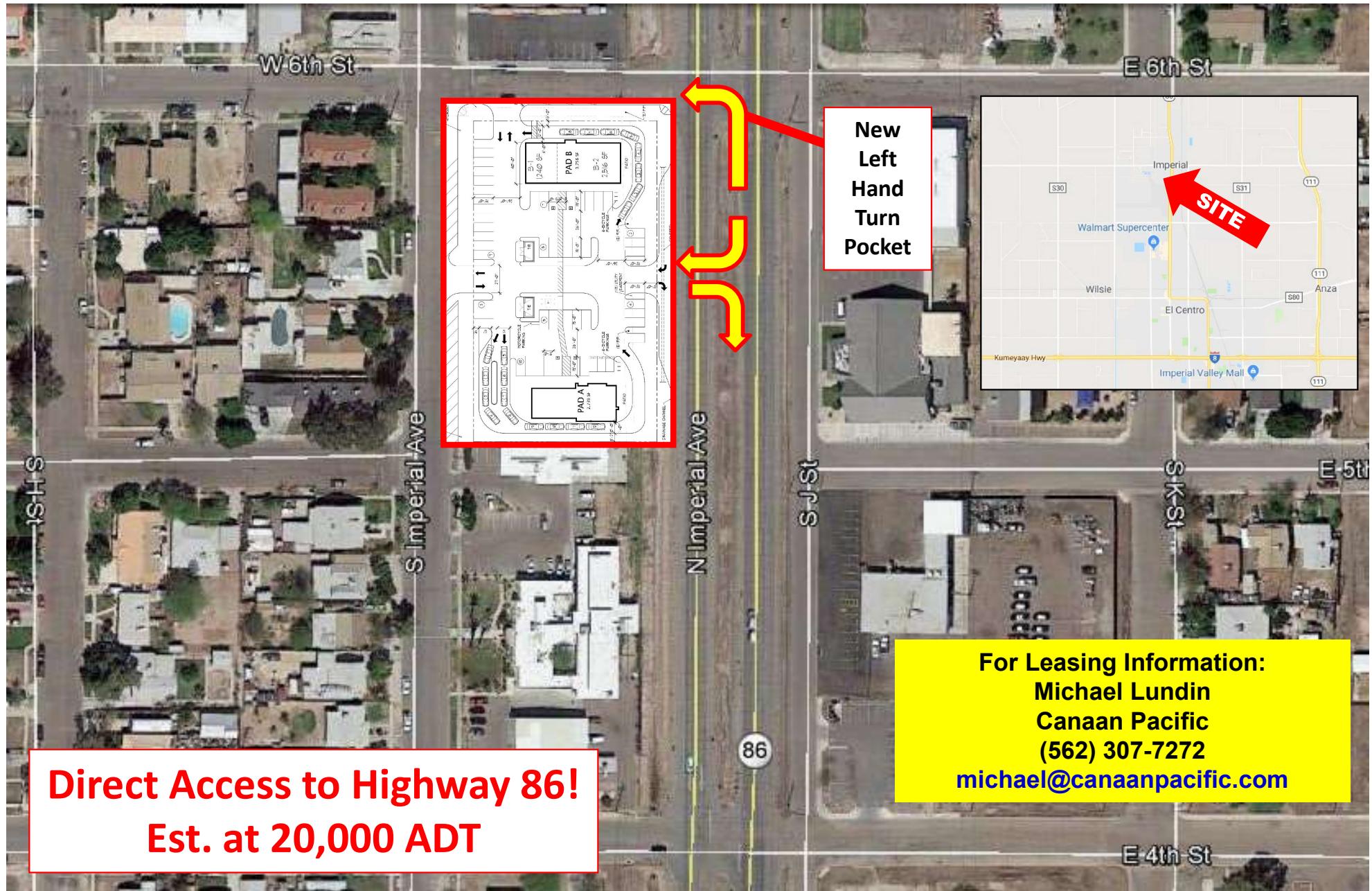


# FOR LEASE SWQ Hwy. 86 (Imperial Ave.) & 6<sup>th</sup> St. Imperial, CA SERVICE STATION AND DRIVE-THRU OPPORTUNITY!!!

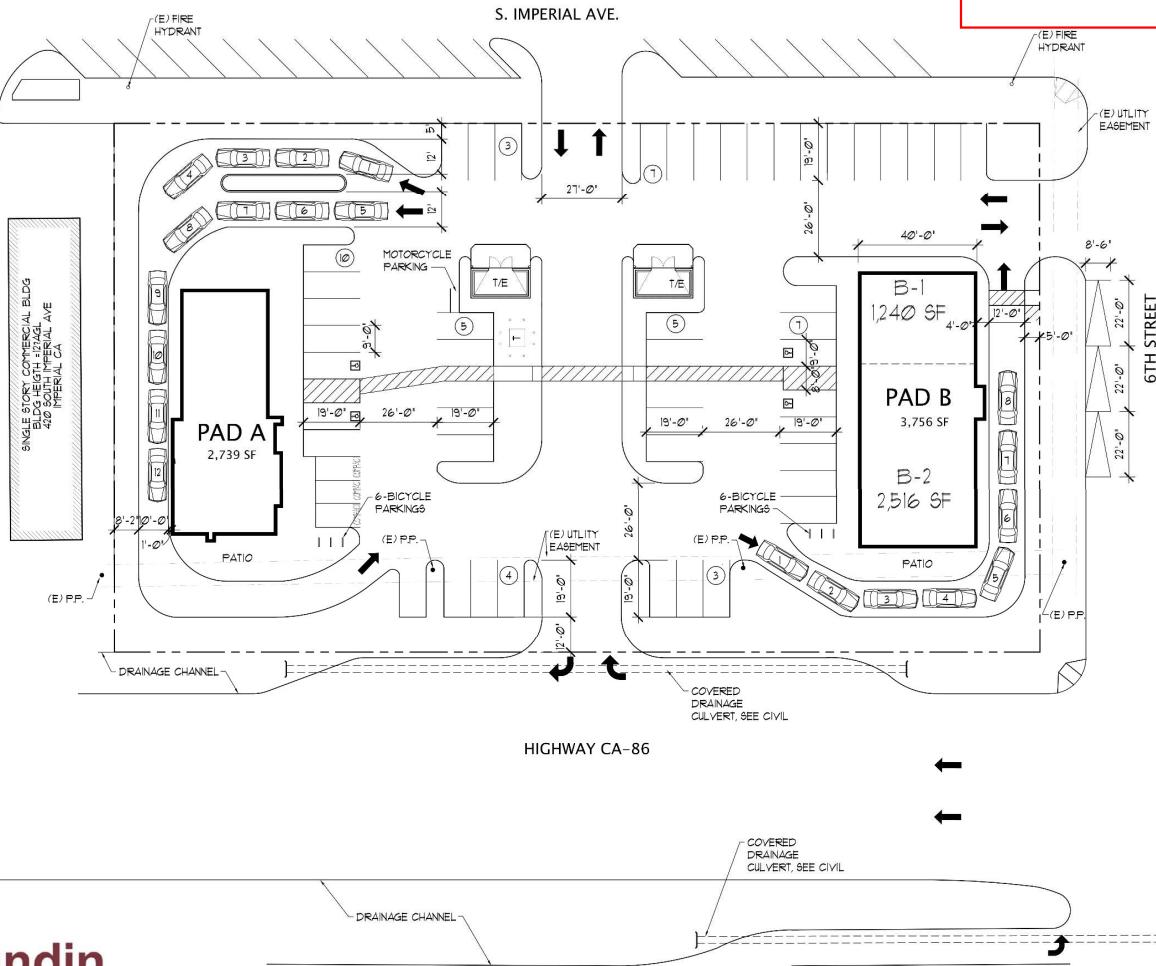


Direct Access to Highway 86!  
Est. at 20,000 ADT

For Leasing Information:  
Michael Lundin  
Canaan Pacific  
(562) 307-7272  
[michael@canaanpacific.com](mailto:michael@canaanpacific.com)

**FOR LEASE SWQ Hwy. 86 (Imperial Ave.) & 6<sup>th</sup> St. Imperial, CA  
SERVICE STATION AND DRIVE-THRU OPPORTUNITY!!!**

## Direct Access to Highway 86!



## SITE PLAN B

**SWC STATE HWY 86 & 6TH STREET  
IMPERIAL, CA 92251**

**For Leasing Information: Michael Lundin  
Canaan Pacific (562) 307-7272  
[michael@canaanpacific.com](mailto:michael@canaanpacific.com)**



## **Canaan Pacific Inc.**

**PLANNING : ARCHITECTURE : INTERIORS**  
3436 N. VERDUGO ROAD, SUITE 200, GLENDALE, CALIFORNIA 91201  
P 818.957.7765 F 818.957.7767 F

DATE: 04.04.2019  
PROJECT NUMBER 397.1810.01

**City of Imperial, CA  
National Retailers  
May 2023**

