

INTERNATIONAL  
BORDER CROSSING

USA / MEXICO BORDER

Customs

gastrak

CALIFORNIA  
98

CALIFORNIA  
7

**SITE**  
SEE ENCLOSED  
PROPOSED LAYOUT

Jack  
In the box

USA  
GASOLINE

PARCELS AVAILABLE  
FOR SALE & FOR LEASE

# NEW DEVELOPMENT CALEXICO GATEWAY CENTER

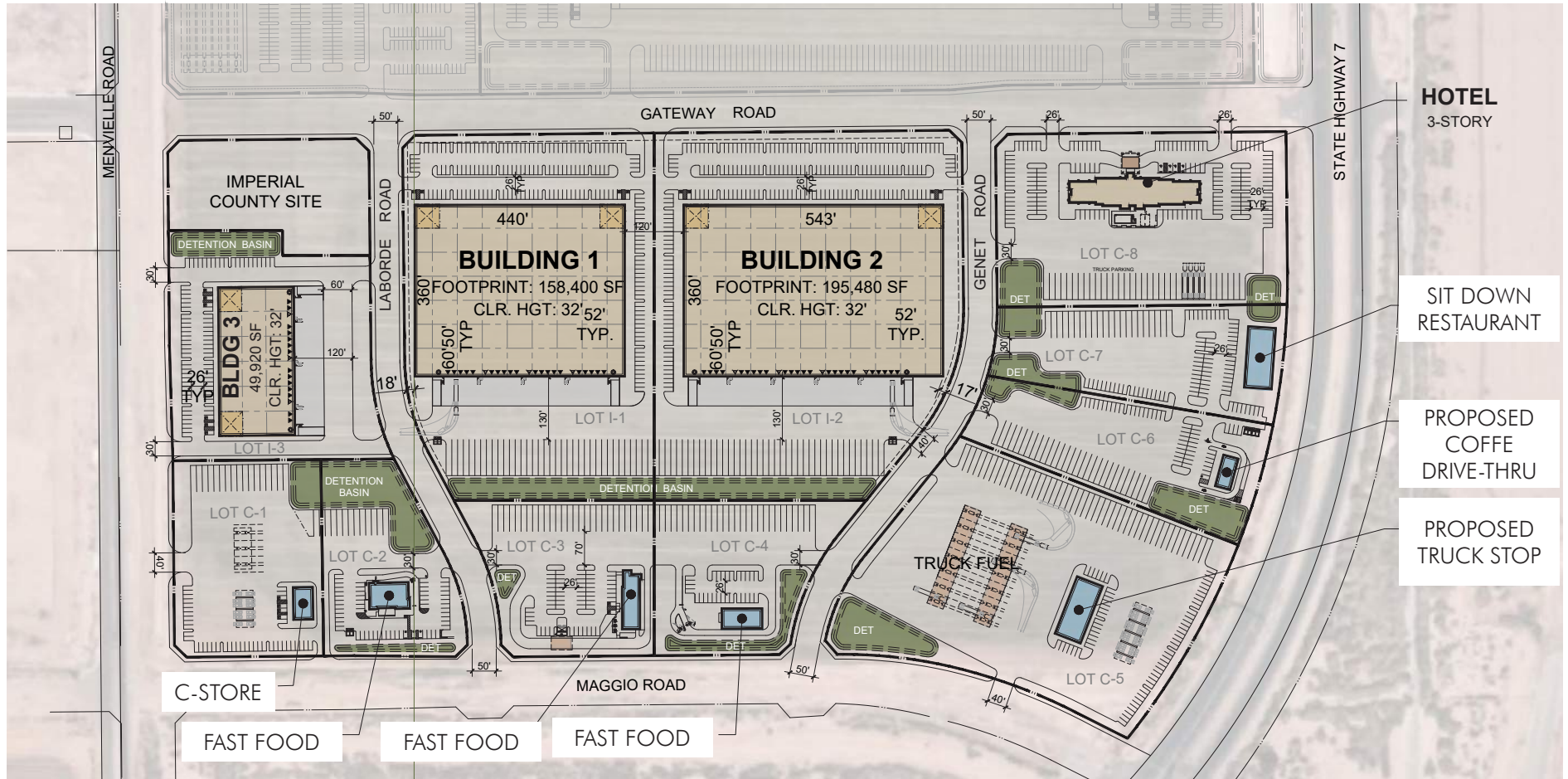
EAST PORT | CALEXICO • CA 92231



ANOTHER QUALITY PROJECT BY  
IRE DEVELOPMENT

**CBRE**

# PRELIMINARY PLAN



## PROJECT DATA:

SITE	SITE					BUILDING		GROSS COVERAGE	NET COVERAGE	PARKING PROVIDED
	SITE AREA (SF)	SITE AREA (ACRE)	DETENTION (SF)	DETENTION (%)	NET SITE AREA (SF)	BLDG.	BUILDING FOOTPRINT			
LOT I-1	385,953	8.86	17,559	5%	368,394	BUILDING 1	158,400	41.0%	43.0%	180
LOT I-2	465,725	10.69	18,812	4%	446,913	BUILDING 2	195,480	42.0%	43.7%	212
