

FOR SALE / SE VENDE

High Potential Investment

"Patio & High-Capacity Drive-Thru for maximum revenue"

**K-FOOD, TACO, CHICKEN, HOT DOG,
K-POP, K-PRODUCTS, BEER**

ONE OF THE BUSIEST LAND BORDERS IN THE U.S

"Unbeatable Location: 5,000 SF Drive-Thru Ready - Just Steps from the Calexico West Port of Entry"

- **High Traffic:** 30,000+ Daily Commuters passing by.
- **Turn-key Ready:** 2nd Gen Restaurant space - Save time and massive CAPEX.
- **Building Size:** 5,000 SF + additional 1,100 SF
- **Commercial Zoning**

717 ~ 723 S. Imperial Ave, Calexico, CA 92231

FOR SALE: \$1,200,000

Highlights of Location

- **Prime Border Location:** Strategically located just steps from the Calexico West Port of Entry, one of the busiest land borders in the U.S.
- **High-Volume Traffic:** Exposure to over 30,000+ daily combined vehicle and pedestrian commuters crossing from Mexicali.
- **Turn-Key Ready (2nd Gen):** 5,000 SF stand-alone building with existing kitchen infrastructure, significantly reducing build-out costs and time-to-market.
- **Essential Drive-Thru & Patio:** Featuring a high-capacity drive-thru lane and outdoor patio, perfect for maximizing revenue during peak border wait times.
- **Rare Opportunity:** One of the few 2nd generation drive-thru sites available in this high-barrier-to-entry market.

[Español]

- **Ubicación Premium en la Frontera:** Estratégicamente ubicado a pasos de la Garita Calexico West, uno de los cruces fronterizos más transitados.
- **Tráfico de Alto Volumen:** Exposición ante más de 30,000 viajeros diarios (vehículos y peatones) que cruzan desde Mexicali.
- **Listo para Operar (2da Gen):** Edificio independiente de 5,000 pies cuadrados con infraestructura de cocina existente; reduce costos de remodelación.
- **Drive-Thru y Patio Esenciales:** Cuenta con carril de autoservicio y patio al aire libre, ideal para captar clientes durante las horas de espera en la frontera.
- **Oportunidad Única:** Uno de los pocos sitios con serviauto disponibles en este mercado de alta demanda y limitada oferta.



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Commercial

Highlights of Calexico, CA

- **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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Commercial

Property Details

- **Price: \$1,200,000**
- **APN: 058-413-002-000 & 058-413-001-000 01**
- **Building Size: Approx. 5,000 SF plus additional 1,100 SF**
- **Lot Size: Please verify with city of Calexico**
- **Zoning: Commercial - Please verify with city of Calexico**
- **Gas station facility is no longer practical.**
- **Current rents as the below market value offers great potential to generate higher income**
- **Great set-up for drive-thru tenants with minimum upgrades**
- **Outside patio seating space for a restaurant**
- **Great for National tenants (K-Chicken, Panda Express, Dunkin Donuts etc.,)**



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Commercial

Imperial Regional Center Development

- **192 Million (USD) Mix-use development in City of Heber in Imperial County**
- **Approx. 78 Acre of Mix-use development is planned**
- **Phase 1 & Phase 2 of the project was completed in 2009**
- **Phase 3 Ground Breaking in 2010 which was completed by Key US Government Officials Imperial Country and Chinese Wenzhou City signs Sister City Agreement 2009 to development and trading.**
- **Imperial Border became one of the largest hub of commercial flow after the signing of the US/Mexico FTA US Customs to develop more commercial custom station then there are in San Diego**
- **Imperial Regional Center Development is located on 4 miles from the US/Mexico Border**



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Commercial

Financial Overview

The building is 100% rented for following tenants:

717-723 Imperial Ave. Calexico building, Annual Income: \$43,920

717 - Restaurant/Taco shop -- \$1,500 (M to M, although \$2,000 in Contract)

717 - Patio Storage -- \$ 60

723 - Candy shop -- \$1,000 (M to M, although \$1,500 in Contract)

723-A - Casa de Cambio -- \$ 600 (M to M)

723-B - Church Office -- \$ 500 (M to M)

