

301-315 E 2ND STREET

CALEXICO, CA 92231

H.A. GARCIA BUILDING

FOR SALE & LEASE



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PROPERTY HIGHLIGHTS

Sale & Lease
Type

± 42,000 SF
Building Size

± 21,876 SF
Lot Size

\$3,300,000/Contact Agent
Sale/Lease Price

CS- Commercial Specialty
Zoning

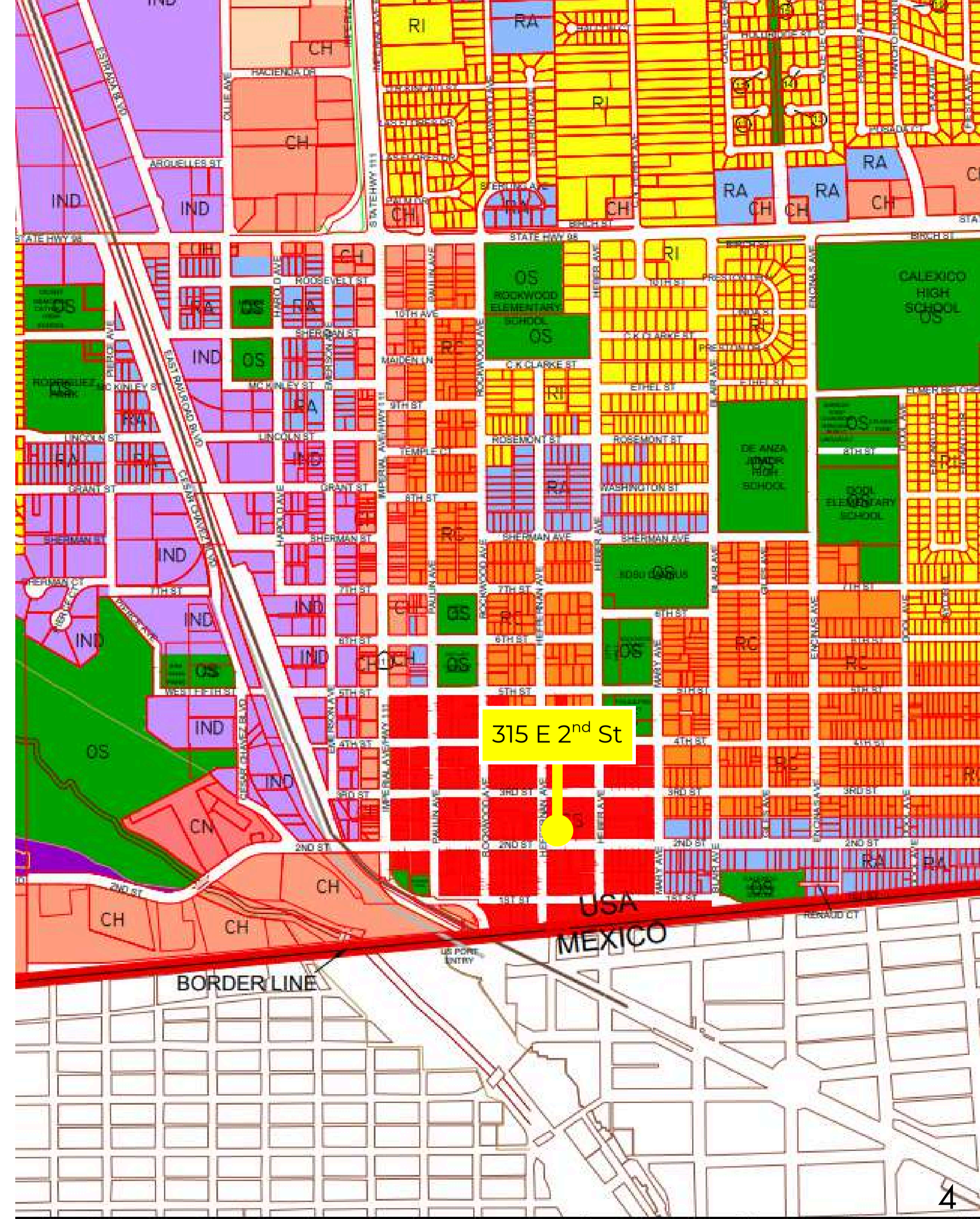
Mixed Use
Use

±1,200-18,000 SF
Suite Sizes Available

- **Two-Story Masonry Building** constructed in the early **20th Century**
- **140' of Frontage** on Heffernan Avenue & **174' of Frontage** on East 2nd Street
- **10,000 VPD & 20,000 Pedestrians** Per Day
- Located on a **high-profile intersection**

