

For Sale or Lease

Downtown Corner Building
249-255 E 2nd St, Calexico, CA



- Available: 3,645 SF Space Available
- Lease Rate \$1.75 /SF/mo modified gross

- Prominent Hard- Corner Location
- Extensive Improvements in the Building
- Exceptional Pedestrian Traffic

Rob Bloom

Vice President | CA License: 01302163

(858) 405-5342 | Rob@DuhsCommercial.com



COMMERCIAL
BROKERAGE • INVESTMENT • DEVELOPMENT

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Executive Summary

Downtown Corner Building
249-255 E 2nd St, Calexico, CA

Property Highlights

- **Prominent Hard-Corner Location.** The property has excellent visibility and exposure with a hard-corner location at the intersection of 2nd Street & Heffernan Avenue.
- **Extensive Renovation Throughout.** The seller previously completed an extensive renovation with all new glass storefronts, electrical components, HVAC, restrooms, drop ceiling, laminate flooring, and more. With newer building systems and improvements, there is little deferred maintenance for a new tenant/buyer to take on.
- The building is currently demised into two suites of ±2,587 SF and 3,645 SF. The 2,587 SF space is currently leased to Cricket Wireless on a new 5-year lease.
- **Walking distance to Border Crossing.** Located just one block from the US/Mexico Border, the property is within walking distance to the border and has exceptional pedestrian traffic daily. Across the border is the City of Mexicali- the capital of Baja, California with a population of over 1.5 million.



Lease Information:

Lease Rate:	\$1.75 /SF/mo modified gross		
Suite 1:	249 E 2nd	Leased- 2,587 SF (plus common/loading area)	
Suite 2 :	255 E 2nd	Available - 3,645 SF (plus common/loading area)	

Sale Information:

Building Size: ±6,800 SF
For pricing information contact broker

Rob Bloom

Vice President | CA License: 01302163

(858) 405-5342 | Rob@DuhsCommercial.com

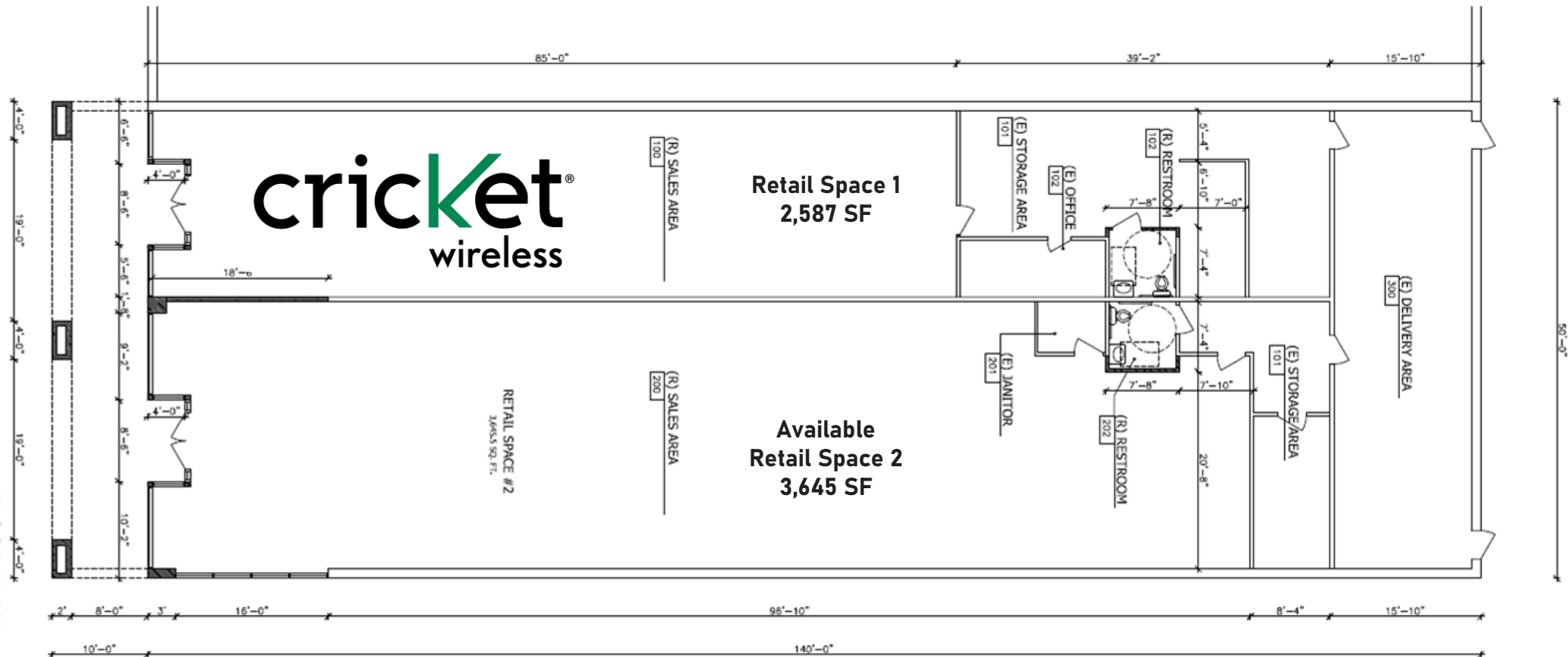


No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Site Plan

Downtown Corner Building

249-255 E 2nd St, Calexico, CA



Rob Bloom

Vice President | CA License: 01302163

(858) 405-5342 | Rob@DuhsCommercial.com



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



Rob Bloom

Vice President | CA License: 01302163

(858) 405-5342 | Rob@DuhsCommercial.com



COMMERCIAL
BROKERAGE • INVESTMENT • DEVELOPMENT

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.