

FOR LEASE

612 S Imperial Ave., Calexico, CA 92231

HIGHLIGHTS:

- **Former Drive Thru Restaurant**
- **Near Top-performing Jack in the Box and McDonalds**
- **3,299 SF (Divisible) on 0.60 Acres**



For more information about this property, please contact:

Austin Dias, MSRE
619-269-6077
Austin@DuhsCommercial.com
CA License # 01888482

Craig Duhs
619-491-0612
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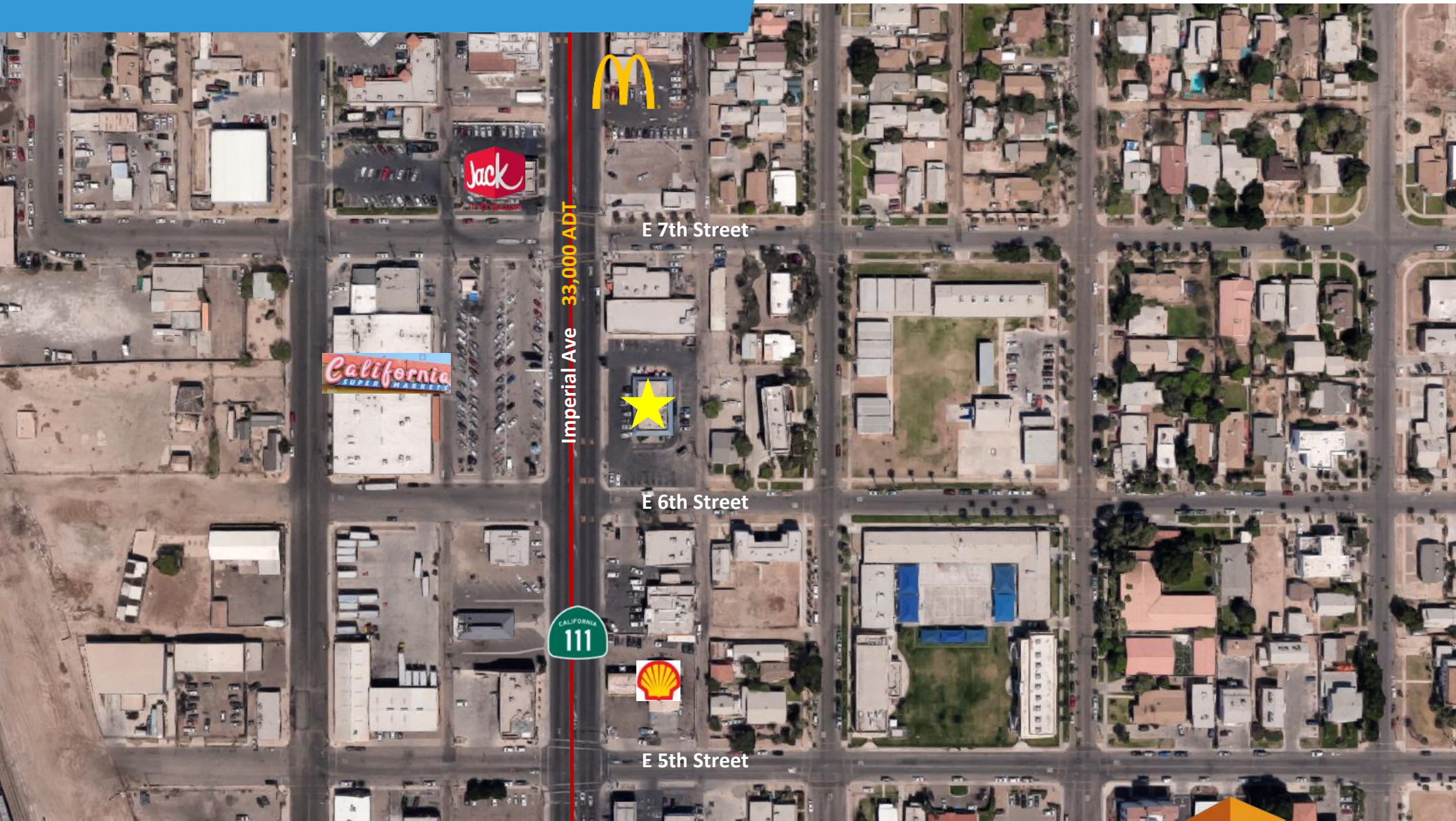
COMMERCIAL
BROKERAGE • INVESTMENT • DEVELOPMENT



