FOR LEASE

Los Mercados at Calexico

2300 Imperial Ave, Calexico, CA 92231

HIGHLIGHTS:

- *Busy Grocery-Anchored Shopping Center*
- *Located a Block Away from the #1 Walmart Supercenter in the Country*
- *Prominent Visibility & Large Pylon Sign on Highway 111*
- *Located Across from Mexicali, Mexico with ±1.1 Million People*

AVAILABLE:

Jr. Anchor Space of 6,340 – 10,033 SF
Shop Space of 1,000– 1,685 SF
Pad Site — ±24,000 SF Potential Drive-Thru

JOIN:

CARDENAS
DOLLAR TREE
planet fitness
DAISO JAPAN
BIG 5 SPORTING GOODS

For more information about this property, please contact:

ROB BLOOM
619-269-6076
Rob@DuhsCommercial.com
CA License # 01302163

TOM MORGAN, CCIM
619-944-3051
Tom@DuhsCommercial.com
CA License # 00456112

ANTHONY ACOSTA
619-491-0048
Anthony@DuhsCommercial.com
CA License # 01900150

DUHS COMMERCIAL
BROKERAGE • INVESTMENT • DEVELOPMENT
SITE SOURCE RETAIL BROKER NETWORK

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.

SITE PLAN

Los Mercados at Calexico

2300 Imperial Ave, Calexico, CA 92231

Availabilities:

SUITE	SIZE
A	10,033 SF
B	6,340 SF
D	±1,000 SF
F	1,685 SF
G	1,685 SF
PAD	± 24,000 SF (Land)

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

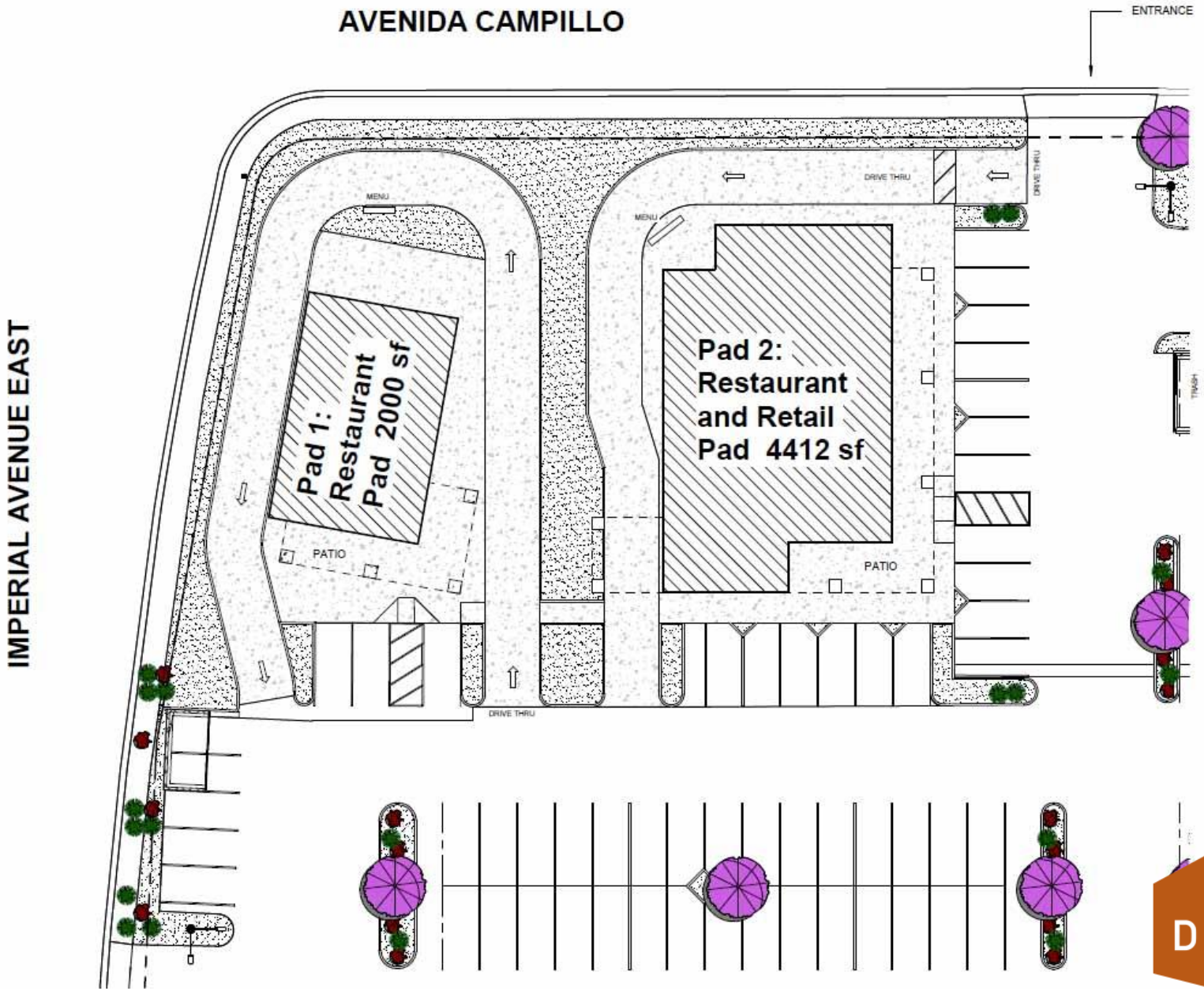
DUHS COMMERCIAL
BROKERAGE · INVESTMENT · DEVELOPMENT

