

# FOR SALE

## CALEXICO GAS STATION AND STRIP CENTER

714-724 EMERSON AVE, CALEXICO, CA

Price: \$1,050,000  
Building Size: ±6,000 SF  
Lot Size: ±22,500 SF  
Year Built: 2004

- Gas Station, C-Store & 4-Tenant Strip Center
- Beer & Wine License Included
- Rental Income from Other Tenants
- Well Positioned for Southbound Border Traffic



*For more information about this property, please contact:*

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# EXECUTIVE SUMMARY



## **714-724 Emerson, Calexico, CA**

<b>Price:</b>	<b>\$1,050,000</b>
<b>Building Size:</b>	<b>±6,000 SF</b>
<b>Lot Size:</b>	<b>±22,000 SF</b>
<b>Year Built:</b>	<b>2004</b>

The subject property is a gas station with C-store and 4-unit strip center located in Calexico, CA (Imperial County). The strip center portion provides \$3,100 per month in rental income and is currently leased to 3 tenants -- a beauty salon, State Farm Insurance office, and a restaurant, with one unit vacant. The C-store of approx. 2,000 sf includes a beer and wine license, a money exchange kiosk, and the ability to add a small kitchen. The owner recently closed the gas station portion; however it has been properly maintained and can be reopened easily.

The center is well located just off Highway 111 on the right-hand side, which makes it well positioned for southbound traffic traveling into Mexico, and it is the only gas station on this side of the highway. Cars typically travel along Emerson Ave heading southbound towards Mexico as traffic backs up along Highway 111 at certain times of the day. The property is also surrounded by other retail businesses including: ECON (a large hardware store), Jack-in-the-Box, McDonald's, California Supermarket, and others.

Calexico is a border town located just across from Mexicali -- the capital of Baja California with a population of approx. 1.2 million people. The two ports of entry in Calexico combine for the 3<sup>rd</sup> busiest border crossing in the United States. The traffic count along Highway 111 is approx. 28,500 cars per day.

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# AERIAL



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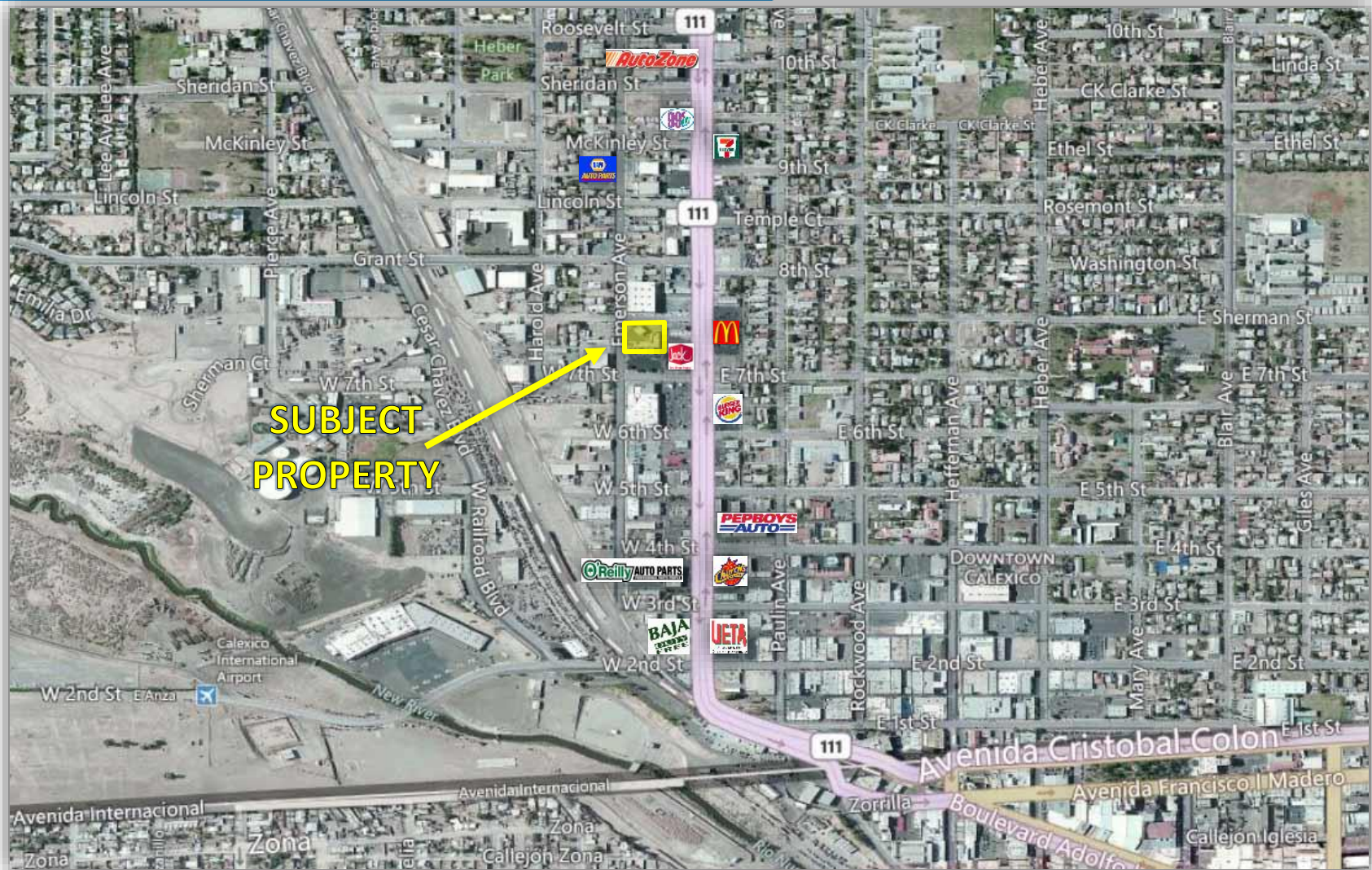
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# PHOTOS



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