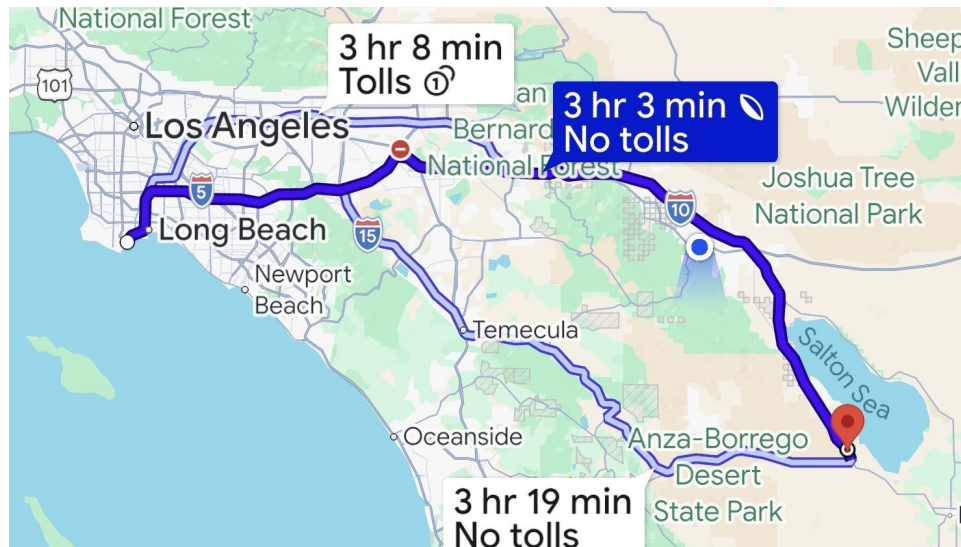
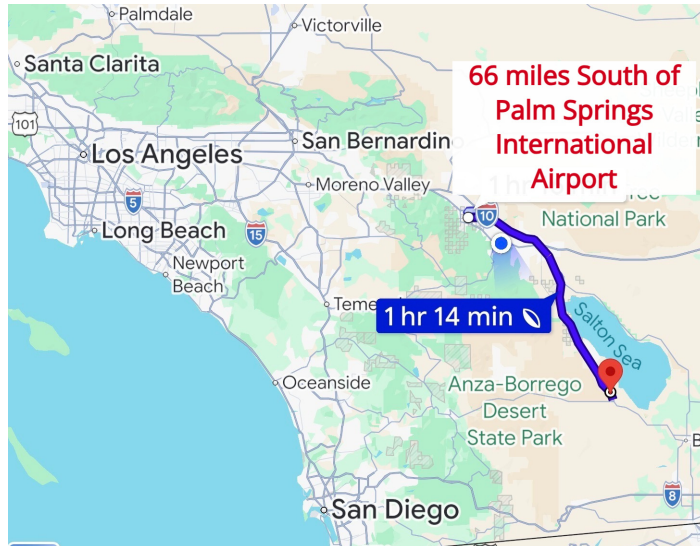
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## PROPERTY HIGHLIGHTS

- Your Gateway to 15 Million Consumers, One Driver's Shift Away
- 178 Acres with 1 Mile of CA-86 Hwy 4 lane divided highway road frontage
- 37 Miles to Interstate-8
- 48 Miles to Interstate-10
- 100 miles East of San Diego MSA
- 66 miles South of Palm Springs International Airport
- .5 miles from CA-78 Hwy Intersection



## PROPERTY DESCRIPTION

Southern California Imperial County Development Site has 178-Acres, 1 mile road frontage on CA-86 4 lane divided highway, Imperial County S-2 zoning designation. Positioned 100 miles east of San Diego, 48 Miles from Interstate-10, 37 Miles from Interstate-8, this site presents a strategic location for development.

Development at this location benefits from significant regional transit upgrades designed for high-capacity industrial flow and Unmatched Connectivity and Infrastructure.

**Major Arterial Access:** The site sits at the intersection of CA-86 (the primary NAFTA freight corridor) and CA-78, which serves as the direct link to the coastal markets of San Diego.

**Public Investment:** Benefit from the \$300 million Interstate-8 update and the ongoing Highway 86 Beautification and Infrastructure Project, which are enhancing safety and traffic flow for heavy vehicles in the immediate vicinity.

