

JOIN MAVERIK GAS STATION

AVAILABLE - PRIME RESTAURANT, CAR WASH & RETAIL PADS

NEC OF Maggio Road & Genert Road Calexico, CA 92231



SITE SIZE

1.15 Acres

Bill Gilmore

818 949 5243

bgilmore@coldwellbanker.com

CalDRE #00955844

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



COLDWELL BANKER
COMMERCIAL
REALTY

CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller/Landlord.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested Buyers/Tenants should be aware that the Seller/Landlord is selling/leasing the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase/lease, as appropriate, Buyer/Tenant will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the Buyer's/Tenant's choosing.

The Seller/Landlord reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy/lease must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase/lease and sale/lease to be prepared by the Seller/Landlord and executed by both parties; and (iii) approved by Seller/Landlord and such other parties who may have an interest in the Property. Neither the prospective Buyer/Tenant nor Seller/Landlord shall be bound until execution of the contract of purchase/lease and sale/lease, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective Buyers/Tenants shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

Bill Gilmore

818 949 5243

bgilmore@coldwellbanker.com

CalDRE #00955844

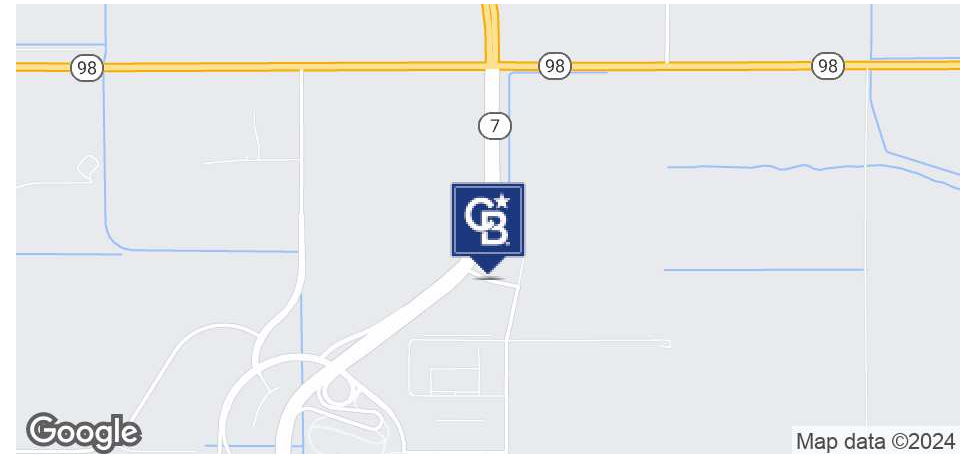
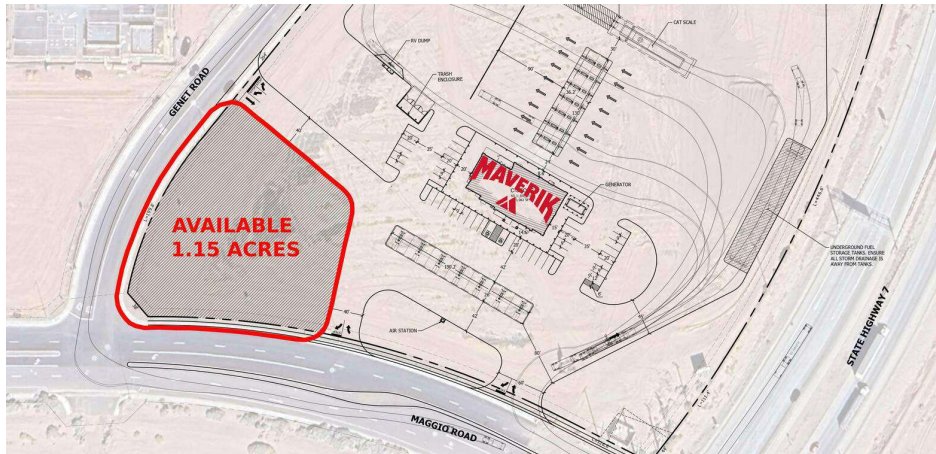


