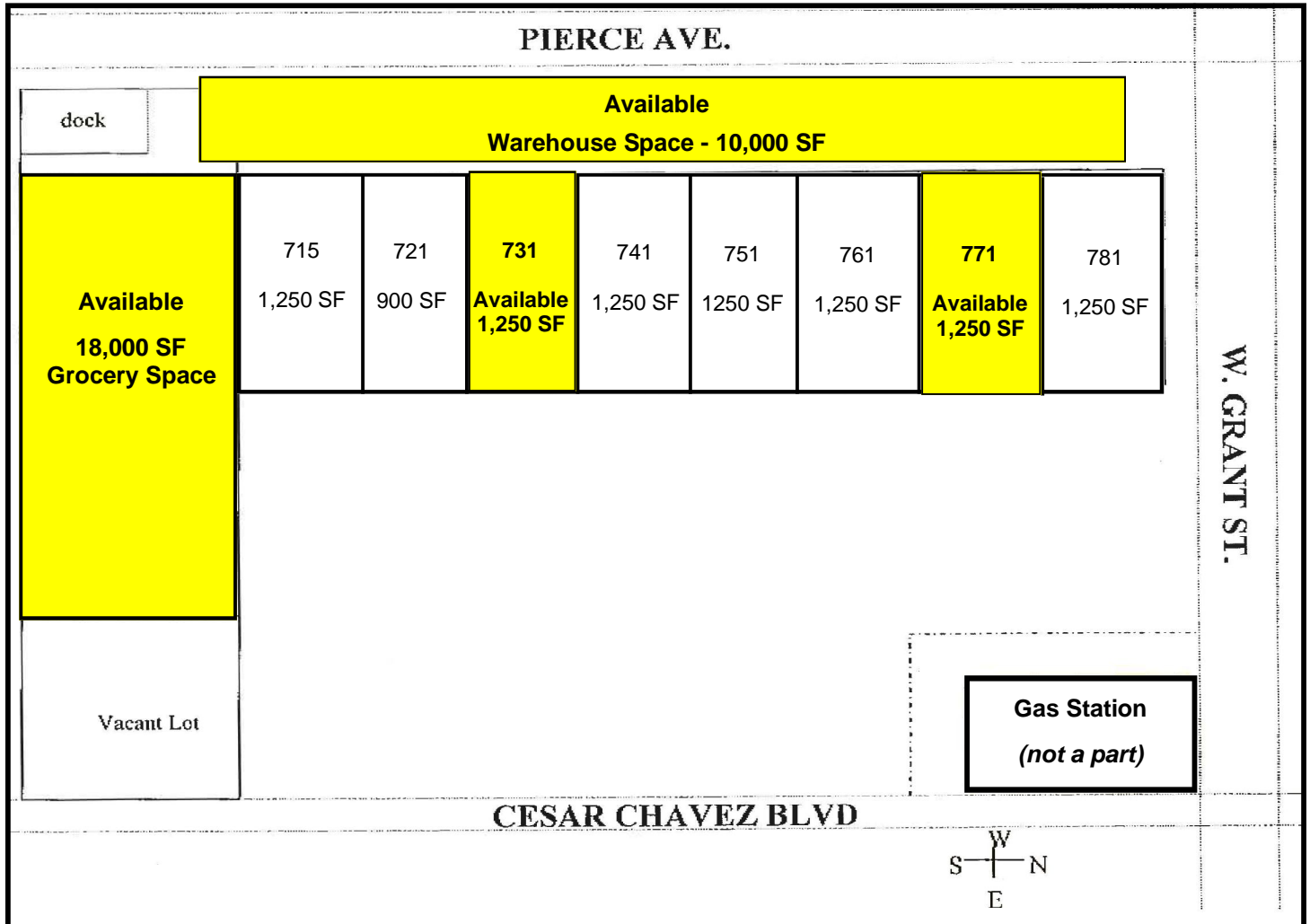


# SITE PLAN



## Cesar Chavez Boulevard

715	House of Calexico	1,250 SF
721	House of Calexico	1,250 SF
731	Available	1,250 SF
741	Garcia Enterprises-Prop Mngmt	589 SF
751	Calexico Flower Market	1,250 SF
761	The Potters House	1,250 SF
771	Available	1,250 SF
781	Raspados Cuchis	1,250 SF

## Grant Street

438	Available	18,000 SF
448	Available—Warehouse	10,000 SF

3026 University Ave, Suite B  
San Diego, CA 92104

[www.DuhsCommercial.com](http://www.DuhsCommercial.com)  
Fax-619-491-0696

# NEIGHBORHOOD SHOPPING CENTER FOR LEASE - CALEXICO



**438 Grant Street and  
715-781 Cesar Chavez Blvd  
Calexico, CA 92231**

**Available:** 28,000 SF (divisible) Anchor  
Shop Space Available



## Comments:

- 38,000 SF Shopping Center in Calexico
- Former Grocery Store Anchor Space Available
- 18,000 SF of Anchor Space With Adjacent 10,000 SF of Warehouse With Loading
- Gas Station Available For Sale/ Lease
- Cesar Chavez Blvd will become one way access into Mexico via Mexicali Border (*city mandated/ approved*)
- Heavy Traffic, Daily Commute from Mexico

<b>Demographics:</b>	<b>One Mile</b>	<b>Three Mile</b>	<b>Five Mile</b>
<b>Population -</b>	<b>16,192</b>	<b>38,821</b>	<b>43,033</b>
<b>Avg HH Inc -</b>	<b>\$45,840</b>	<b>\$50,422</b>	<b>\$50,966</b>



## For Further Information Contact:

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# AERIAL



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