

FOR LEASE

Highway 111 Imperial Center 1111-1147 Yourman Rd, Heber, CA 92249

AVAILABILITY: RESTAURANT & EVENT CENTER SPACES & BUILDINGS— 9,000-18,000 SF
FREESTANDING RETAIL/COMMERCIAL BUILDING— 20,000 SF

HIGHLIGHTS:

- TURN-KEY, FULLY-FIXTURIZED RESTAURANT & EVENT SPACE READY FOR IMMEDIATE OCCUPANCY
- EXCELLENT VISIBILITY & EXPOSURE ALONG HIGHWAY 111
- REGIONAL, HIGH-TRAFFIC LOCATION – 37,500 CARS PER DAY!
- PLENTY OF PARKING & EASY ACCESS

LOCATED JUST 4.5 MILES FROM THE US/MEXICO BORDER AND ±1.1 MILLION PEOPLE!



For more information about this property, please contact:

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COMMERCIAL

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AERIAL

Highway 111 Imperial Center

1111-1147 Yourman Rd, Heber, CA 92249



IDEAL FOR A WIDE RANGE OF USES: RESTAURANT, EVENT/BANQUET CENTER, FAMILY ENTERTAINMENT CENTER, CHURCH, RETAIL, DISCOUNT/WHOLESALE, AND MANY MORE!



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. 3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com

37,500 CARS PER DAY

PLANNED COMMERCIAL

	Address	Sq. Ft./ Description
1	1147 Yourman Rd	Two 9,000 SF Restaurants (18,000 SF Bldg)
2	1131 Yourman Rd	Two 9,000 SF Restaurants (18,000 SF Bldg)
3	1117 Yourman Rd	20,000 SF Retail Building
4	1111 Yourman Rd	17,000 SF Restaurant & Event Building

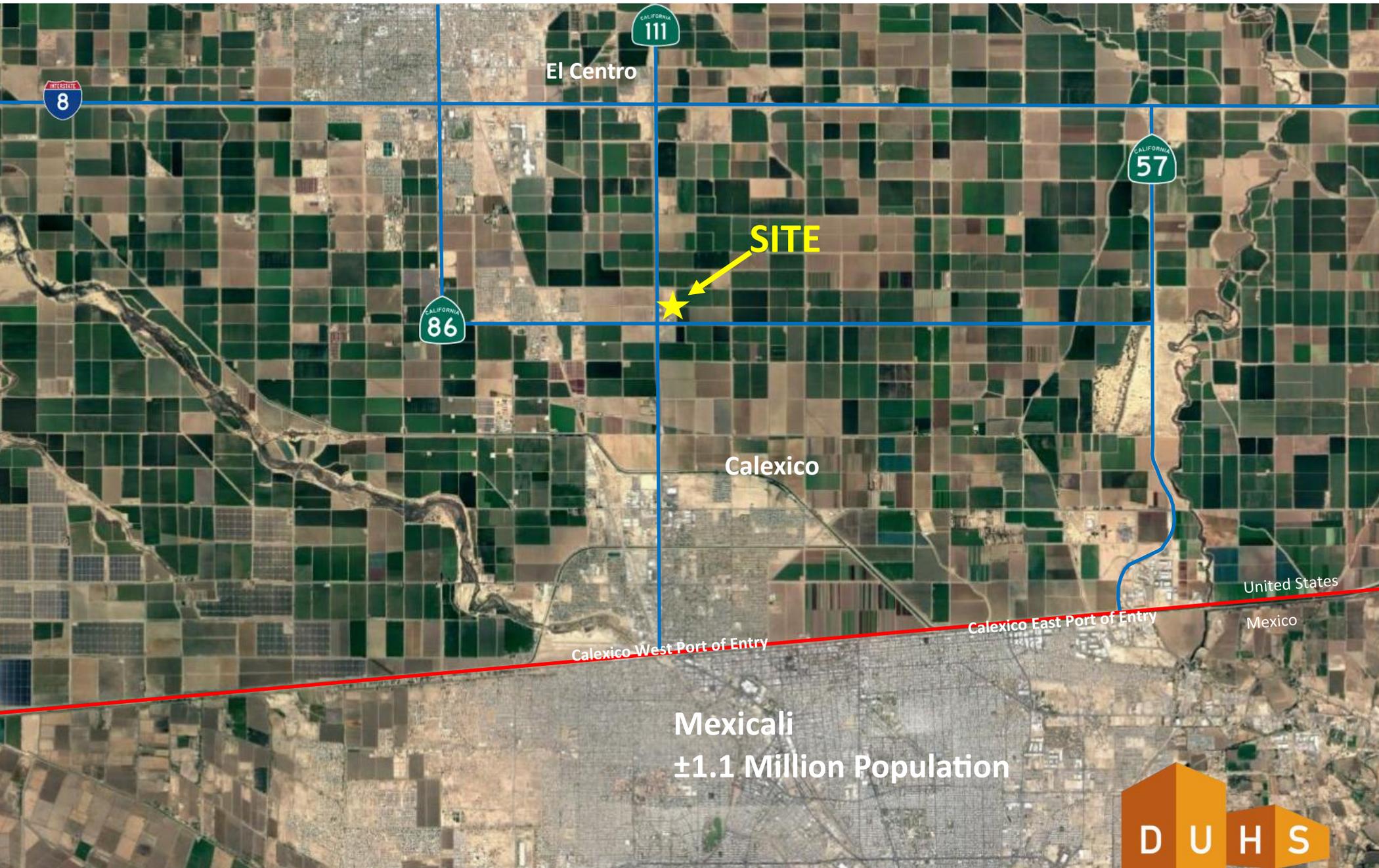
YOURMAN RD

PLANNED HOTEL



E. HEBER RD.





El Centro

SITE

Calexico

United States

Mexico

Calexico West Port of Entry

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Mexicali
±1.1 Million Population



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PHOTOS

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