COLDWELL BANKER
COMMERCIAL
REALTY

FOR LEASE

AVAILABLE - PRIME RESTAURANT, CAR WASH & RETAIL PADS

Calexico, CA 92231



PROPERTY DESCRIPTION

Subject Property is 1.15 Acres just west of a proposed Maverik Gas Station. Nearby tenants include: Speedway Gas, Gas Mart, Hilton Hotel, Jack in the Box, and 1.1 million square feet of Industrial Park.

PROPERTY HIGHLIGHTS

- Approx. 1 mile North of the U.S./Mexico boarder
- New ground up development which includes separate industrial building totaling 1.1 million square feet
- Great access and synergy with Maverik Gas Station, Hilton Hotel, and restaurants.

OFFERING SUMMARY

Lot Size:	1.15 Acres
-----------	------------

Bill Gilmore

818 949 5243

bgilmore@coldwellbanker.com

CalDRE #00955844



COLDWELL BANKER
COMMERCIAL
REALTY

FOR LEASE

AVAILABLE - PRIME RESTAURANT, CAR WASH & RETAIL PADS

Calexico, CA 92231



Bill Gilmore

818 949 5243

bgilmore@coldwellbanker.com

CalDRE #00955844



COLDWELL BANKER
COMMERCIAL
REALTY

FOR LEASE

AVAILABLE - PRIME RESTAURANT, CAR WASH & RETAIL PADS

Calexico, CA 92231

CUSTOMER TRUCKS NAVIGATE SITE SOMEWHAT EASILY