Tenants are responsible for all repairs & maintenances & property insurances,

Landlord just pays the Property Tax (\$9,160 per year)

Sell all Cash in "As-is" condition



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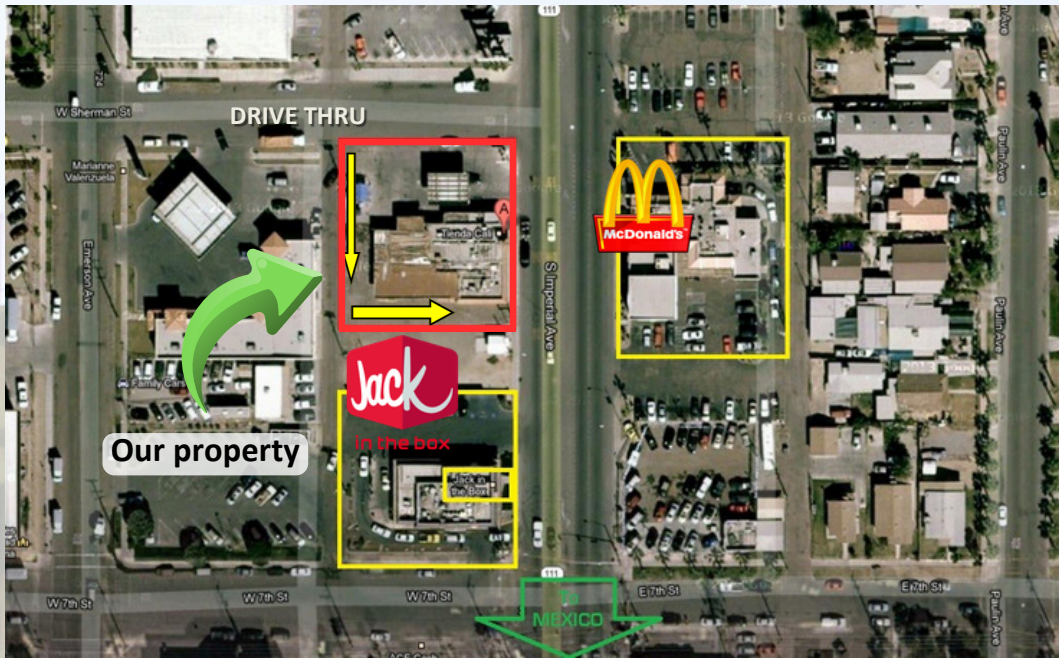
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Commercial