LOT I-3	193,409	4.44	10,740	6%	182,669	BUILDING 3	49,920	25.8%	27.3%	82
LOT C-1	126,162	2.90	5,916	5%	120,246	C-STORE	3,080	2.4%	2.6%	45
LOT C-2	100,824	2.31	27,354	27%	73,470	FAST FOOD	4,925	4.9%	6.7%	57
LOT C-3	113,412	2.60	2,133	2%	111,279	FAST FOOD	4,855	4.3%	4.4%	60
LOT C-4	109,061	2.50	10,236	9%	98,825	FAST FOOD	3,915	3.6%	4.0%	28
LOT C-5	308,059	7.07	15,975	5%	292,084	TRUCK STOP (PILOT)	7,800	2.5%	2.7%	66
LOT C-6	121,431	2.79	18,783	15%	102,648	COFFEE DRIVE-THRU	2,450	2.0%	2.4%	50
LOT C-7	119,418	2.74	15,385	13%	104,033	RESTAURANT	7,800	6.5%	7.5%	80
LOT C-8	217,321	4.99	12,212	6%	205,109	HOTEL (3-STORY)	47,340	7.3%	7.7%	144
<b>TOTAL</b>	<b>2,260,775</b>	<b>52</b>	<b>155,105</b>	<b>7%</b>	<b>2,105,670</b>		<b>485,965</b>	<b>21.5%</b>	<b>23.1%</b>	<b>1,004</b>