**Growth Ready:** Included in the 2024 Comprehensive Economic Development Strategy (CEDS), this area is designated for rapid industrial growth and infrastructure



# Imperial County



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Salton Sea  
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Wildlife...

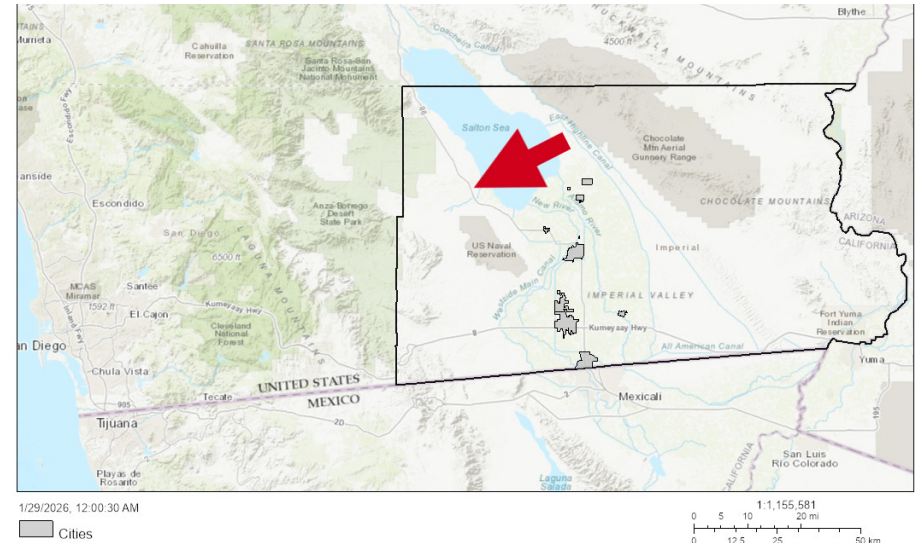
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Wister  
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## LOCATION DESCRIPTION

Imperial County is transforming into a global leader for green energy, and this property is at the front door of that revolution at the epicentre of California's Industrial Renaissance. This 178-acre development site offers a rare "mid-point" advantage in the heart of the emerging Lithium Valley. Located at the critical junction of CA-86 and CA-78, 37 miles to Interstate-8, this property serves as a vital link between the global trade of the Mexican border and the heavy industrial power of the north creating the need for more Logistics Services.

**Infrastructure Synergy:** The Lithium Valley Specific Plan (LVSP) covers over 51,000 acres nearby and is backed by billions in public and private investment for geothermal energy and lithium extraction.

**The Imperial Valley Foreign Trade Zone #257 (IVFTZ) Benefits:** The FTZ was created to "expedite and encourage foreign commerce" in the United States for geographical areas, in or adjacent to Customs Ports of Entry. Merchandise of every description may be held in the Zone without being subject to Customs duties and other ad valorem taxes.



## IMPERIAL COUNTY STRATEGIC LOCATION





# Salton Sea North-South Expressway



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## Build-to-Suit



## Build to Suit

## SALTON SEA NORTH-SOUTH EXPRESSWAY

This site is positioned to provide Logistic Services for the Southern Californian supply chain, perfectly balanced between two of the region's most significant economic drivers:

### Mesquite Lake Industrial Area (Imperial County)

This is a 5,100-acre designated industrial zone in central Imperial County, located between State Route 86 and State Route 111. It is currently a focal point for large-scale energy and technology infrastructure.

**\$10 Billion Data Center Project:** As of January 2026, a massive one-million-square-foot data center is under development in this area to power artificial intelligence.

**Renewable Energy Hub:** The zone hosts the Sugar Valley Energy project, which includes a biomass and biofuel facility designed to produce 68 million gallons of ethanol annually and 40 megawatts of electricity.

**Logistics:** The Green Valley Logistics Center within this plan is marketed as a "shovel-ready" site for agricultural and energy-related industrial use.

Global Gateway of the Americas and the Calexico East Port of Entry is 58 miles South, which manages over \$20 billion in annual cross-border trade.

**Regional Dominance:** Located exactly halfway between Interstate-10 to the north and Interstate-8 to the south, providing seamless access to the San Diego MSA (approx. 100 miles west) and the greater Southwest.



