

# FOR LEASE

## Los Mercados at Calexico 2300 Imperial Ave, Calexico CA

**AVAILABLE:** Jr Anchor Space of 10,000 - 24,000 SF  
Shop Space of 1,600 - 6,000 SF  
Pad Site of 24,000 SF

**HIGHLIGHTS:**

- ◆ Located Just a Block Away from a High Volume Walmart Supercenter Store—One of the Top Performing Stores in the Country
- ◆ Prominent Visibility & Large Pylon Sign Along Highway 111—the Main North/South Artery Leading to the Border
- ◆ Located Across from Mexicali, Mexico—the Capital of the state of Baja California with a Population of approx. 1.1 Million



For more information about this property, please contact:

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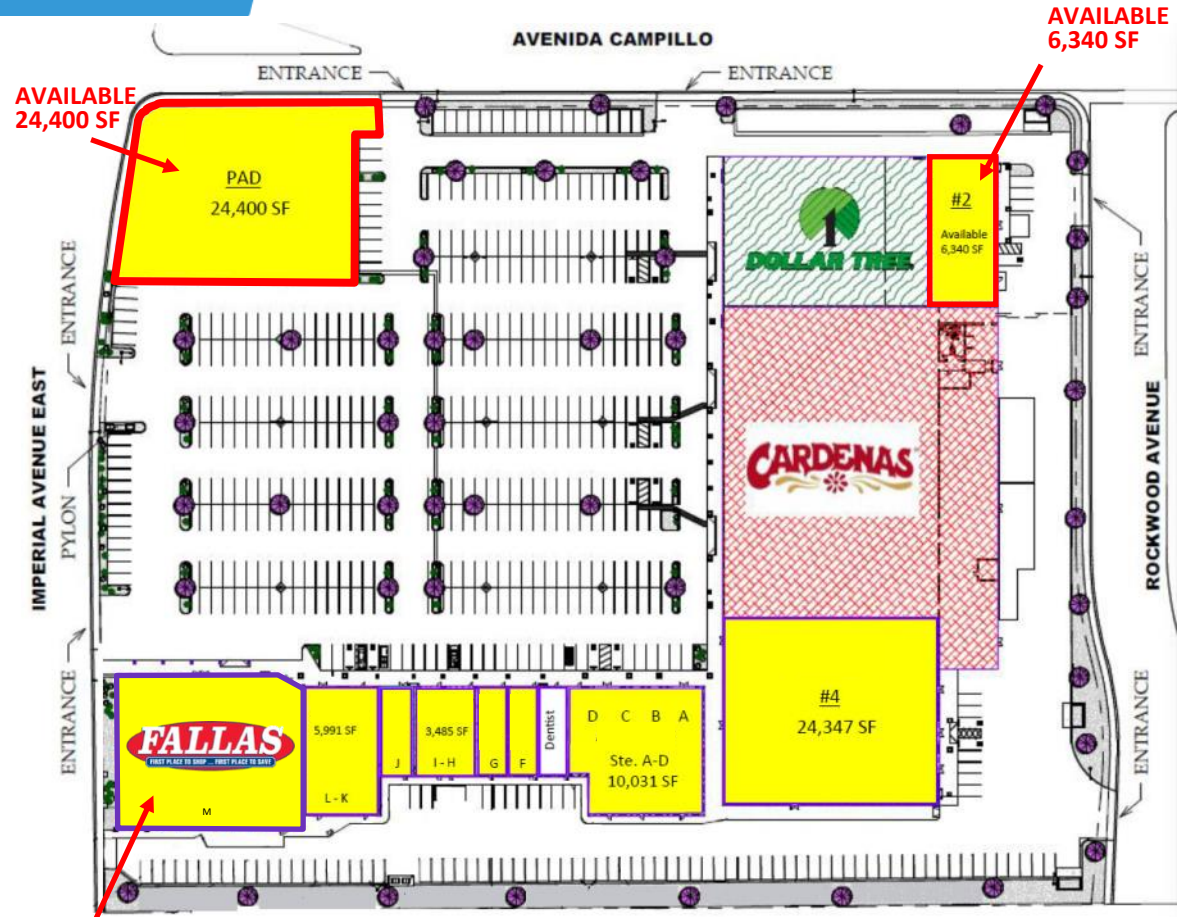


