

GROUND LEASE OR BUILD TO SUIT

DRIVE THRU OPPORTUNITY

800-812 Imperial Avenue, Calexico, CA

23,400 SF lot for development: Ground lease or build to suit



Property Features

Approximately 0.6 miles from the Mexicali border.

Calexico is the 5th largest port of entry in the U.S.

4 million vehicles annually.

5 million pedestrians annually.

Traffic Counts

CA State Route 98	24,600 Vehicles Per Day
CA State Route 111	34,000 Vehicles Per Day
Imperial Avenue	33,500 Vehicles Per Day

Demographics

	1 Miles	3 Miles	5 Miles
Population	18,900	40,187	45,709
Average Household Income	\$52,435	\$57,119	\$57,742
Total Business	681	979	1,037
Total Employees	5,525	8,050	8,804



ASÍ | REAL ESTATE INVESTMENTS

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