# 1 Mile Road Frontage On CA-86



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# Demographics Map & Report



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	25 MILES	50 MILES	75 MILES
<b>POPULATION</b>			
Total Population	51,565	421,853	1,963,365
Average Age	33.7	38.3	40.1
Average Age [Male]	33.1	37.1	39.3
Average Age [Female]	36.4	39.8	41.0
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	14,486	136,865	678,243
# of Persons per HH	3.6	3.1	2.9
Average HH Income	\$70,922	\$98,555	\$122,846
Average House Value	\$237,187	\$434,353	\$668,127

2023 American Community Survey [ACS]

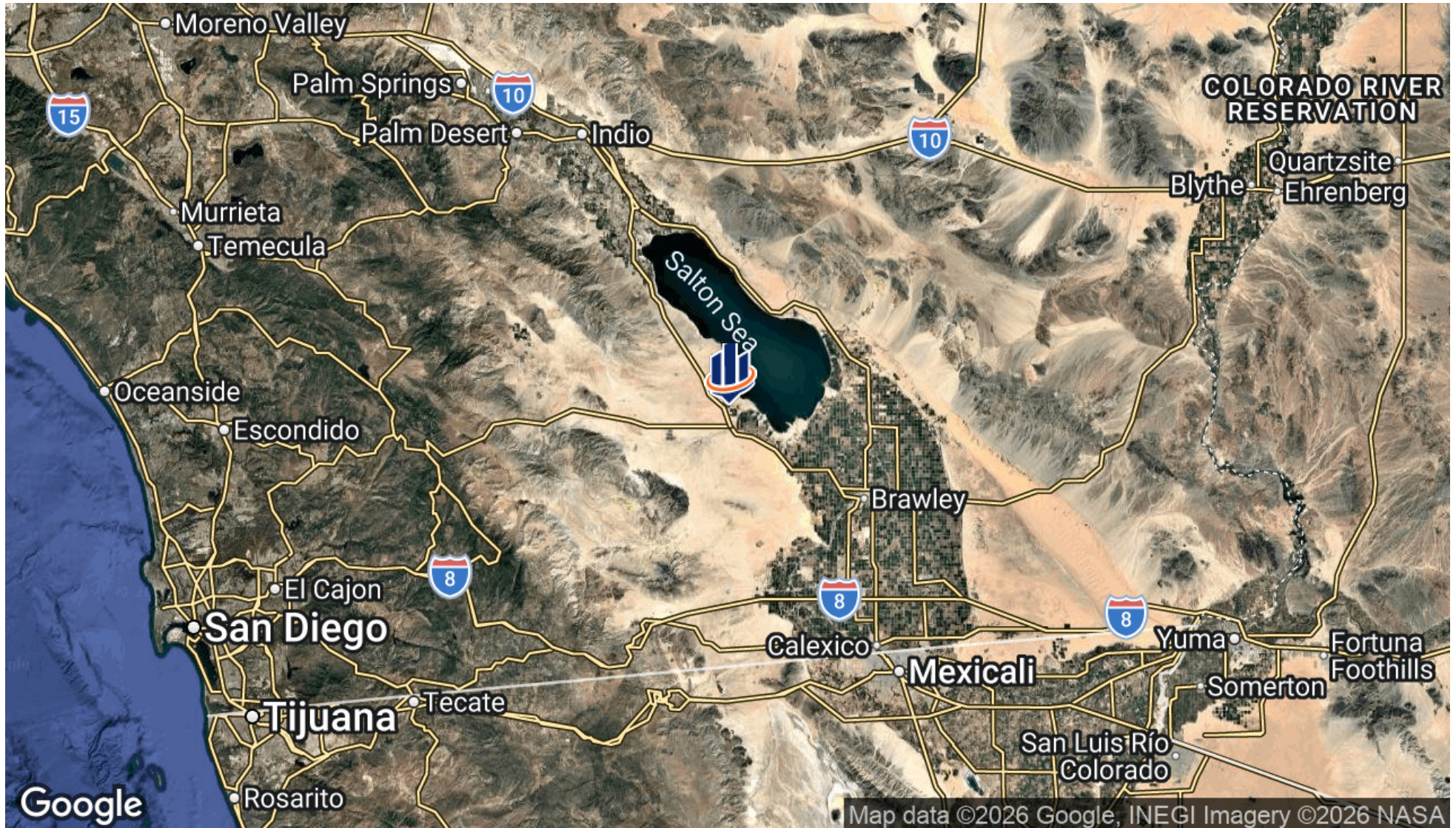