Property Potential



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Commercial

Highlights of Calexico, CA



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Calexico, CA Trends



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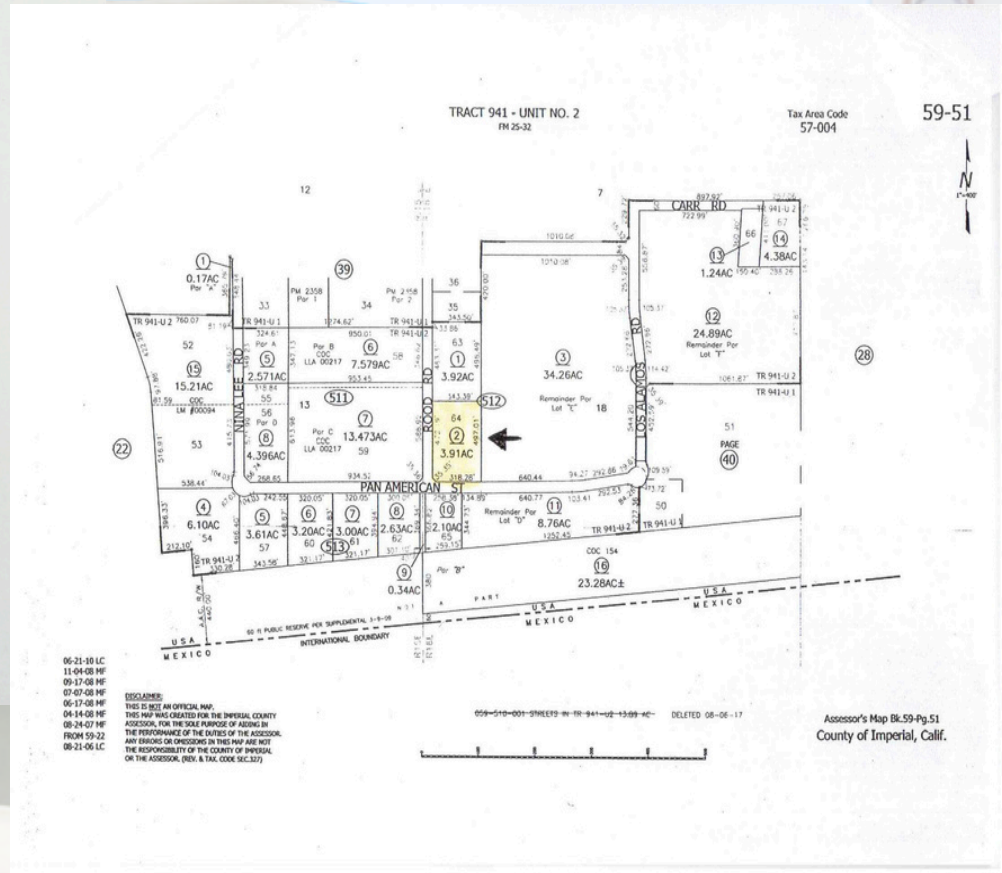
