Imperial Ave
111
Paulin Ave
SITE
Food 4 Less
Starbucks
H&R BLOCK
To San Diego
Carl's Jr
TACO BELL Coming Soon
RITE AID
Birch St
98
To Yuma
98
31,500 ADT
23,400 ADT
25,500 ADT
34,000 ADT
El Sol Market
FillCo Gas Station
USA Gasoline & Food Market
To Mexicali 1 Mile

CALEXICO
NEC Hwy 111 & Hwy 98
Imperial County, CA

Calipatria
111
Westmorland
86
115
78
Brawley
78
86
115
111
El Centro
8
Calexico
98
SITE ★
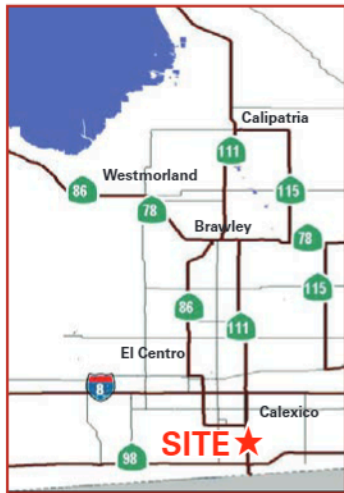
AVAILABLE

- Up to 45,438 sf of Land

- Right In (Potential) Access off the 98

FEATURES

- Center of Town

- Also serving Mexicali, Mexico (1 Million+ People)

- Within 1 Mile of 3rd Largest Single Point of Entry on U.S./Mexico Border

RETAIL BROKERS NETWORK MEMBER

Calexico

Calexico 10 Theatre

Walmart Supercenter

GNC
SALLY
FLX

ALDI
Jack in the box

E Cole Rd

Rally's

DOLLAR TREE
CARDENAS

Imperial Ave

Meadows Rd

31,500 ADT

FOOD 4 LESS
RITE AID
Starbucks
TACO BELL
Coming Soon

Kloke Rd

23,400 ADT ★ **SITE** **25,500 ADT**

E Birch St

98

To San Diego ←

To Yuma →

98

34,000 ADT

Grant St

California Supermarket

California Supermarket

Heber Ave

Encinias Ave

Andrade Ave

Proposed
ROSS DRESS FOR LESS
dd's DISCOUNTS
T·J·maxx

99¢ only

E 2nd St

United States Border
Mexico Border

Anza Rd

Mexicali
1 Million+ People

Gran Plaza Outlets
GUESS NIKE GAP MK
COACH DKNY

FALLAS

3rd Largest Point of Entry on U.S./Mexico Border

Note: U.S. Population Only

ENDURING ∞ REAL ESTATE

POPULATION	1 Mile	3 Miles	5 Miles	10 Miles
2023 Estimated Population	18,473	38,899	45,978	94,264
2028 Projected Population	18,786	40,077	47,267	95,527
2020 Census Population	18,480	38,741	45,824	94,463
2010 Census Population	18,302	38,345	46,056	93,235
Projected Annual Growth 2023 to 2028	0.3%	0.6%	0.6%	0.3%
Historical Annual Growth 2010 to 2023	—	0.1%	—	—
2023 Median Age	36.3	34.2	33.6	32.8

HOUSEHOLDS	1 Mile	3 Miles	5 Miles	10 Miles
2023 Estimated Households	5,353	10,900	12,676	28,089
2028 Projected Households	5,322	11,203	13,055	28,937
2020 Census Households	5,290	10,185	11,985	26,391
2010 Census Households	5,026	6,975	7,975	20,233
Projected Annual Growth 2023 to 2028	−0.1%	0.1%	–	−0.2%
Historical Annual Growth 2010 to 2023	0.5%	0.4%	0.3%	0.4%

RACE AND ETHNICITY	1 Mile	3 Miles	5 Miles	10 Miles
2023 Estimated White	23.0%	22.7%	22.9%	25.2%
2023 Estimated Black or African American	0.5%	1.6%	2.1%	2.7%
2023 Estimated Asian & Pacific Islander	1.5%	1.8%	1.6%	2.1%
2023 Estimated American Indian & Native Alaskan	1.3%	1.2%	1.3%	1.6%
2023 Estimated Other Races	73.7%	72.7%	72.0%	68.4%
2023 Estimated Hispanic	94.2%	93.1%	92.8%	89.2%

INCOME	1 Mile	3 Miles	5 Miles	10 Miles
2023 Estimated Average Household Income	$61,435	$70,207	$71,826	$70,297
2023 Estimated Median Household Income	$47,178	$59,293	$59,838	$63,085
2023 Estimated Per Capita Income	$17,907	$19,335	$19,593	$21,020

EDUCATION (AGE 25+)	1 Mile	3 Miles	5 Miles	10 Miles
2023 Estimated Elementary (Grade Level 0 to 8)	20.5%	18.6%	17.4%	15.8%
2023 Estimated Some High School (Grade Level 9 to 11)	15.1%	13.2%	13.3%	13.3%
2023 Estimated High School Graduate	19.2%	21.6%	22.3%	23.7%
2023 Estimated Some College	17.1%	19.4%	20.3%	21.9%
2023 Estimated Associates Degree Only	7.3%	7.8%	7.2%	6.8%
2023 Estimated Bachelors Degree Only	16.3%	14.8%	15.3%	13.4%
2023 Estimated Graduate Degree	4.4%	4.6%	4.3%	5.2%

BUSINESS	1 Mile	3 Miles	5 Miles	10 Miles
2023 Estimated Total Businesses	618	849	899	2,596
2023 Estimated Total Employees	6,327	8,480	9,032	27,963
2023 Estimated Employee Population per Business	10.2	10.0	10.1	10.8
2023 Estimated Residential Population per Business	29.9	45.8	51.2	36.3