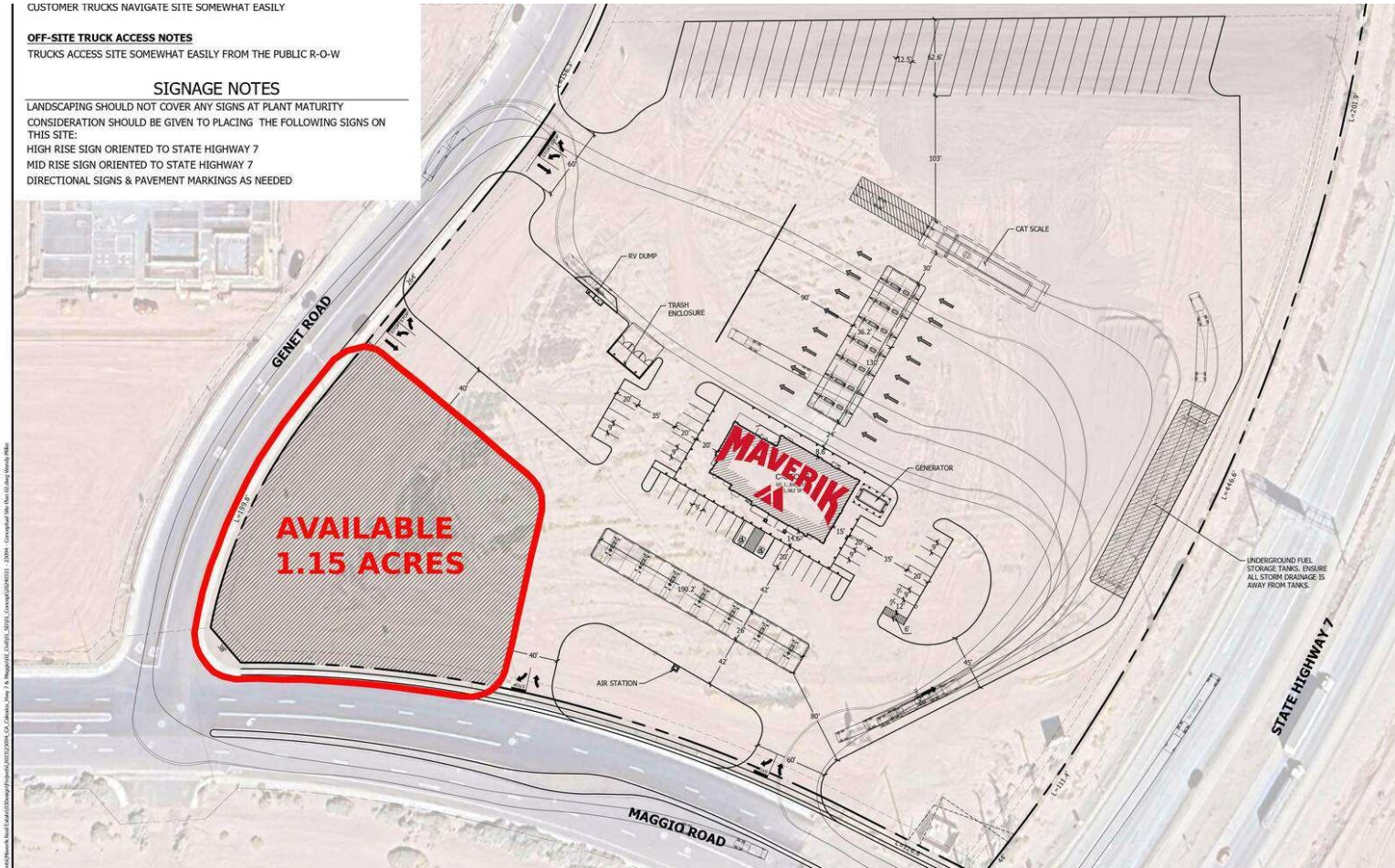
OFF-SITE TRUCK ACCESS NOTES

TRUCKS ACCESS SITE SOMEWHAT EASILY FROM THE PUBLIC R-O-W

SIGNAGE NOTES

LANDSCAPING SHOULD NOT COVER ANY SIGNS AT PLANT MATURITY
CONSIDERATION SHOULD BE GIVEN TO PLACING THE FOLLOWING SIGNS ON THIS SITE:

- HIGH RISE SIGN ORIENTED TO STATE HIGHWAY 7
- MID RISE SIGN ORIENTED TO STATE HIGHWAY 7
- DIRECTIONAL SIGNS & PAVEMENT MARKINGS AS NEEDED



STORE #: TBD
MAVERIK, INC.
HIGHWAY 7
& MAGGIO ROAD
CALEXICO, CALIFORNIA



- NOTES:**
- AREAS AND DIMENSIONS PROVIDED ARE APPROXIMATE AND SHOULD BE VERIFIED BY A SURVEY.
 - THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.
 - THE BOUNDARIES OF THE PROPERTY SHOWN ON THIS DRAWING WERE CREATED FROM SCALED INFORMATION AND SHOULD NOT BE CONSIDERED ACCURATE.
 - THIS IS A SCHEMATIC DRAWING AND ENGINEERS SHOULD TAKE CARE TO CREATE ACCURATE GEOMETRY FOLLOWING MAVERIK STANDARDS.

SITE DATA

PARKING:	44 STALLS PROVIDED (2 A.D.A.)	29 TRUCK PARKING STALLS (Not incl. gas canopy locations)
TOTAL PARCEL AREA:	443130.5466	10.17 ACRES
BUILDING AREA:	5,982 SQ. FT.	0.14 ACRES