No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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

# SITE PLAN

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POTENTIALLY AVAILABLE

| SUITE | TENANT                | SF     | SUITE | TENANT                | SF     |
|-------|-----------------------|--------|-------|-----------------------|--------|
| A-D   | AVAILABLE             | 10,031 | PAD   | AVAILABLE             | 24,400 |
| F     | AVAILABLE             | 1,656  | 2     | AVAILABLE             | 6,340  |
| G     | AVAILABLE             | 1,711  | 4     | AVAILABLE (Divisible) | 24,347 |
| H-I   | Potentially Available | 3,387  |       |                       |        |
| J     | AVAILABLE             | 1,780  |       |                       |        |
| K-L   | AVAILABLE             | 5,991  |       |                       |        |
| M     | Potentially Available | 17,200 |       |                       |        |



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# PHOTOS

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# PROPERTY AERIAL

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2300 Imperial Ave, Calexico CA



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# AERIAL

## Los Mercados at Calexico 2300 Imperial Ave, Calexico CA



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# AREA INFORMATION

## Los Mercados at Calexico

2300 Imperial Ave, Calexico CA

### 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.

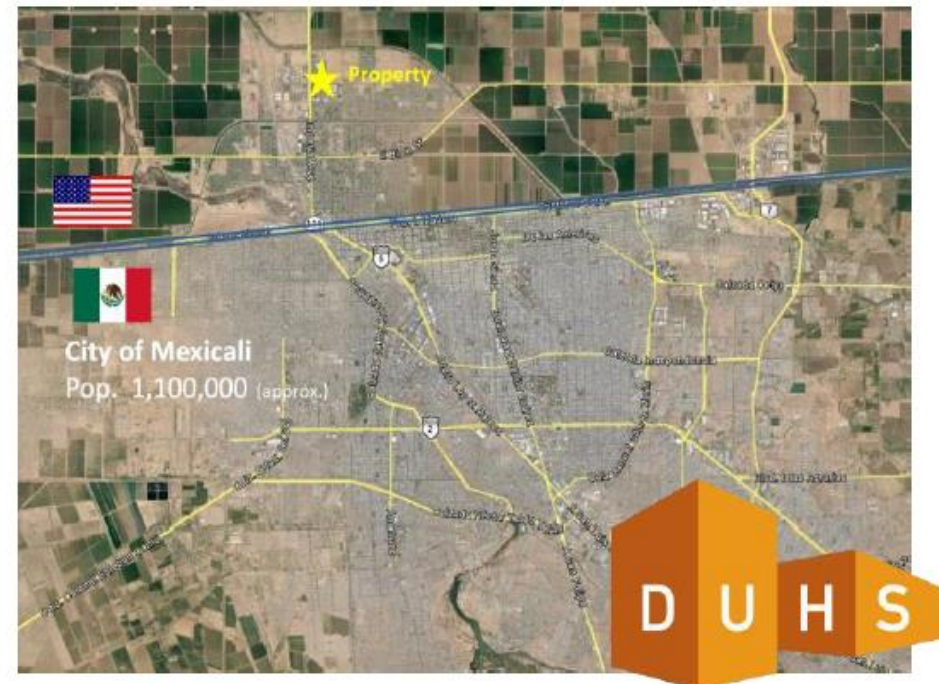
- ◆ Gross production value in excess of \$2.1 Billion in 2013 for agriculture.
- ◆ Over the last few decades, Imperial County has seen an influx of commercial activity and development with a solid presence and growth of other sectors, including:
  - ◇ Public Sector & Federal Government
  - ◇ Renewable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

### 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.

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



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