



CALEXICO
GATEWAY CENTER



Drive-Thru
Clearance 9 Feet



DINER



RETAIL / COMMERCIAL LOTS
AVAILABLE

FOR SALE | BUILD-TO-SUIT



COFFEE



HOTEL



IRE DEVELOPMENT
EST 1986

CONTACT:

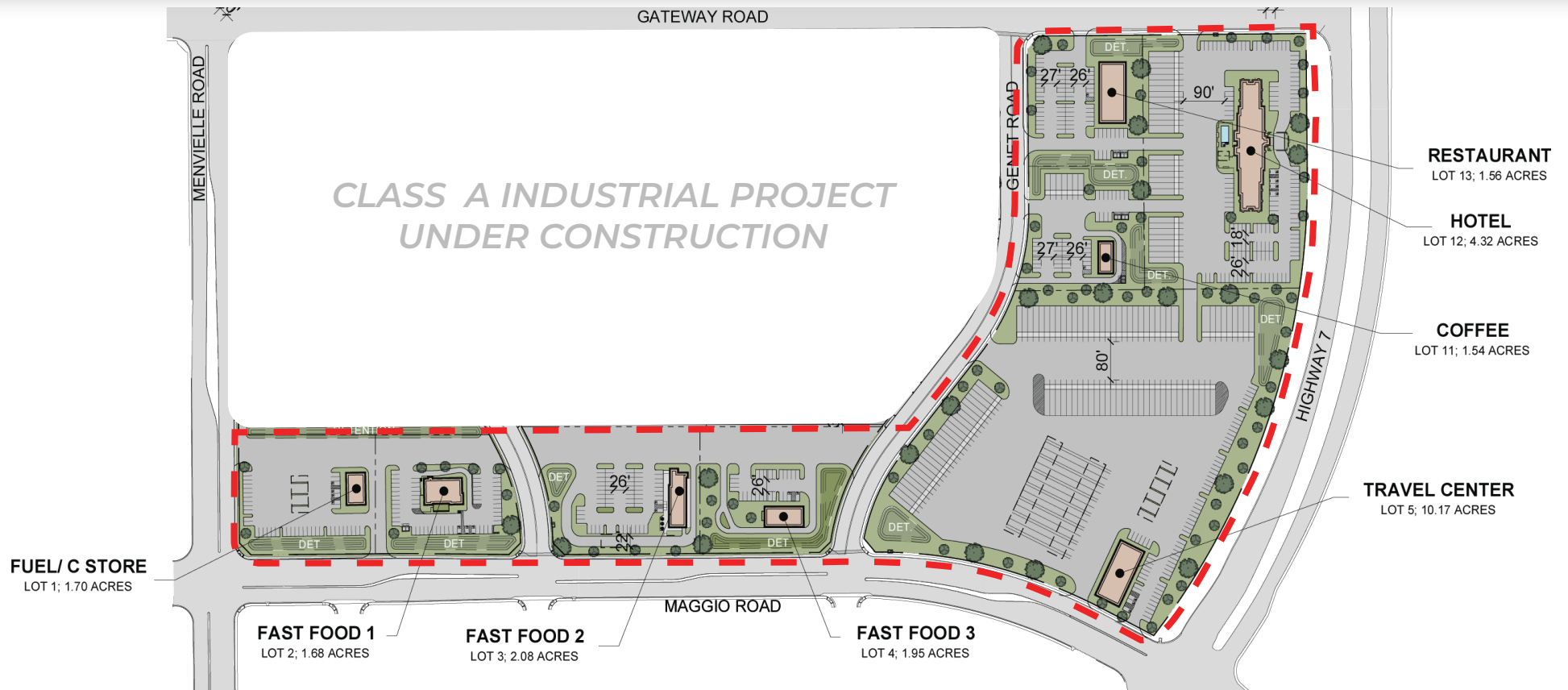
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PROPERTY HIGHLIGHTS & CONCEPTUAL LAYOUTS

- 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

<i>LOT #</i>	<i>SIZE</i>	<i>MASTER PLAN USE</i>	<i>PRICE</i>	<i>STATUS</i>
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



CALEXICO
GATEWAY CENTER

BORDER DATA

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

SOURCE: BUREAU OF TRANSPORTATION STATISTICS

IMPERIAL COUNTY
DEMOGRAPHICS



2M+

REGIONAL WORKFORCE



8th

BUSIEST COMMERCIAL
CROSSING IN THE U.S.



