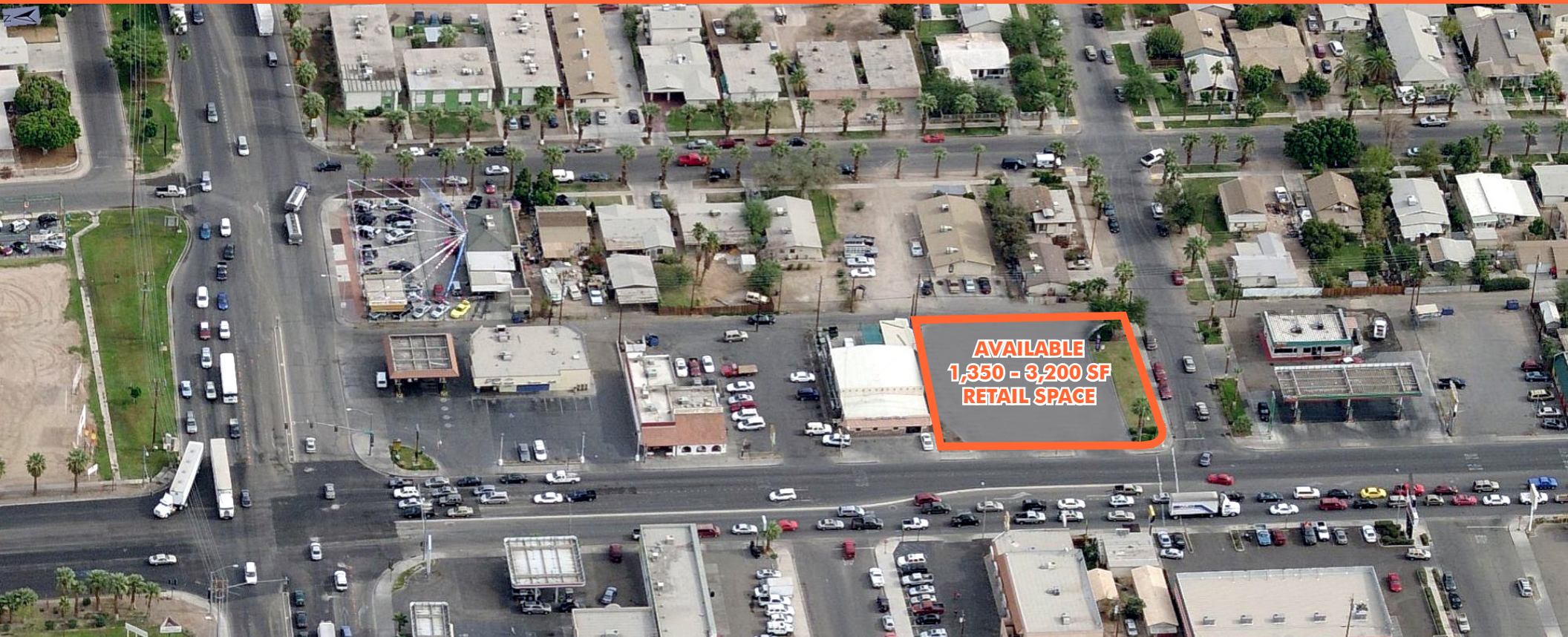


# Imperial & 10th

1002 S. Imperial Avenue | Calexico, CA



## PROPERTY FEATURES

- New Construction
- Available 1,350 SF – 3,200 SF Retail Space
- BTS or Ground Lease
- Drive Thru Opportunity Available
- Close Proximity to Border Crossing

