

# Downtown Calexico Two-Tenant Retail Building For Sale

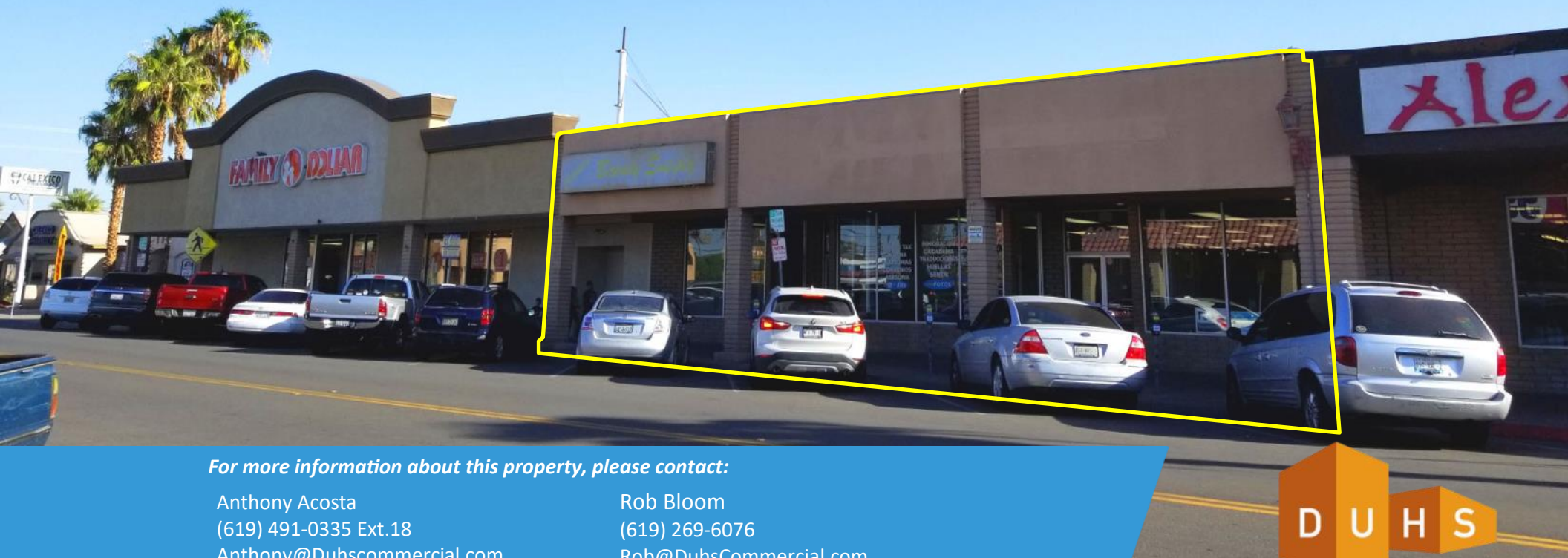
404-406 E 2<sup>nd</sup> Street, Calexico, CA

- Two Tenant Retail Building in the Heart of Downtown Calexico
- Great opportunity for Value-add or Owner-user.
- Adjacent to Family Dollar and directly across the street from 99 Cents Only Store.

Asking price: \$750,000

Building Size: +/- 7,600 SF

Lot size: +/- 9,570 SF



*For more information about this property, please contact:*

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# Offering Summary

404-406 E 2<sup>nd</sup> Street, Calexico, CA

### Highlights

- Property is +/-50% leased to Barron Enterprises Services. Barron Enterprises Services is on a 5 year lease term expiring May 31, 2022.
- The remaining +/- 3,200 SF vacant space offers an investor upside in lease up or an owner-user to purchase and occupy the remaining vacant space while collecting rent from existing tenant.
- Walking distance to Border Crossing - Calexico West Land Port of Entry (Third Busiest Land Port Entry in CA.)
- Heavy Pedestrian Traffic – Northbound Pedestrian Crossing (4.8 million northbound each year)
- Close Proximity to Mexicali – State capital of Baja California with a population of over 1.1MM

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**Annual Operating Data**

Proforma Gross Income	\$60,000
Expenses	
Est. Property Insurance	- \$2,500
Est. Water & Trash	- \$4,000
Est. Taxes	- \$8,250
Est. NOI	\$45,250
Proforma Cap Rate	6.03%

<b>Rent Roll</b>					-- Proforma --
	Size	Rent/Month	Type	Expiration	Rent/Month
Barron's Enterprises Services	4,400 SF	\$3,000/Month	Gross	May 31, 2022	
Vacant	3,200 SF				\$2,000/Month

