

1407 Imperial Ave West
Calexico, CA 92231

FOR SALE

PRIME ANCHOR RETAIL OPPOTUNITY

The Ultimate Border-Trade and Opportunity Zone Investment ($\pm 78,781$ SF on 5.76 Acres)



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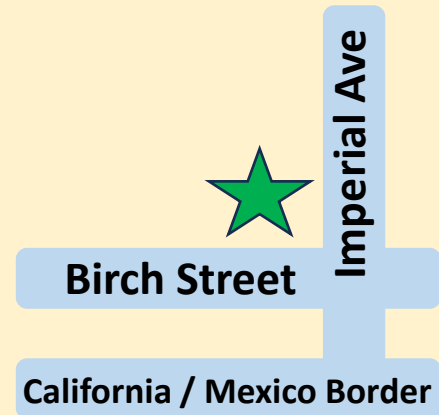
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ACE REALTY CO.

Executive Summary



1407 Imperial Avenue West represents a rare opportunity to acquire a high-volume anchor retail building in one of Southern California's most resilient trade zones. **Built in 2007 and Installed New Roof in 2026, this 78,781 SF** of a large building is situated on its own **5.76-acre lot (250,905 SF)**, neighbor of "Food For Less" super market in local shopping center.

The property is currently positioned for a value-add **investor or an owner-user** looking to capitalize on the unique "**Border Effect**", where retail sales are driven by high-frequency crossings from Mexicali residents seeking U.S. brands.

INVESTMENT HIGHLIGHTS

Visibility & Accessibility

Unmatched frontage along Highway 111,
the primary North-South artery for Imperial County

Massive Trade Area

2.4 million people from the Calexico/Mexicali

Strategic Border Location

Minutes from Calexico West Land Port of Entry

Designated Opportunity Zone

Located in Federal Opportunity Zone

High-Traffic Neighbors

Directly adjacent to a Walmart Supercenter and Food 4 Less

Modern Infrastructure

Built in 2007, featuring a mezzanine level, extensive storage,
Central HVAC, and parking ratio of 4.82/1,000 SF

Captive Audience

Draws daily shopper from both sides of the border



PROPERTY HIGHLIGHTS

Liquidating Price
\$92/SF of Building

± 78,781 SF (5.76 Acres)

Parking (4.82/1,000)

Built in 2007

New Roof in 2026

**CH (Commercial-
Highway) Zone**

Opportunity Zone

Shell Condition

**Minutes from Calexico-
Mexico Port of Entry**



STRATEGIC OPPORTUNITY



National Tenant Repositioning

Subdivision / Multi-Tenant Conversion



Regional Modernization

In Calexico, California, the "Phase 2B" project projected for completion in 2029 is the final stage of the **Calexico West Land Port of Entry (LPOE) Modernization and Expansion**.