	1 Mile
Population:	39,054
Households:	9,874
Avg. HH. Income:	\$48,987

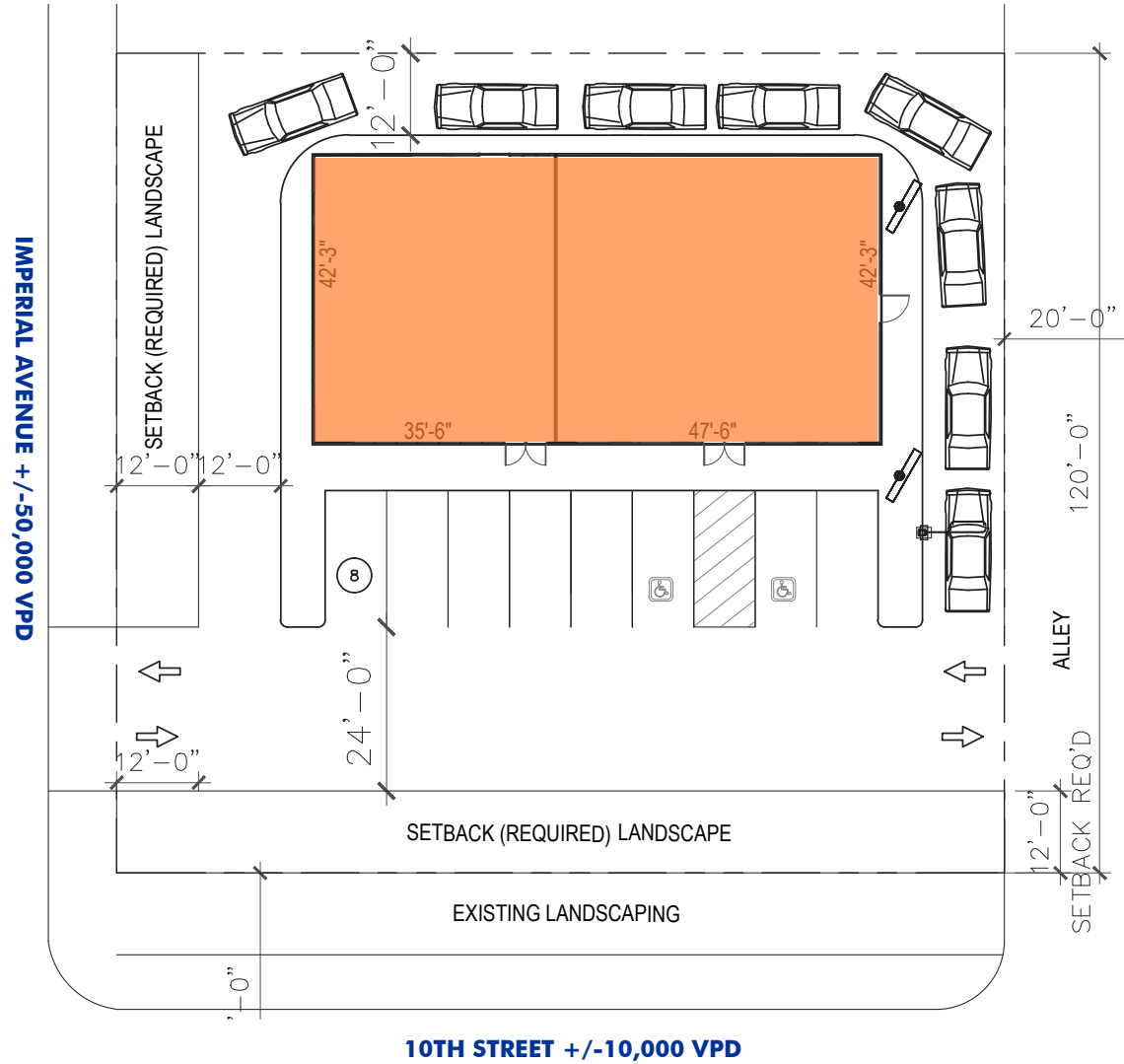
### LEASING INFO:

310.270.9243  
9034 W Sunset Boulevard  
West Hollywood, CA 90069

# Imperial & 10th

1002 S. Imperial Avenue | Calexico, CA

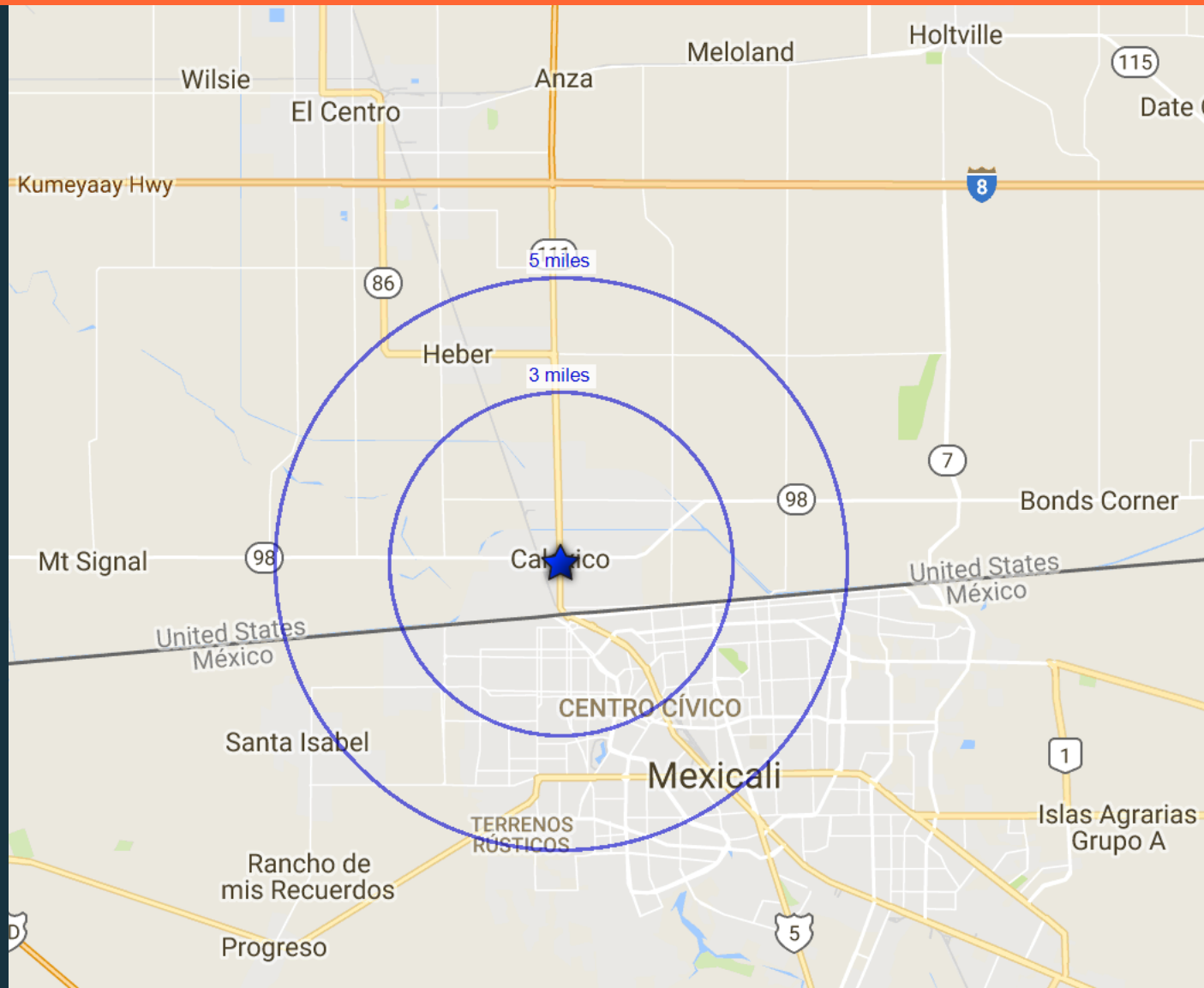
## SITE PLAN



# Imperial & 10th

1002 S. Imperial Avenue | Calexico, CA

## DEMOGRAPHICS MAP



## AREA DEMOGRAPHICS

	3 Miles	5 Miles
Population:	40,044	47,924
Households:	10,322	12,197
Average Household Income:	\$50,648	\$52,308

## TRAFFIC COUNT

Imperial Avenue:	+/-50,000 VPD
10th Street:	+/-10,000 VPD

# Imperial & 10th

1002 S. Imperial Avenue | Calexico, CA

LOCATION MAP