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



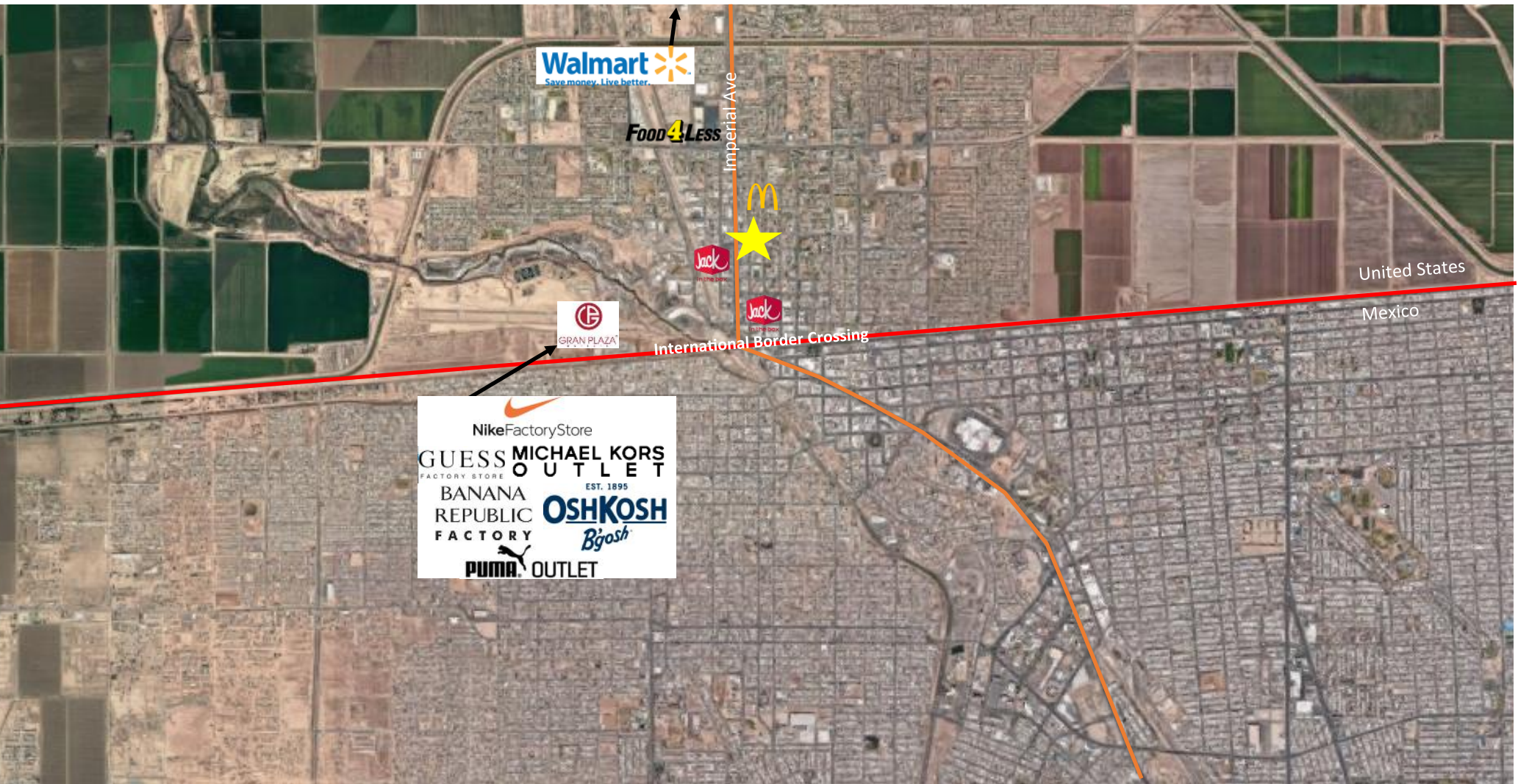
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AERIAL



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MAP



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AREA INFORMATION

Imperial County

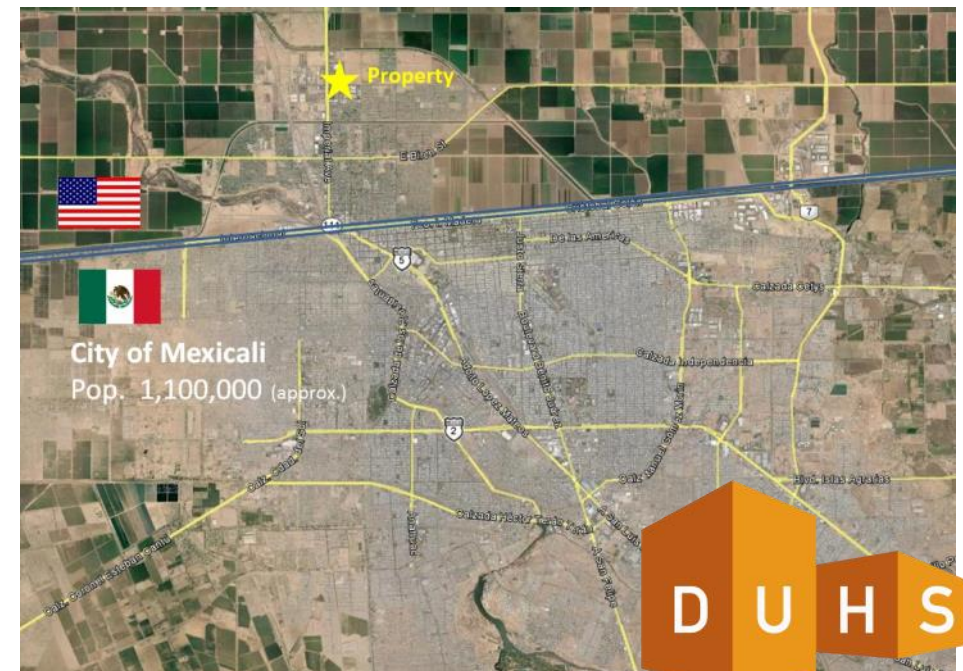
The Imperial County has a population approx. 179,478 and has always been one of the most productive agricultural regions in the world.

- ◆ 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

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	
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