

DRIVE THRU BUILDING - FOR SALE OR LEASE

610 IMPERIAL AVENUE

CALEXICO, CA 92231

RETAIL



PROPERTY INFO

The property is located on Imperial Avenue (also known as Highway 111) which is a main commercial artery in the City of Calexico. Public access is easy and exposure is good as vehicle traffic entering or exiting the USA into Mexico through the Border Crossing passes in front of the site. Calexico is located across the border from Mexicali, Mexico which is a larger city with a population of about 1,000,000 people.

- + Former Burger King (Burger King operated for ±30 years)
- + Approximately one half mile from the Mexicali border
- + Building Size: ±3,299 SF
- + Lot Size: ±0.60 acres
- + Excellent visibility
- + Zoned CH (Commercial Highway) Zoning ordinance permits general commercial uses
- + Estimated 2015 population 40,744 in the City of Calexico plus a population of 1 million residents in Mexicali
- + Dynamic growth in Calexico/Imperial Valley market

CONTACT US

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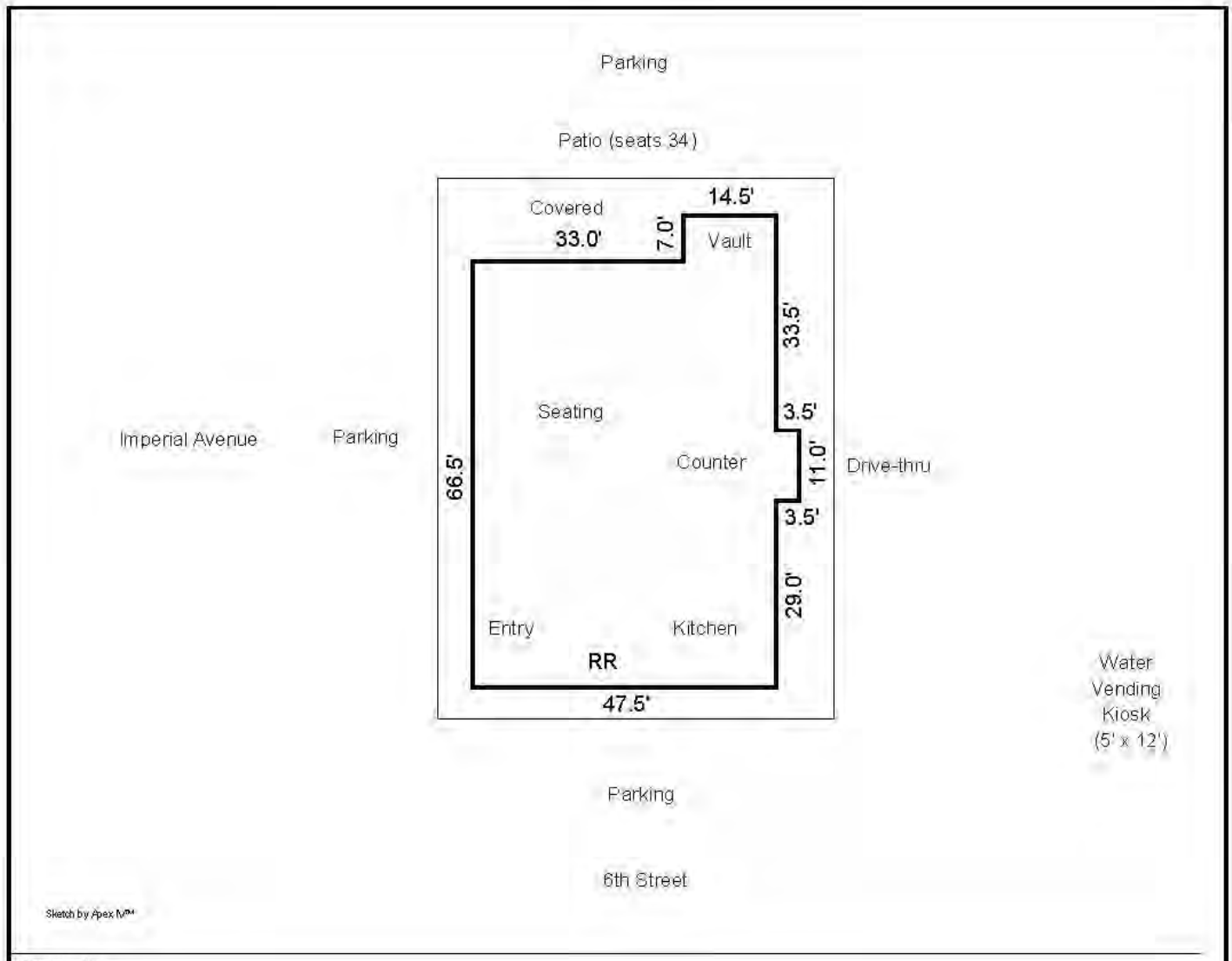
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FLOOR PLAN