# PROPERTY HIGHLIGHTS

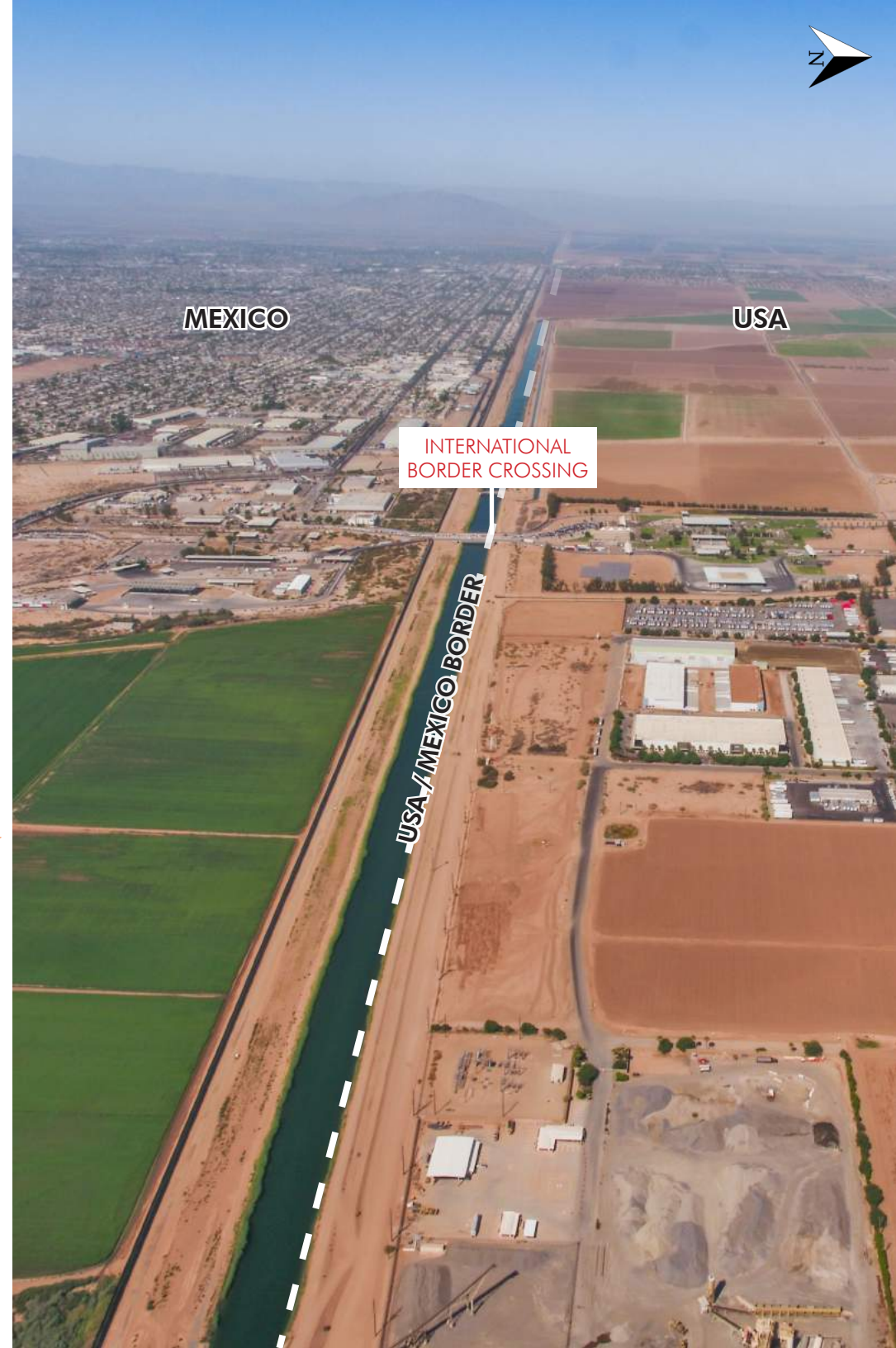
- Zoned Industrial/Commercial
- Located in the Opportunity Zone
- Located by the 3rd Largest Border Crossing in U.S.
- County of Imperial Jurisdiction
- Located in the Gateway to the Americas Specific Plan
- ± 52 Acres Available Parcels for Users for Sale or for Lease



## TRAFFIC COUNT

State Route 98 | State Route 7 ±22,060 Daily Estimate \*

\* US Department of Transit 2018 personal vehicle data, divided by 365 days



# BORDER CROSSING ENTRY

3RD LARGEST BORDER CROSSING IN U.S.

PORT NAME	YEAR	BUSES	BUS PASSENGERS	PEDESTRIANS	PERSONAL VEHICLES	PERSONAL VEHICLE PASSENGERS	TRAINS	TRUCKS
CA Calexico East	2018	2,602	104,080.00	4,314,982	8,118,068	14,904,577	246	376,079

NOTE: Zero Values (0) - When a zero value is shown in a table, no vehicles or passengers may have entered the U.S. at a port of entry in a month or year where such crossings are possible, for example - a lack of bus traffic at a rural port of entry. Alternatively, a zero value may mean that data cannot be recorded due to a lack of facilities, for example - a zero value for trains at a port of entry that does not have a railcrossing. Truck passenger data are not available prior to 2003.

SOURCE: U.S. Department of Transportation, Research and Innovative Technology Administration, Bureau of Transportation Statistics, based on data from the Department of Homeland Security, U.S. Customs and Border Protection, Office of Field Operations.