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# Aerial

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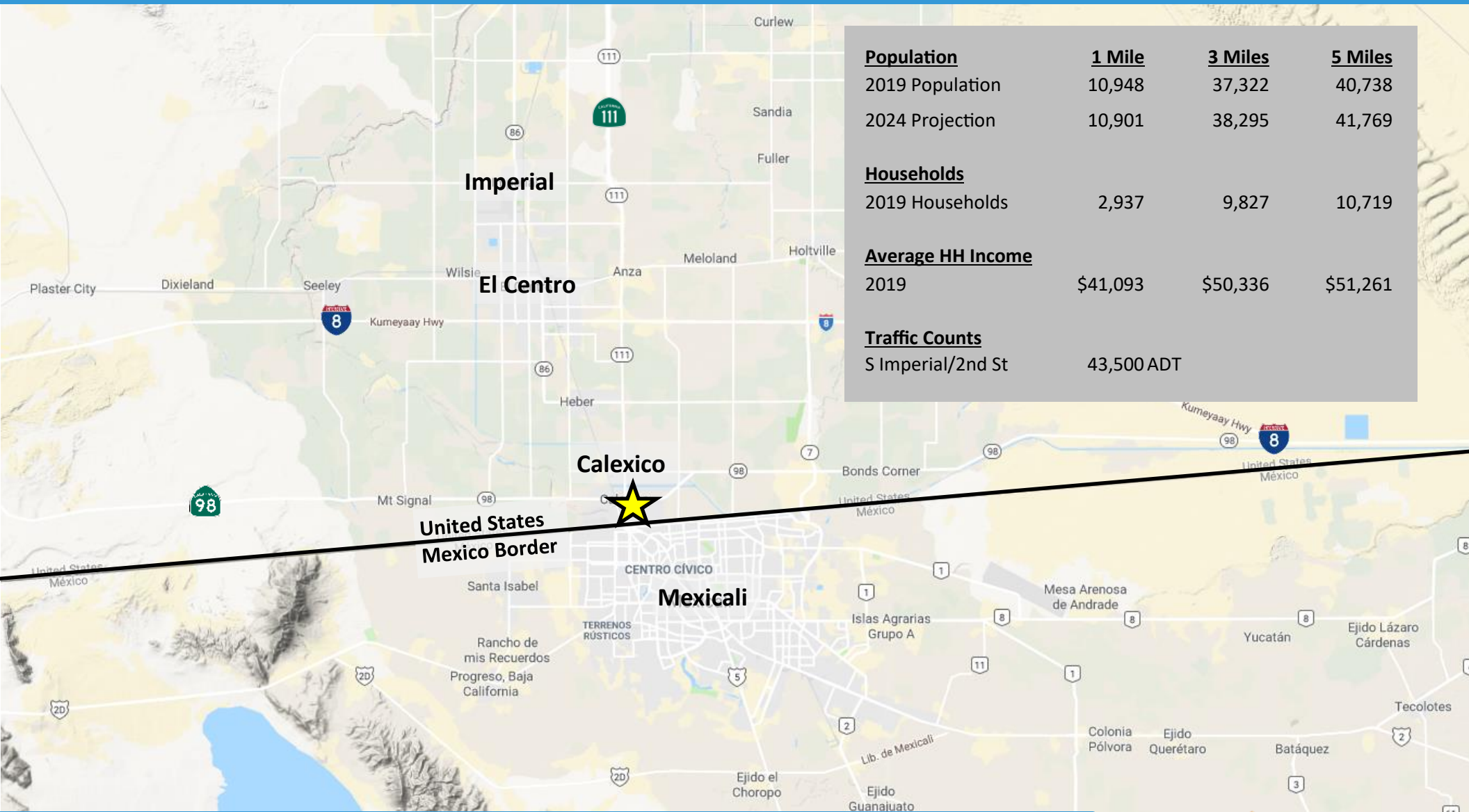
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# Map and Demographics

404-406 E 2<sup>nd</sup> Street, Calexico, CA



	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
<b>Population</b>			
2019 Population	10,948	37,322	40,738
2024 Projection	10,901	38,295	41,769
<b>Households</b>			
2019 Households	2,937	9,827	10,719
<b>Average HH Income</b>			
2019	\$41,093	\$50,336	\$51,261
<b>Traffic Counts</b>			
S Imperial/2nd St	43,500 ADT		

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# Trade Area

## DEMOGRAPHICS (IMPERIAL COUNTY):

2015 Population	179,478
2020 Projected Population	185,600
2015 Median Age	31.4
2015 Estimated Households	51,196
Avg. Household Income	\$59,992

**TRAFFIC COUNTS:** 31,000+ Cars Per Day along Highway 86 (Imperial Ave.)



## ADDITIONAL AREA INFORMATION:

### ◆ IMPERIAL VALLEY

- El Centro is the county seat and largest city in Imperial County.
- Over the last several years, Imperial County has also seen an influx of commercial activity and development. Historically driven from a strong agriculture sector with an annual crop yield in excess of \$1.6 Billion, Imperial County has now developed into a self-sustaining region, replete with a solid presence and growth of other sectors, including:
  - Public Sector & Federal Government
  - Trade & Distribution
  - Manufacturing
  - Renewable Energy - Geothermal, Solar, and wind
  - Retail
  - Hospitality

### ◆ MEXICALI, BAJA CALIFORNIA

- The region benefits from its close proximity to the city of Mexicali-- the capital of Baja California with a population of over 1,100,000 residents.
- Mexicali has one of the highest per capita income cities in Mexico along with some of the lowest unemployment and crime rates.
- 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.
- The two ports of entry in Calexico combine for the 3rd busiest border crossing in the US.

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