# Regional Map



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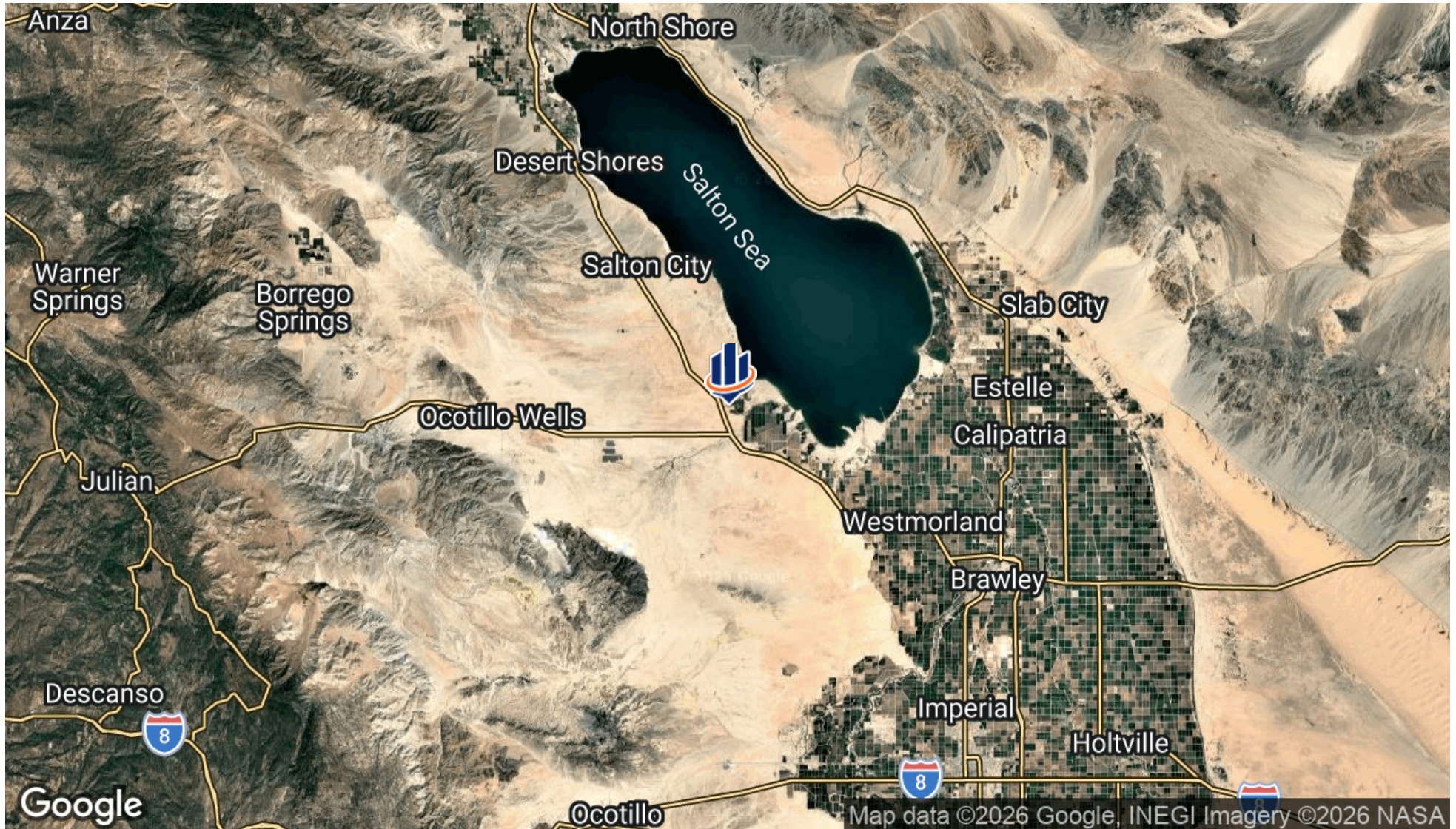


# Aerial Map



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# SVN By The Numbers



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1,620+

ADVISORS AND STAFF

#6

RANKING BY REAL CAPITAL  
ANALYTICS\*

\$12.3B+

TOTAL U.S. TRANSACTION VOLUME  
IN 2019\*\*

57M+

SF IN PROPERTIES MANAGED

7+7

CORE SERVICES & SPECIALTY  
PRACTICE AREAS

200+

OFFICES WORLDWIDE

8

COUNTRIES & EXPANDING

## SVN CULTURE

Innovating and breaking the conventions of the commercial real estate business.