1	2004/05/02	CONCEPTUAL SITE PLAN 01	WJW
---	------------	-------------------------	-----

Bill Gilmore
818 949 5243
bgilmore@coldwellbanker.com
CalDRE #00955844



COLDWELL BANKER
COMMERCIAL
REALTY

FOR LEASE

AVAILABLE - PRIME RESTAURANT, CAR WASH & RETAIL PADS

Calexico, CA 92231



Bill Gilmore

818 949 5243

bgilmore@coldwellbanker.com

CalDRE #00955844



COLDWELL BANKER
COMMERCIAL
REALTY

FOR LEASE

AVAILABLE - PRIME RESTAURANT, CAR WASH & RETAIL PADS

Calexico, CA 92231



Bill Gilmore

818 949 5243

bgilmore@coldwellbanker.com

CalDRE #00955844



COLDWELL BANKER
COMMERCIAL
REALTY

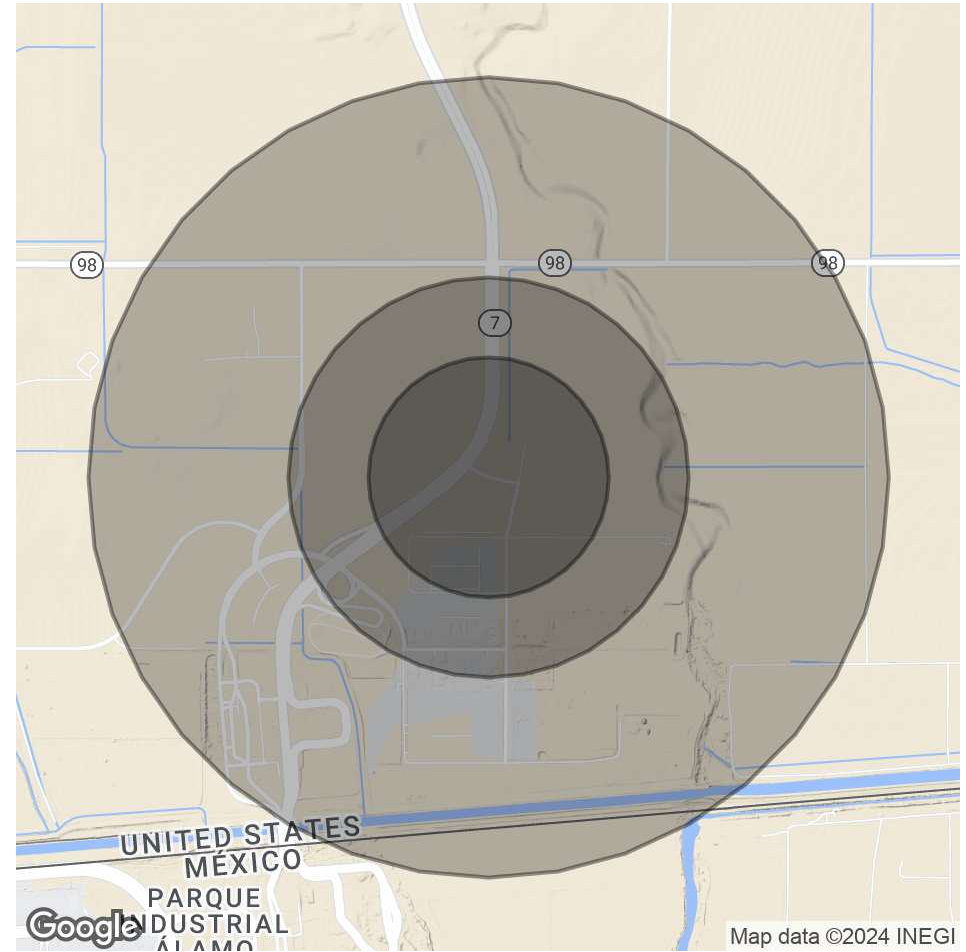
FOR LEASE

AVAILABLE - PRIME RESTAURANT, CAR WASH & RETAIL PADS

Calexico, CA 92231

Demographics data derived from AlphaMap

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	0	143	247
Average HH Income	\$91,814	\$91,927	\$97,403



Bill Gilmore

818 949 5243

bgilmore@coldwellbanker.com

CalDRE #00955844



COLDWELL BANKER
COMMERCIAL
REALTY