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PHOTOS



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AERIAL



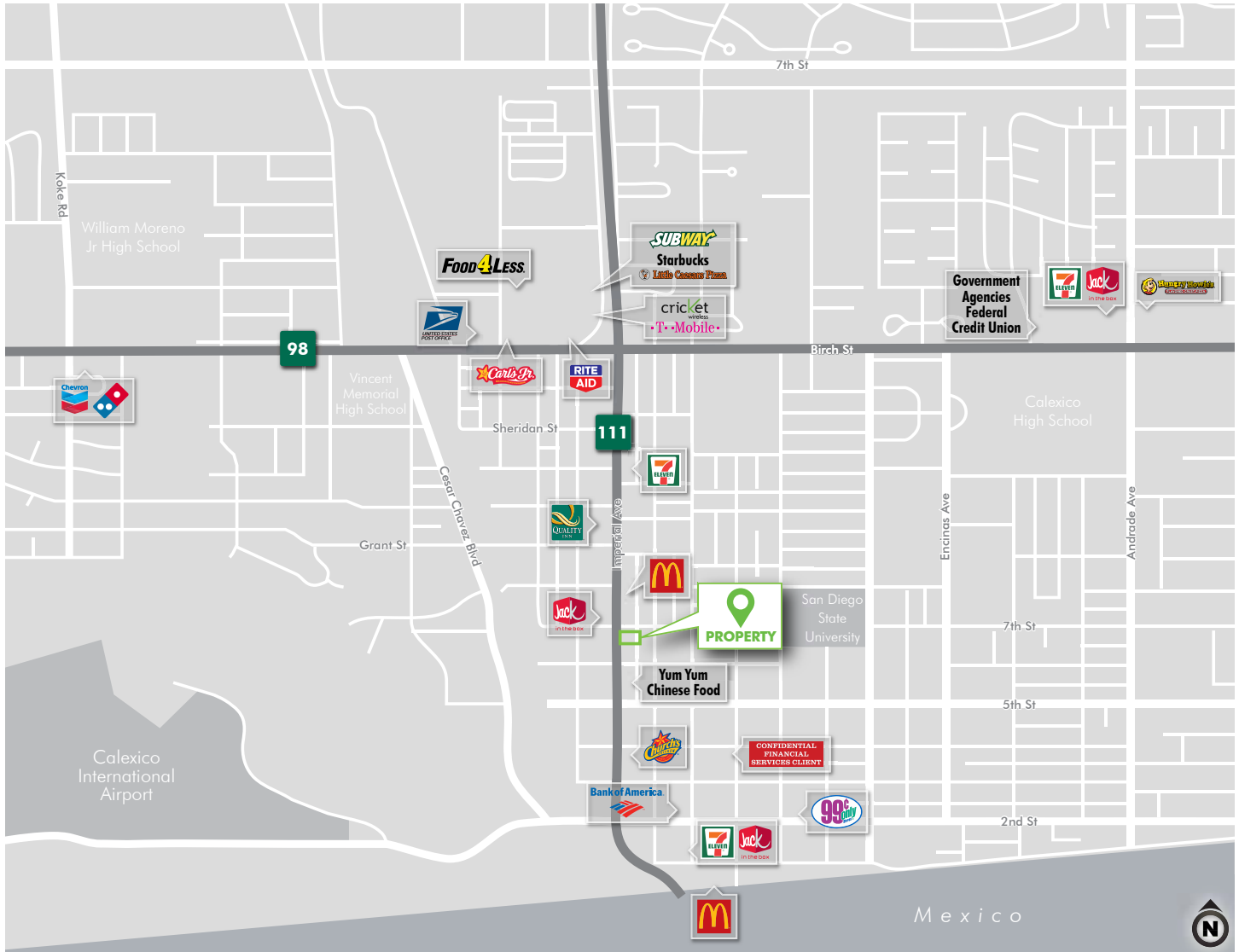
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STREET MAP



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DEMOGRAPHICS

(Full demographic report available upon request.)

POPULATION	1 Mile	3 Miles	5 Miles
2016 Population	15,283	41,566	47,303
2021 Population	15,616	43,785	50,047
2010 Population	14,917	38,702	43,735
2000 Population	13,754	27,591	31,015
Percent Pop Change: 2010 to 2016	2.45%	7.40%	8.16%
Percent Pop Change: 2016 to 2021	2.18%	5.34%	5.80%
HOUSEHOLDS			
2016 Households	4,450	10,699	12,183
2021 Households	4,593	11,246	12,883
2010 Households	4,242	10,142	11,422
2000 Households	3,641	6,944	7,757
Percent HH Change: 2010 to 2016	4.89%	5.49%	6.67%
Percent HH Change: 2016 to 2021	3.22%	5.11%	5.75%
Average Household Size	3.54	3.86	3.86
HOUSEHOLD INCOME			
2000 Average Household Income	\$34,939	\$41,880	\$41,327
2016 Average Household Income	\$44,524	\$52,698	\$53,900
2021 Average Household Income	\$48,517	\$58,415	\$59,702
2000 Median Household Income	\$23,174	\$28,493	\$28,430
2016 Median Household Income	\$31,428	\$39,060	\$40,406
2021 Median Household Income	\$34,189	\$42,853	\$44,272
2016 Per Capita Income	\$12,964	\$13,564	\$13,882
HOUSING UNITS			
2016 Housing Units	4,684	11,281	12,880
Occupied Units	4,450	10,699	12,183
Vacant Housing Units	234	582	697
2016 Owner-Occupied Housing Units	1,688	5,726	6,651
2016 Renter-Occupied Housing Units	2,762	4,973	5,532
2016 Median Home Value	\$152,609	\$163,921	\$162,736
2016 Average Home Value	\$184,564	\$202,905	\$199,139

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