SITE PLAN

Los Mercados at Calexico

2300 Imperial Ave, Calexico, CA 92231

Proposed Site Plan – Drive-Thru Pads



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

DUHS COMMERCIAL
BROKERAGE · INVESTMENT · DEVELOPMENT

PHOTOS

Los Mercados at Calexico

2300 Imperial Ave, Calexico, CA 92231

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

DUHS COMMERCIAL
BROKERAGE • INVESTMENT • DEVELOPMENT

PROPERTY AERIAL

Los Mercados at Calexico

2300 Imperial Ave, Calexico, CA 92231

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

DUHS COMMERCIAL
BROKERAGE • INVESTMENT • DEVELOPMENT

AERIAL

Los Mercados at Calexico

2300 Imperial Ave, Calexico, CA 92231

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

DUHS COMMERCIAL
BROKERAGE • INVESTMENT • DEVELOPMENT

AREA INFORMATION

Imperial County

The Imperial County has a population approx. 179,478 and has always been one of the most productive agricultural regions in the world.

- Gross production value in excess of $2.1 Billion in 2013 for agriculture.
- Over the last few decades, Imperial County has seen an influx of commercial activity and development with a solid presence and growth of other sectors, including:
  - Public Sector & Federal Government
  - Renewable Energy-- Geothermal/Solar/Wind
  - International Trade & Logistics
  - Manufacturing
  - Retail & Hospitality

MEXICO		
	Mexicali (Urban Area)	**±13 Mile (Mexico)**
	Population	**1,102,342**
USA		
	Population	**5 Mile (USA)**
	2017 Total Population:	**48,347**
	2022 Population:	**49,781**
	Pop Growth 2017-2022:	**2.97%**
	Average Age:	**34.70**
	Hispanic Origin:	**96.75%**
	Households	
	2017 Total Households:	**12,575**
	HH Growth 2017-2022:	**2.86%**
	Avg Household Inc:	**$52,819**
	Avg Household Size:	**3.80**
	2017 Avg HH Vehicles:	**2.00**
	Housing	
	Median Home Value:	**$185,011**
	Median Year Built:	**1993**

Mexicali

The region benefits from its close proximity to the city of Mexicali, Mexico-- the capital of the State of Baja California.

- Population of over 1,100,000 in the Mexicali region.
- The City of Mexicali has one of the highest per capita incomes in the country along with some of the lowest unemployment and crime rates.
- The two vehicle/pedestrian ports of entry in Calexico combine for the 3rd busiest border crossing in the USA.
- There are over 200 maquiladoras that operate in Mexicali, including companies such as: Honeywell, Gulfstream, Cardinal Health, BF Goodrich's aerospace division, Mitsubishi, Daewoo, Kenworth, Black & Decker and Sony, among others.
- In total, the three ports of entry in Imperial County facilitated bi-national trade valued at over $7.7 Billion in 2013. Calexico provides the only rail connection from California into Central Mexico and has direct freight rail routes to Los Angeles in the west and El Paso in the east.

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.