Downtown Calexico Two-Tenant Retail Building For Sale 404-406 E 2nd 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:

Anthony Acosta (619) 491-0335 Ext.18 Anthony@Duhscommercial.com CA License: 01900150 Rob Bloom (619) 269-6076 Rob@DuhsCommercial.com CA License # 01302163

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

COMMERCIAL BROKERAGE - INVESTMENT - DEVELOPMENT

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Offering Summary 404-406 E 2nd 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

Asking Price:	\$750,000
Building Size:	± 7,600 SF
Lot Size:	± 9,570 SF
Annual Operating Data	
Proforma Gross Income	\$60,000
Expenses	
Est. Property Insurance	- \$2,500
Est.Water & Trash	- \$4,000
Est. Taxes	<u>- \$8,250</u>
Est. NOI	\$45,250
Proforma Cap Rate	6.03%

Rent Roll					Proforma
	Size	Rent/Month	Туре	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 404-406 E 2nd Street, Calexico, CA

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FALLAS

PEPB



Rainbow

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Stores

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cricket



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Map and Demographics 404-406 E 2nd Street, Calexico, CA

CA License: 01900150

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	For more information about thi	s property, please contact:						9
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	Anthony@Dunscommercial.com	n noberration				Contraction of the local division of the loc		

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COMMERCIAL BROKERAGE · INVESTMENT · DEVELOPMENT

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
- Renewable Energy Geothermal, Solar, and wind

- Trade & DistributionManufacturing
- 501
 - 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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