

# For Lease

## Los Mercados at Calexico

2300 Imperial Avenue, 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 – 14,403 SF
- Shop Space 1,685 – 2,685 SF
- Pad Site – ±24,000 SF Potential Drive- Thru

### Join:



For more information about this property, please contact:

ROB BLOOM  
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CA Lic: 01302163

TOM MORGAN, CCIM  
(619) 944-3051  
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# Site Plan

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### Availabilities:

| Suite | Size               |
|-------|--------------------|
| A     | 10,033 SF          |
| B     | 6,340 SF           |
| D & F | 2,685 SF           |
| G     | 1,685 SF           |
| Pad   | ± 24,000 SF (Land) |

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# Site Plan

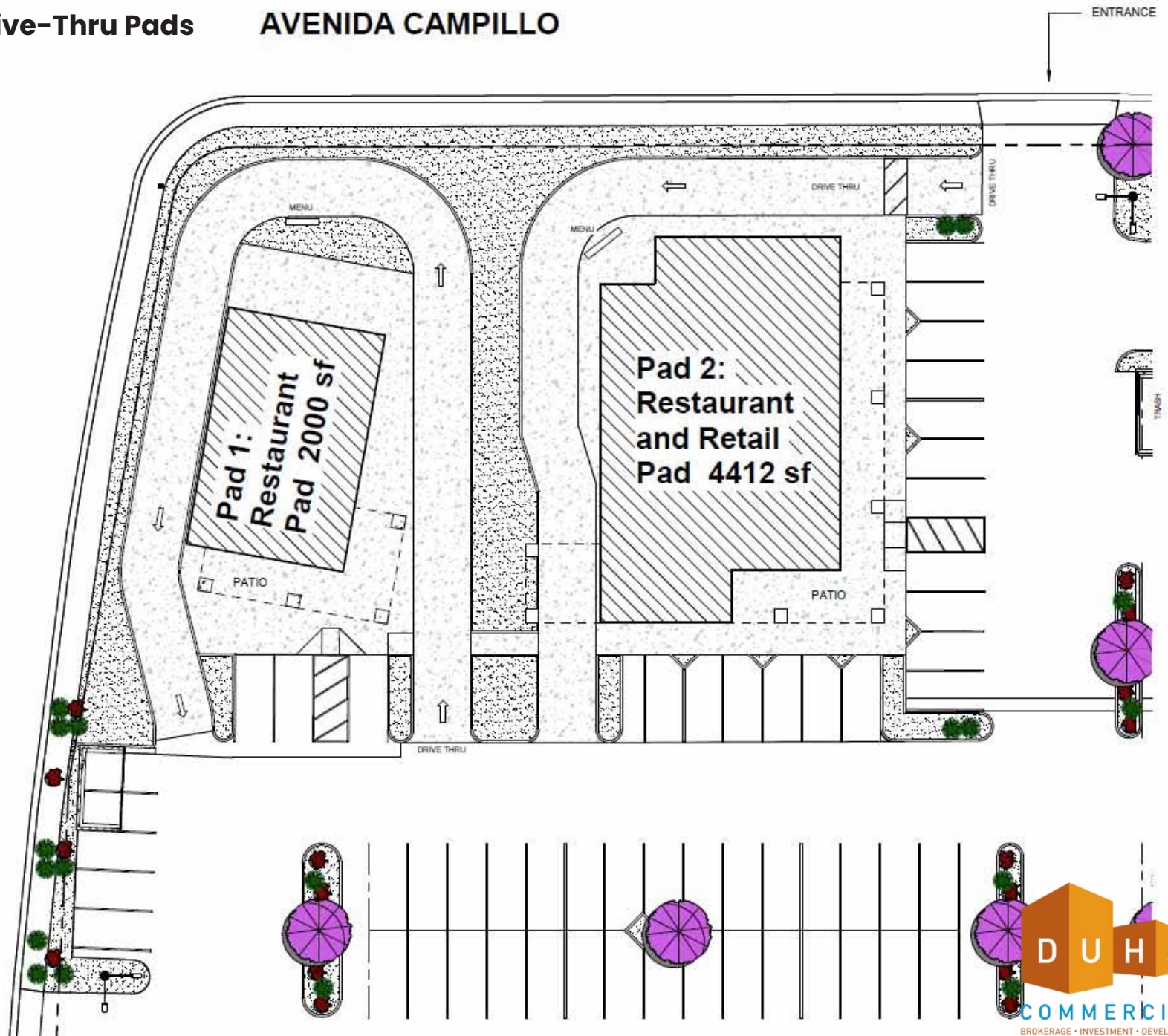
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### Proposed Site Plan: Drive-Thru Pads