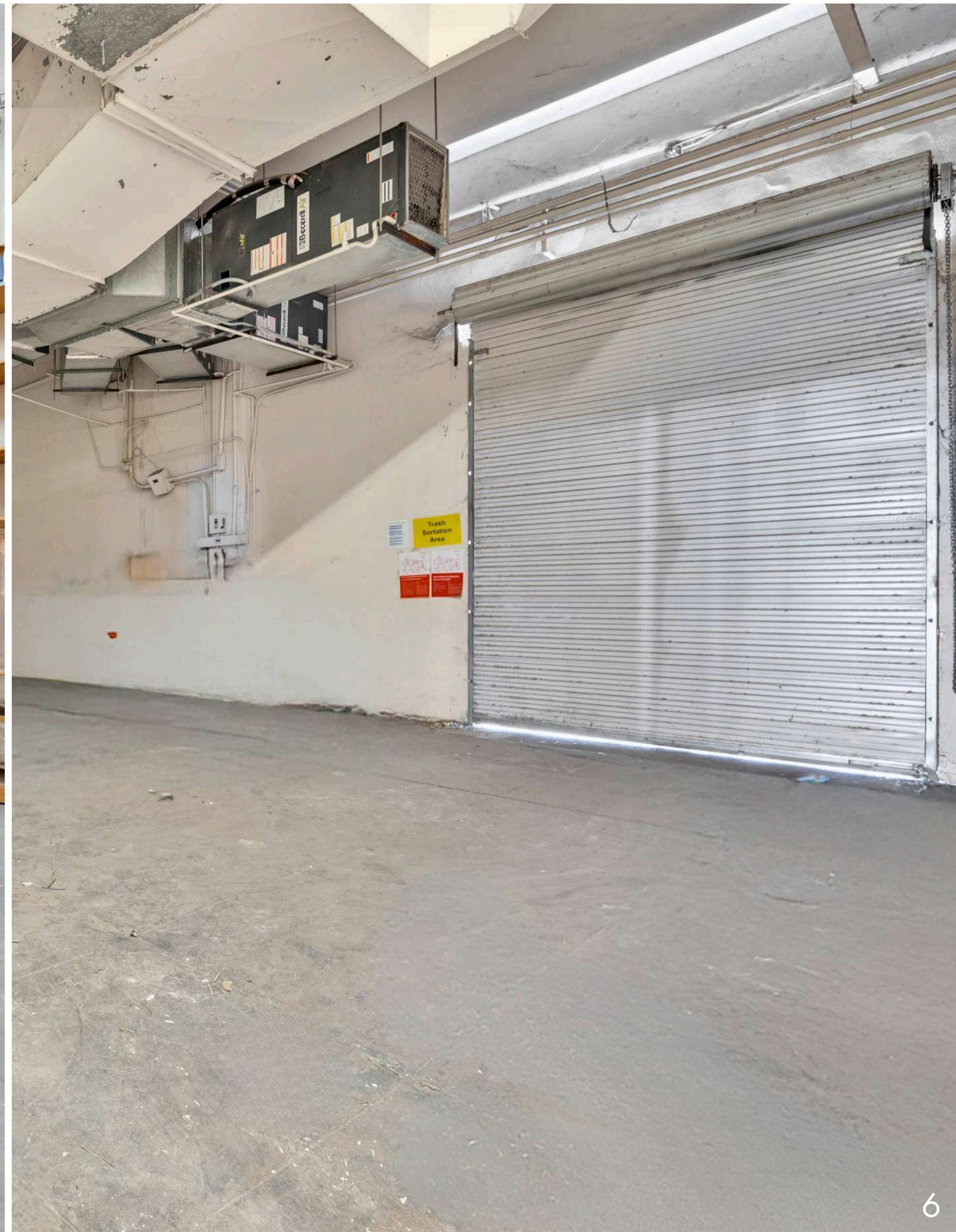
2ND FLOOR OPPORTUNITY

- Zoned CS- Commercial Specialty (Mixed Use)
 - Possible Residential Opportunity on Second Floor
 - [Information on CS Zoning Code](#)
- Numerous Built-Out Private Suites on Second Floor Including:
 - 700+ Amps of Power (Buyer to Verify)
 - High Ceilings
 - Natural Light
 - HVAC



1ST FLOOR PHOTOS





1ST FLOOR PHOTOS

DEMOGRAPHICS

1 MILE

POPULATION
12,207

AVERAGE HH INCOME
\$60,295

HOUSEHOLDS
3,343

3 MILE

POPULATION
37,816

AVREAGE HH INCOME
\$76,472

HOUSEHOLDS
10,143



-  #1
-  #2
-  #3
-  #4
-  #5
-  #6
-  #7
-  #8
-  #9
-  #10
-  #11
-  #12

Mexico
(Mexicali)

1
2

3

6

7

8

5

9

10

12

11

4

E 2nd Street

Herber Avenue

Heffernan Avenue

E 3rd Street

NEARBY AMENITIES

Calexico West Pedestrian Crossing

Heffernan Avenue is experiencing a major transformation with the opening of a new pedestrian border crossing—part of a **\$173.6 million upgrade to the Calexico West Port of Entry**—positioning the area for increased foot traffic, safety, and economic opportunity.

- Designed to handle over 12,000 pedestrian crossings daily
- Located just steps from downtown Calexico
- Improves safety and reduces wait times
- Creates new potential for business, investment, and community growth
- Completion Expected by July 2029
- [More Information on the Calexico West Pedestrian Crossing](#)

Mexico
(Mexicali)

315 E 2nd Street

Heffernan Ave
(30,000 VPD)

Calexico Intermodal Transportation Center (ITC)

Calexico's transportation network is expanding with the construction of the **\$18.9 million Calexico Intermodal Transportation Center** at East 3rd Street and Heffernan Avenue, designed to improve mobility, reduce emissions, and support downtown revitalization.

- Connects local and regional transit: IVT, IVT Ride, Mobility On-Demand, farm shuttles, taxis, and Greyhound
- Features shaded waiting areas, bike racks, EV charging, and ADA walkways
- Completion Expected by July 2026
- [More Information on the Calexico Intermodal Transportation Center](#)



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