W. Calexico  
Population  
40,139

7 MILE DISTANCE  
FROM WEST POINT  
OF CALEXICO

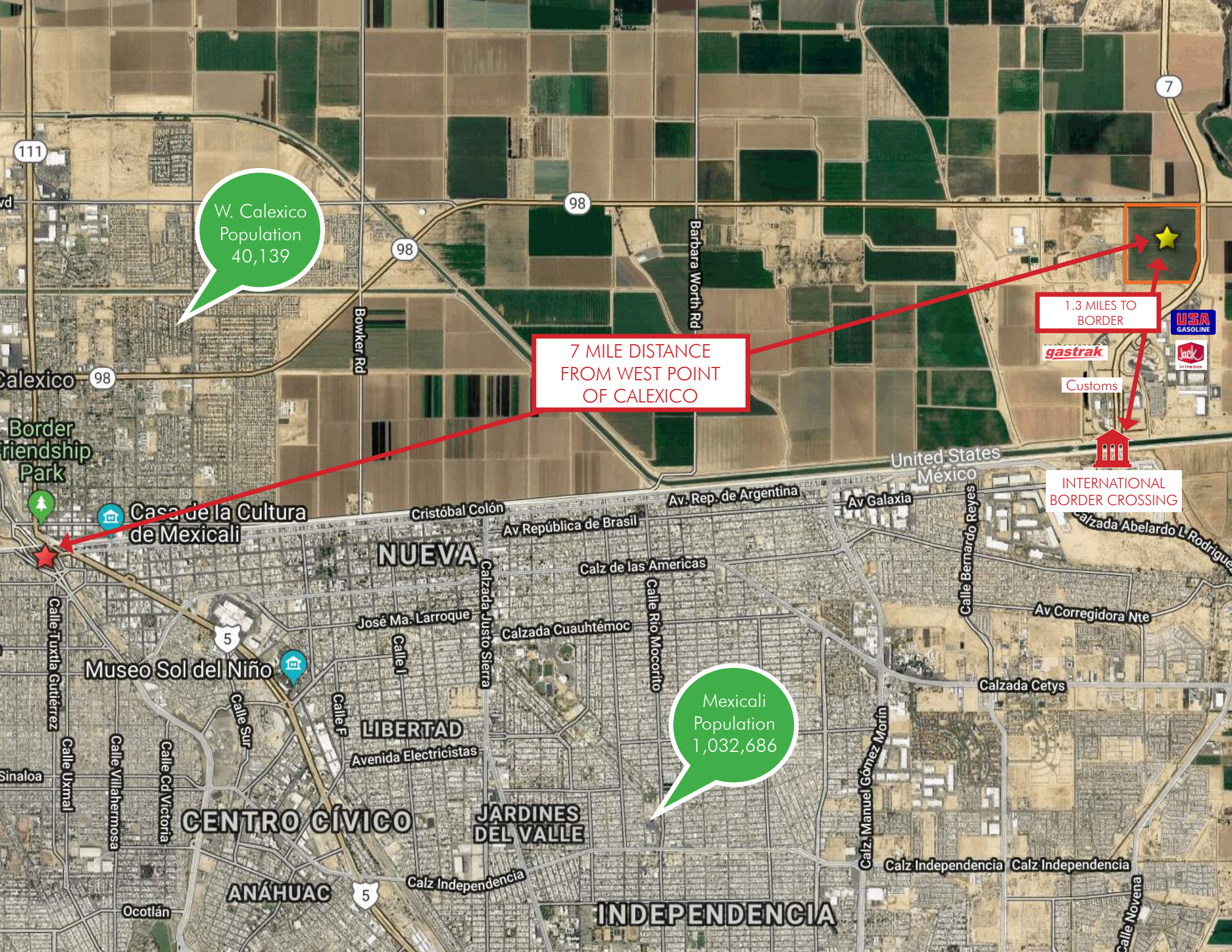
1.3 MILES TO  
BORDER

gastrak

Customs

INTERNATIONAL  
BORDER CROSSING

Mexicali  
Population  
1,032,686





**PARCELS AVAILABLE  
FOR SALE & FOR LEASE**

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CALEXICO GATEWAY CENTER**

EAST PORT | CALEXICO • CA 92231

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IRE DEVELOPMENT

# CBRE

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