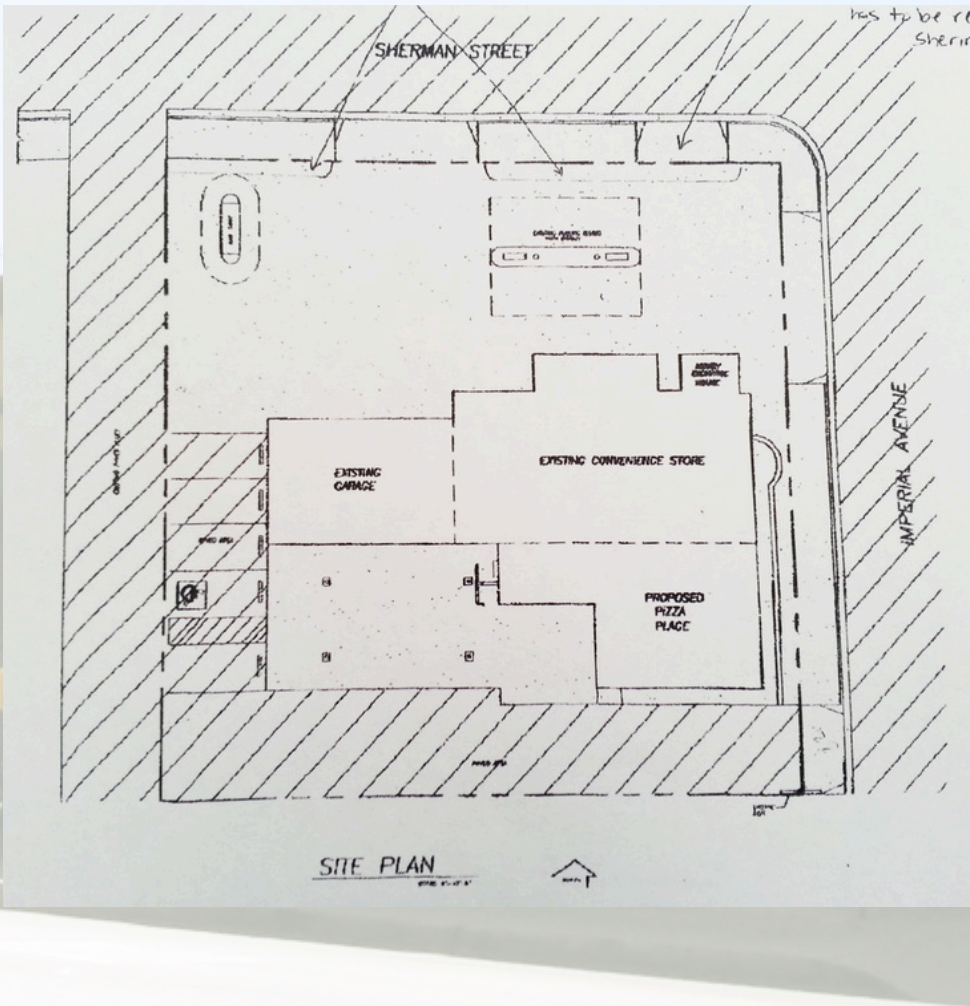
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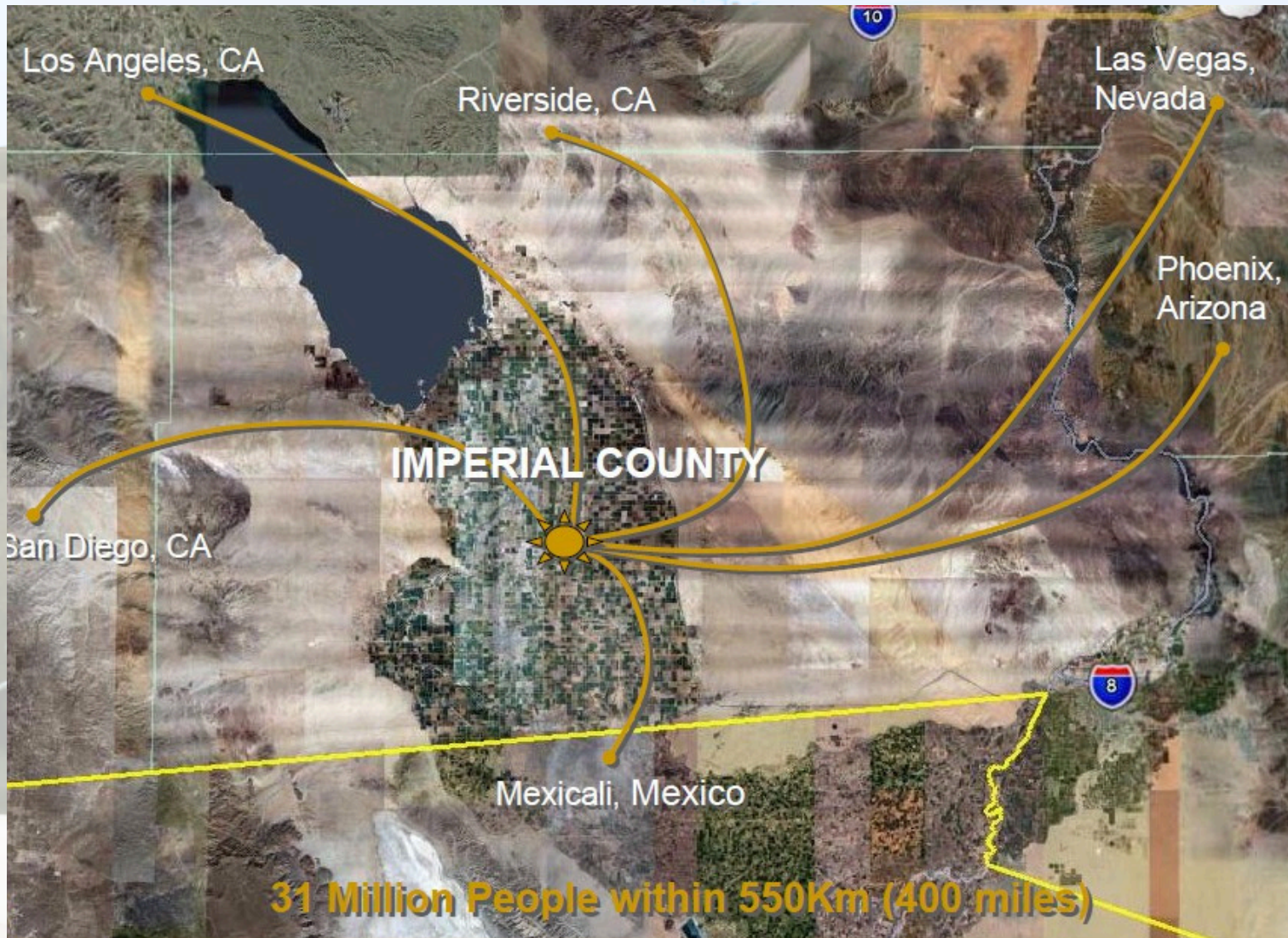


Commercial

Layout



Calmex Proximity



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