

FOR LEASE

NORTHPOINTE IMPERIAL

NWC HWY 86 & NECKEL RD., IMPERIAL, CA 92251

Restaurant Pads
Retail Pads/Shops
Office Space

Available For:

Ground Lease
Build-to-Suit
Lease

Targeted Uses:

- Gas Station / C-Store
- Fast Food QSR
- Sit-Down Restaurants
- Grocery Store
- Retail
- Office / Medical



Join Proposed:

CAMBRIA
hotels & suites

&

Higher Education Satellite Campus



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SITE SOURCE
REAL ESTATE NETWORK
North America's Best & Local Experts

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.

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- **Signalized, Hard-Corner Location Along Highway 86**
- **Outparcels to 108 Room, 4-Story Cambria Hotel & Suites**
- **Surrounded by a Tremendous Amount of New Residential Development – *Homes Already Pre-Sold & Under Construction!***
- **±20,000 Population with a Median Household Income of \$85,876—*Highest in Imperial County***
- **Drastically Underserved Market for Restaurant & Retail**

Northpointe Imperial is a 22-Acre commercial development in the City of Imperial. The project will be anchored by a 108-room Cambria Hotel & Suites-- a higher-end concept targeting the business customer with meeting rooms, banquet facilities, indoor pool, fitness rooms, business center, and more. Also proposed in the development is a higher-education satellite campus, along with additional office, medical office, and potential multi-family.

Northpointe Imperial benefits from being centrally located in Imperial County and along Highway 86, the main North/South highway with ±20,000 cpd connecting the Imperial and Coachella Valleys. The project is also surrounded by Heritage at Dahlia Ranch-- a new residential subdivision of 473 single-family homes that recently broke ground in Q3-2021. Over time, additional subdivisions within Dahlia Ranch are planned to the north that will potentially add an additional 2,600 homes.

The City of Imperial has a population approaching 20,000 with a median household income of \$85,876-- the highest in the county. With its excellent schools and newer communities, the city has become the preferred location for middle/upper income families to live. Nevertheless, the city is currently drastically underserved for restaurant and retail-- presenting an excellent opportunity for those businesses looking to expand into the market.



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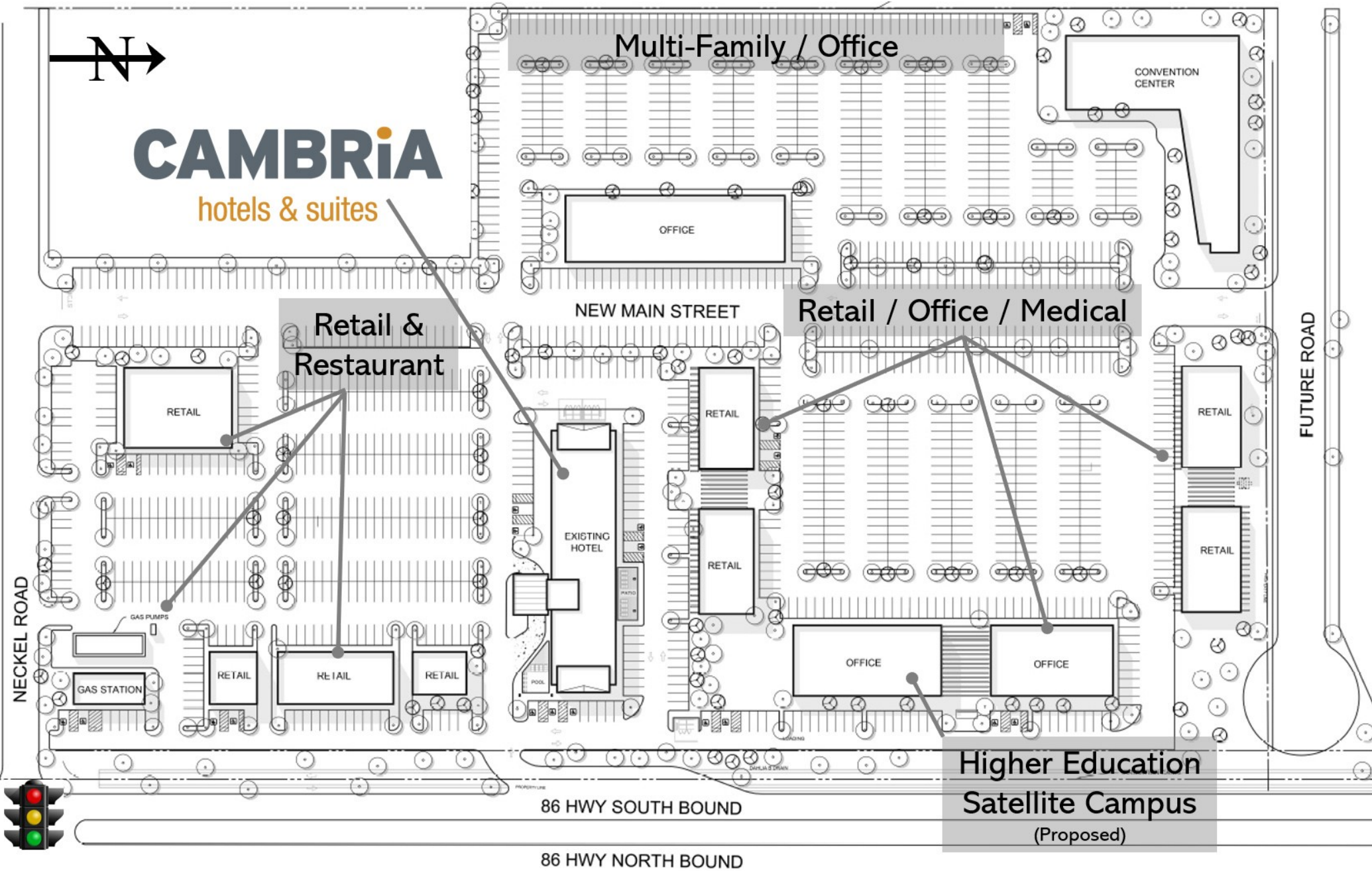
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SITE PLAN

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AERIAL

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Additional Dahlia Ranch Subdivisions
Planned to the North – ±2,600 SFR's

Heritage at Dahlia Ranch
473 Single-Family Homes
Broke Ground Q3-2021

Northpointe
Imperial



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CONTACT INFORMATION

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