1

### GLOBAL PLATFORM

Our Advisors are independent, local market experts with the ability to leverage the SVN global platform for the benefit of clients.

2

### TRUST & TRANSPARENCY

The SVN shared fee approach to sales creates unparalleled transparency and trust among our colleagues in the real estate industry.

3

### TECHNOLOGICAL EDGE

The SVN brand is synonymous with technological innovation across all our systems.

4

### COMMUNITY IMPACT

Each SVN office is locally owned and operated, which means decision-making stays where it matters – the community.

5

### SHARED VALUE NETWORK®

SVN Advisors embrace our differences by creating diverse and inclusive opportunities.

6

### AMAZING CLIENT VALUE

We are dedicated to creating value for our clients by putting their interests first. ALWAYS.

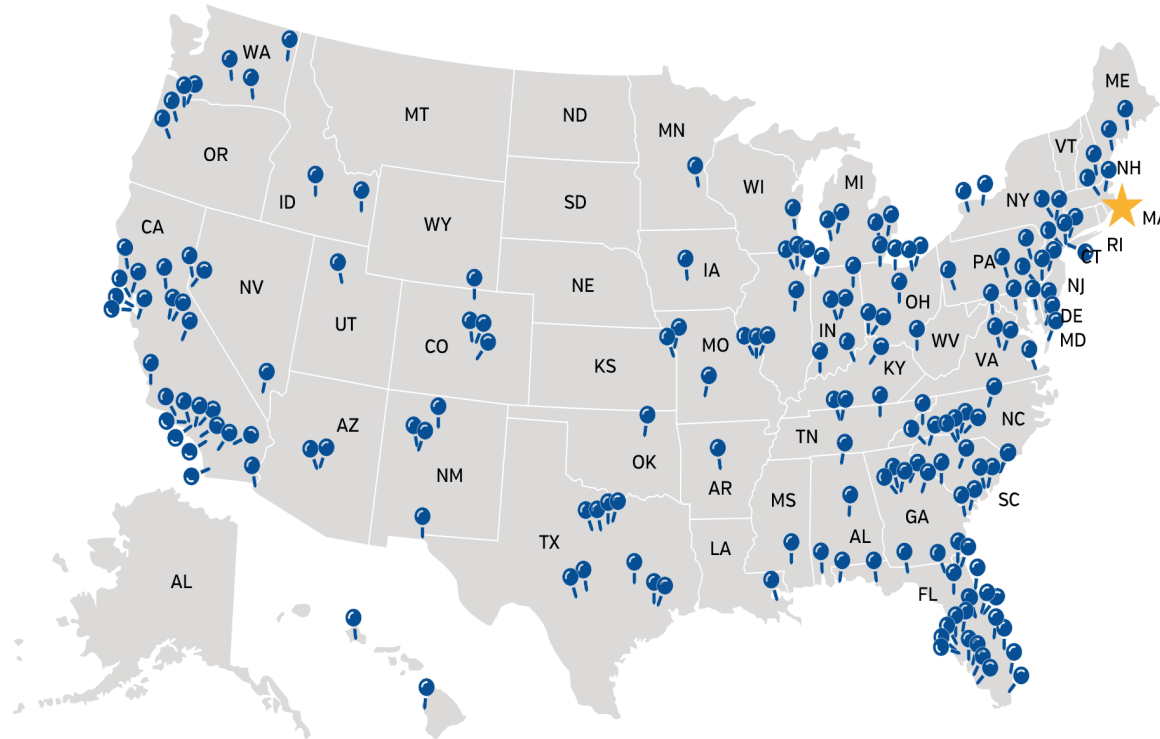


# SVN Benchmarks



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## SVN® BENCHMARKS USA | 2020

THE SVN ORGANIZATION is over 1,620 commercial real estate Advisors and staff strong, spanning more offices in the United States than any other commercial real estate firm, with continuing expansion across the globe. We believe that geographical coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants is the only way to achieve maximum value for our clients. This is why we proactively promote properties and share fees with the entire industry. SVN's open, inclusive culture and transparent process builds lasting connections by enabling everyone in the industry to experience superior growth. Our unique business model harnesses the power of COLLABORATIVE PROSPERITY – and is just one of the many ways SVN Advisors create amazing value with our clients, colleagues, and communities.



