

# FOR LEASE | 17,367 SF FREESTANDING FORMER RITE AID

211 WEST BIRCH STREET | CALEXICO, CA 92231



## Offering Summary

<b>LEASE RATE</b>	Contact Agent for Details
<b>BUILDING SIZE (SF)</b>	±17,367
<b>LOT SIZE (ACRES)</b>	±2.04
<b>PARCEL NUMBERS</b>	058-120-036-000 058-120-037-000
<b>ZONING</b>	CH Commercial Highway Zone
<b>YEAR BUILT</b>	2006
<b>PARKING</b>	76 Striped
<b>DRIVE-THRU</b>	Yes

## Property Highlights

- **Highly Visible Location**  
The subject property is located on the hard corner of W Birch St and Imperial Ave E with a combined 61,700 vehicles per day.
- **Immediate Access to the International Border Crossing**  
Located 1 mile from the USA/Mexico border crossing at Calexico, there are over 5.3 million crossings annually, making up 13% of the total San Diego-Tijuana crossings.
- **Dense Existing Retail Corridor**  
The subject property has over 1.5 million square feet of retail space within 1 mile.
- **Recent Border Expansion**  
Imperial County completed a \$32 million expansion of the Calexico East border crossing, creating 4 new lanes for commercial trucks in 2024.
- **Critical International Trade Hub**  
Calexico's East Port of Entry handles all truck traffic entering and exiting the US, and accounts for about \$17 billion in imports and exports annually.



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Location Overview and Demographics

Calexico is a city in the Imperial County and is the adjacent city to Mexicali (±1,000,000 population) at the border of Mexico. It is located 122 miles east of San Diego and 62 miles west of Yuma, Arizona. Calexico's location provides easy overnight trucking access to various transportation hubs plus the ports of Long Beach, California, and Ensenada, Baja California, Mexico. Calexico is served by State Routes 98, 7 and 111, with direct connection to Interstate 8 (5 miles north) and State Route 86.

	Total Population		Average HH Income		Total Households		Traffic Counts Vehicles/Day
1 MILE	12,930	1 MILE	\$74,342	1 MILE	5,394	Imperial Ave	24,200
3 MILES	28,988	3 MILES	\$68,840	3 MILES	11,936	W Birch St	37,500
5 MILES	132,621	5 MILES	\$60,500	5 MILES	53,762	Cesar Chavez Blvd	26,000

Disclaimer: This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, distances, lot size, store opening dates, demographic information, aerial information, tenant information & store operating information are approximate. By accepting this package, buyer and their representatives must verify the information and bears all risk for any inaccuracies.