33M+

CONSUMER POPULATION



\$9B+

GROSS DOMESTIC PRODUCT

*CALEXICO EAST PORT OF ENTRY 2023





CALEXICO
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REGIONAL MAP

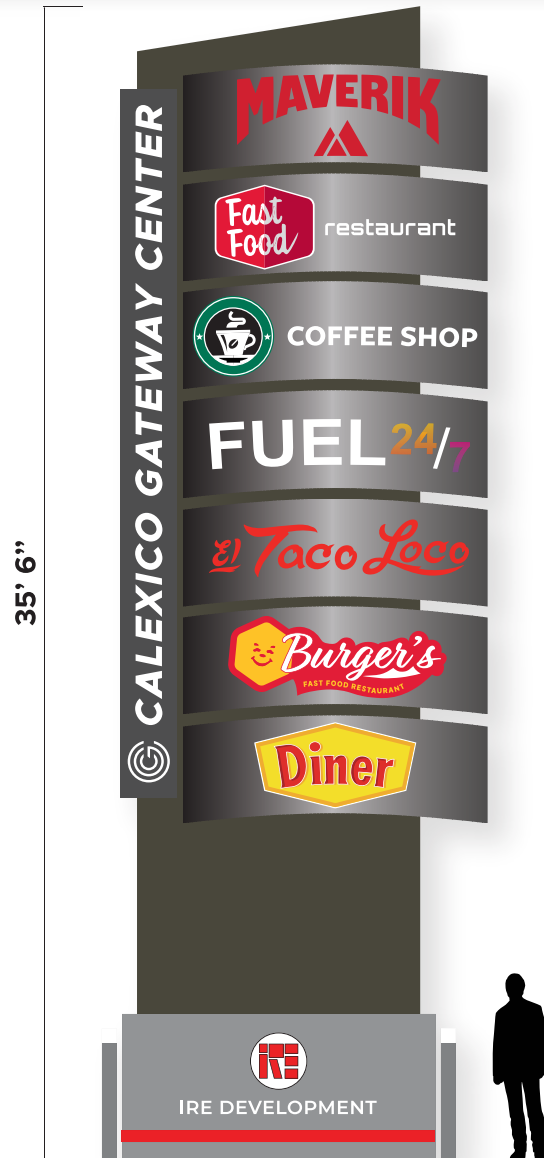
Imperial County is centrally located in southwestern United States. Situated along the southern border of California, Imperial County has ample and underutilized transportation routes to major markets in California, Arizona, Nevada and Baja California, Mexico. Within 300 miles, there are over 33 million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





CALEXICO
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APPROVED PYLON SIGN FOR PROJECT





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GATEWAY CENTER



Fuel/C-Store

Fast Food 1

Fast Food 2

Fast Food 3

Coffee Shop

Restaurant

Hotel

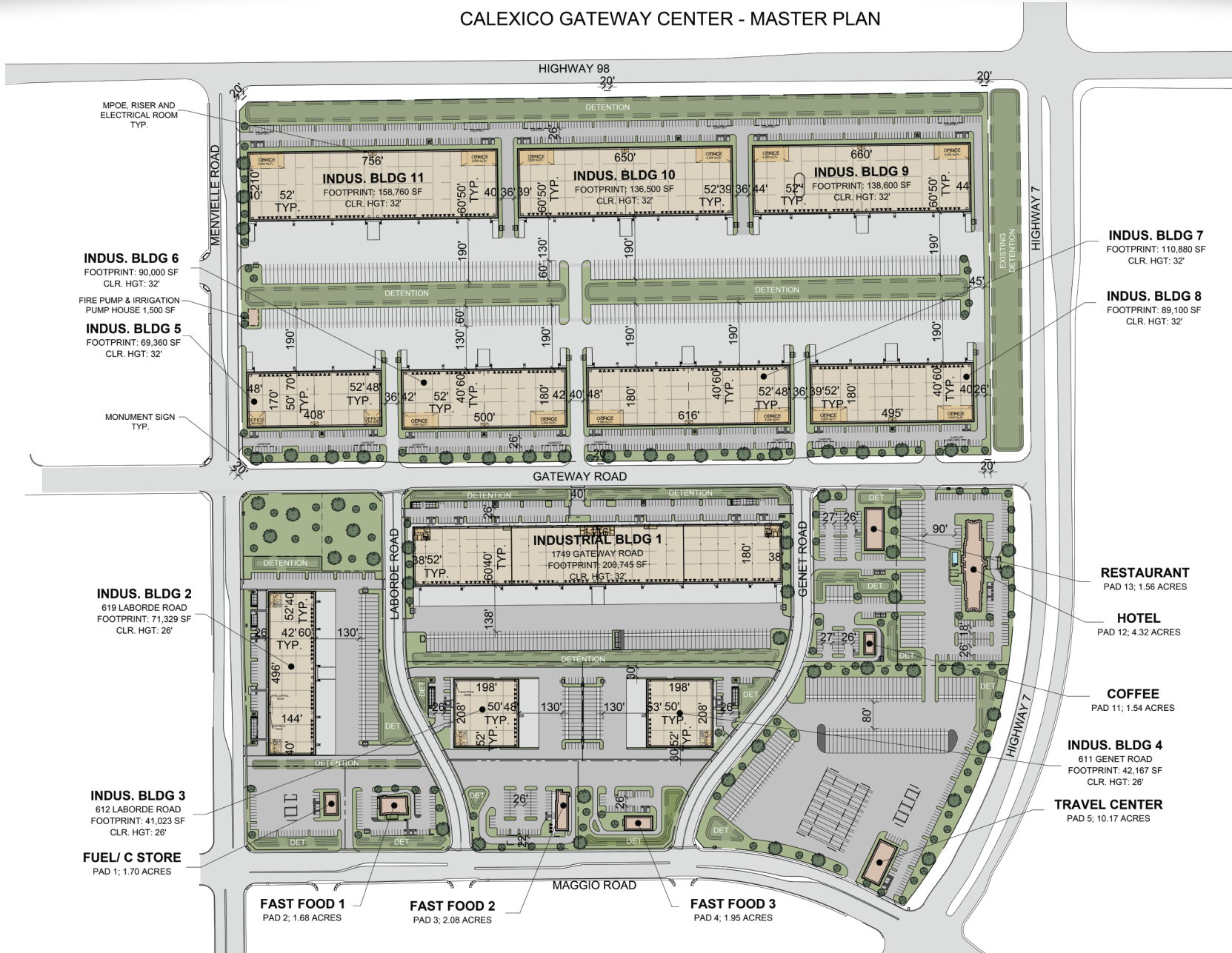
Travel Center



CALEXICO

GATEWAY CENTER

CALEXICO GATEWAY CENTER - MASTER PLAN





CALEXICO
GATEWAY CENTER

CONTACT FOR MORE INFORMATION



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