**200+ OFFICES**  
GLOBALLY

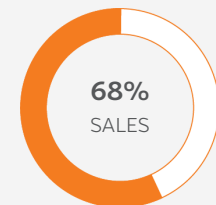
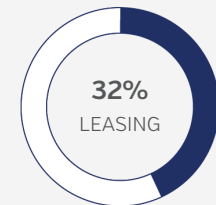


**1,620+**  
ADVISORS & STAFF



**\$11.3 BILLION**  
TOTAL VALUE OF SALES &  
LEASE TRANSACTIONS

### 2020 VOLUME





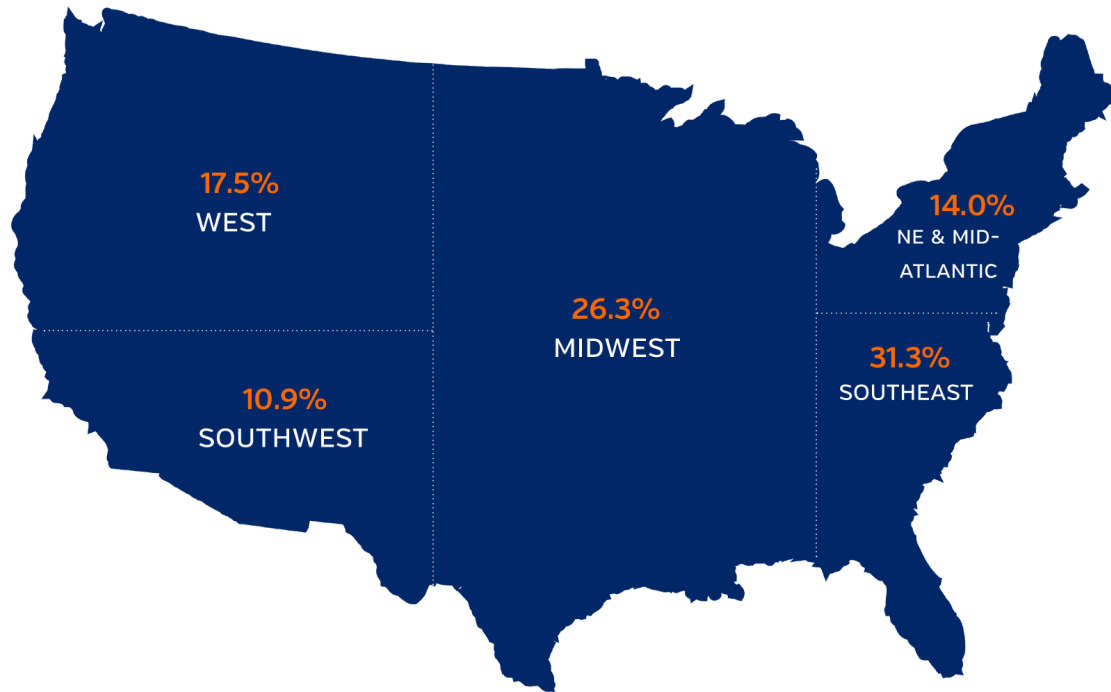
# SVN Benchmarks



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## TRANSACTION VOLUME\*



### Our Core Services

- Sales
- Leasing
- Property Management
- Corporate Services
- Tenant Representation
- Accelerated Sales

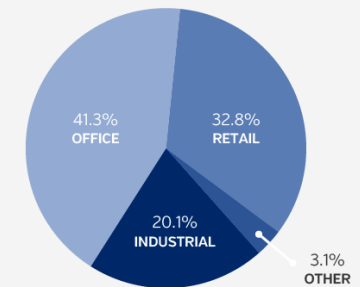
### Speciality Practices

- Hospitality
- Industrial
- Land
- Multifamily
- Office
- Retail
- Special Purpose

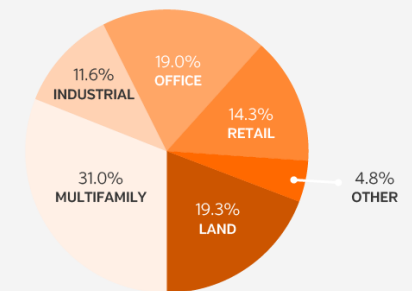
## SVN® BENCHMARKS USA | 2020

### PRODUCT TYPE National Distribution by Product Volume

#### LEASING\*\*



#### SALES





# Meet The Team



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# Disclaimer



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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.