







**RETAIL / COMMERCIAL LOTS** 

# AVAILABLE

FOR SALE | BUILD-TO-SUIT







**CONTACT:** 

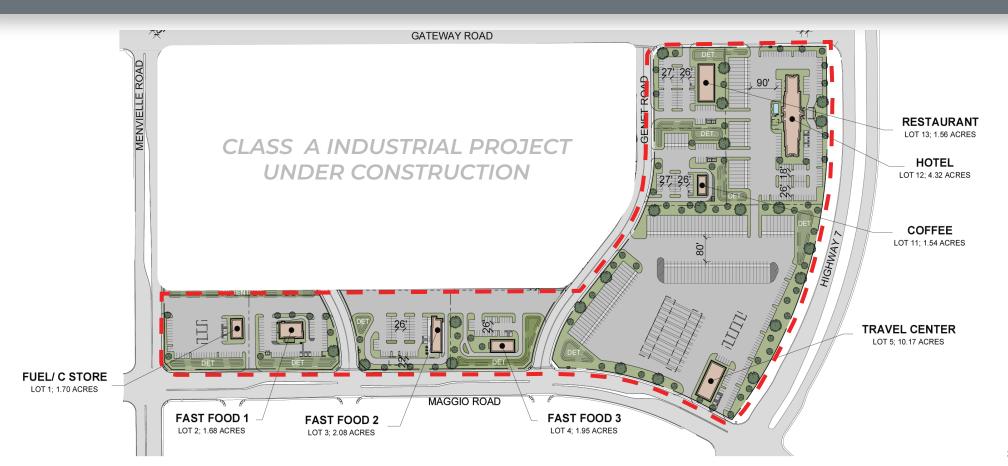
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#### PROPERTY HIGHLIGHTS & CONCEPTUAL LAYOUTS

- CONVENIENTLY LOCATED NEAR THE COMMERCIAL EAST PORT OF ENTRY WITH MEXICALI
- EXCELLENT FRONTAGE AND VISIBILITY FROM STATE HIGHWAY 7 & MAGGIO ROAD
- CONNECTED TO 1.1 MILLION SF INDUSTRIAL PROJECT UNDER CONSTRUCTION

- 8 PADS TOTALLING 25 ACRES
- IDEAL SITES FOR RESTAURANT, FAST FOOD, CONVIENENCE STORE/GAS STATION, HOTEL, COFFEE SHOP
- 8,000 DAILY BORDER CROSSINGS AT CALEXICO EAST PORT OF ENTRY





# **COMMERCIAL LOTS**

LOT#	SIZE	MASTER PLAN USE	PRICE	STATUS
LOT 1	1.70 ACRES	FUEL/C-STORE	\$2,100,000	AVAILABLE
LOT 2	1.68 ACRES	FAST FOOD	\$1,800,000	AVAILABLE
LOT 3	2.08 ACRES	FAST FOOD	\$1,900,000	AVAILABLE
LOT 4	1.95 ACRES	FAST FOOD	\$2,200,000	AVAILABLE
LOT 5	10.70 ACRES	TRAVEL CENTER	\$6,500,000	SOLD
LOT 11	1.54 ACRES	COFFEE SHOP	\$1,500,000	AVAILABLE
LOT 12	4.32 ACRES	HOTEL	\$3,700,000	IN ESCROW
LOT 13	1.56 ACRES	RESTAURANT	\$1,700,000	AVAILABLE













PORT	YEAR	PEDESTRIANS	PERSONAL VEHICLES	PASSENGERS
CALEXICO EAST	2023	527,221	2,938,632	5,103,469





### **REGIONAL MAP**

Imperial County is centrally located in southwestern United States. Situated along the southern border of California, Imperial County has ample and underutilized transportation routes to major markets in California, Arizona, Nevada and Baja California, Mexico. Within 300 miles, there are over 33 million consumers and multiple international airports. There are also 5 international ports of entry within 100 miles. - Source: Imperial Valley Economic Development Corporation





### **APPROVED PYLON SIGN FOR PROJECT**

AVER 🌀 CALEXICO GATEWAY CENTER Fast Food restaurant COFFEE SHOP Taco Lo Burger's Diner IRE DEVELOPMENT

35' 6"







#### CALEXICO GATEWAY CENTER - MASTER PLAN HIGHWAY 98 20' MPOE, RISER AND ELECTRICAL ROOM TYP. MENVIELLE ROAD 650' 756' INDUS. BLDG 9 INDUS. BLDG 10 52<sup>1</sup> INDUS. BLDG 11 FOOTPRINT: 138,600 SF FOOTPRINT: 136,500 SF 52'39 HIGHWAY 7 FOOTPRINT: 158,760 SF CLR. HGT: 32' CLR. HGT: 32' TYP. CLR. HGT: 32' TYP. INDUS, BLDG 7 FOOTPRINT: 110.880 SF INDUS. BLDG 6 CLR. HGT: 32' FOOTPRINT: 90,000 SF CLR. HGT: 32' **INDUS. BLDG 8** FIRE PUMP & IRRIGATION FOOTPRINT: 89,100 SF PUMP HOUSE 1,500 SF CLR. HGT: 32' INDUS. BLDG 5 FOOTPRINT: 69,360 SF CLR, HGT: 32' 39'52' & TYP-52'48'36 JYP. MONUMENT SIGN **GATEWAY ROAD** INDUSTRIAL BLDG 1 180' 1749 GATEWAY ROAD FOOTPRINT: 200,745 SF RESTAURANT PAD 13; 1.56 ACRES INDUS. BLDG 2 619 LABORDE ROAD HOTEL FOOTPRINT: 71,329 SF CLR. HGT: 26' 42'60 PAD 12: 4.32 ACRES 130' TYP. COFFEE 130' 50'48 130 PAD 11; 1.54 ACRES TYP INDUS. BLDG 4 611 GENET ROAD FOOTPRINT: 42,167 SF CLR. HGT: 26' INDUS, BLDG 3 TRAVEL CENTER 612 LABORDE ROAD PAD 5; 10.17 ACRES FOOTPRINT: 41,023 SF CLR. HGT: 26' FUEL/ C STORE PAD 1; 1.70 ACRES MAGGIO ROAD **FAST FOOD 1 FAST FOOD 3 FAST FOOD 2** PAD 2: 1.68 ACRES PAD 3; 2.08 ACRES PAD 4: 1.95 ACRES



# **CONTACT FOR MORE INFORMATION**



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