AVENIDA CAMPILLO

IMPERIAL AVENUE EAST



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# Photos

## Los Mercados at Calexico

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COMMERCIAL  
BROKERAGE • INVESTMENT • DEVELOPMENT

SITE SOURCE

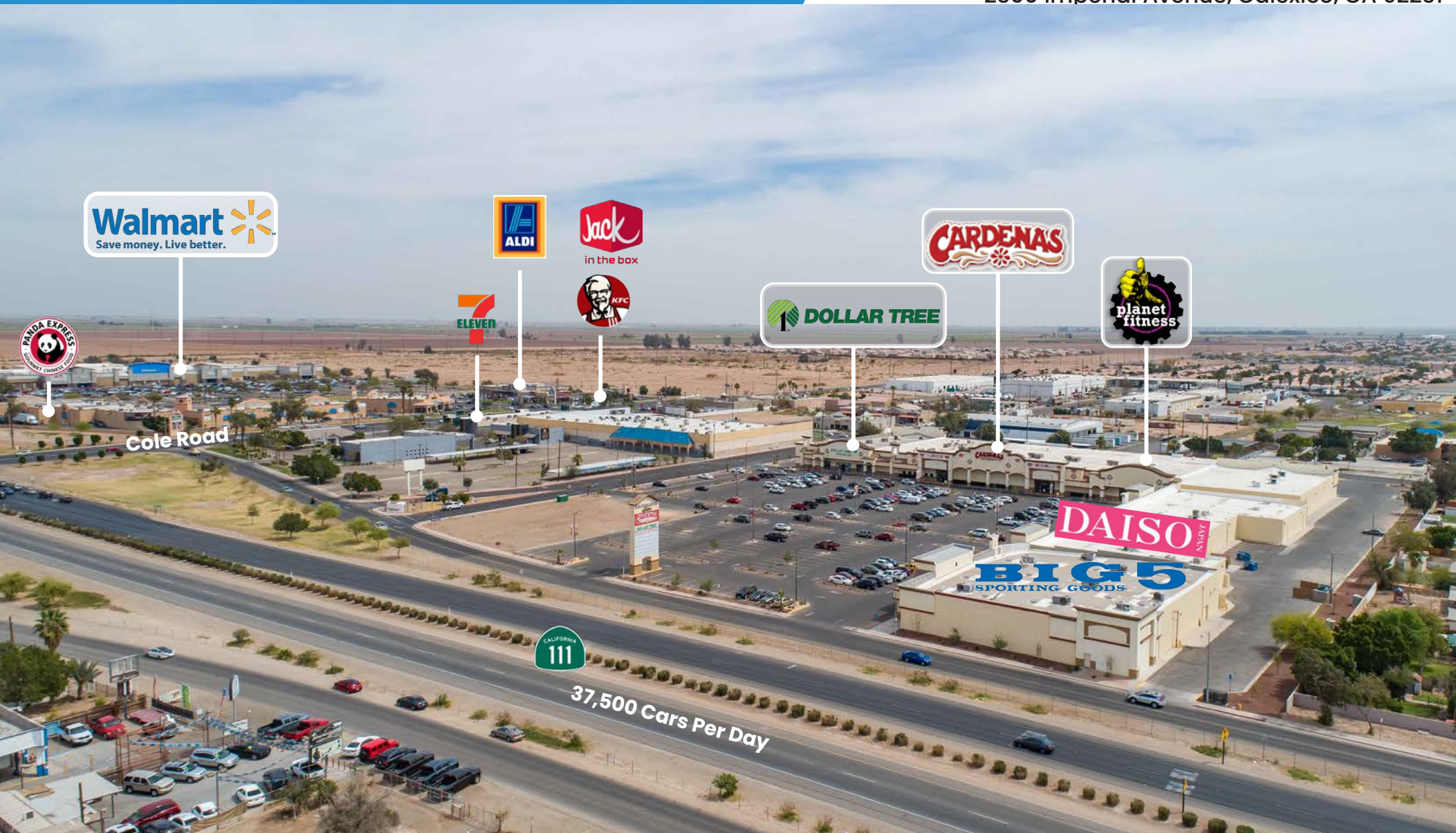
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# Property Aerial

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**SITE SOURCE**



# Area Information

## Los Mercados at Calexico

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### 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   | 2.9%              |
| Average Age:           | 34.70             |
| Hispanic Origin:       | 96.75%            |
| Households             |                   |
| 2017 Total Households: | 12,575            |
| HH Growth 2017-2022:   | 2.86%             |
| Avg Household Income:  | \$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, Gulf stream, Cardinal Health, BF Goodrich's Aerospace Division, Mitsubishi, Dagwood, Kenworth, Black & Decker, Sony, and 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.

