

FOR SALE

INDUSTRIAL DEVELOPMENT OPPORTUNITY

5± Acres | 839 E. Cole Road, Calexico, CA

ALL AMERICAN CANAL

E. COLE ROAD

PROPERTY DETAILS



ADDRESS

839 E. Cole Road, Calexico, CA 92231



APN

059-180-040



SIZE

5.1± acres



ZONING

Jurisdiction: City of Calexico

Zoning: Commercial Highway (CH)

Permitted uses: Automobile and Truck Services, Equipment Rental Yards (CUP), Hotels, Parking (where fees are charged), Vehicle Storage Yard (CUP)

Land Use: Business Park



UTILITIES

All believed to be available at or near the site



HIGHLIGHTS

Close proximity to two ports of entry with Mexico (Calexico West Port of Entry & East Port of Entry)

Zone allows for a variety of industrial uses

Located in an Opportunity Zone

PRICE: \$925,000 (\$4~PSF)

[CLICK HERE TO VIEW INTERACTIVE MAP](#)



MARKET OVERVIEW

	3 MILES	5 MILES	10 MILES
POPULATION	690	898	51,936
AVG. HOUSEHOLD INCOME	\$105,831	\$111,182	\$84,503
HOUSEHOLDS	53	108	14,452
EMPLOYED POPULATION BLUE COLLAR	32%	31.3%	27.8%
DAYTIME POPULATION	853	1,027	45,978
BUSINESSES	115	112	1,267
EMPLOYEES	600	647	11,649

DRIVE TIMES	
US/MEXICAN BORDER	2 MINUTES
HWY 111	14 MINUTES
I-8	8 MINUTES
CALEXICO INT'L AIRPORT	19 MINUTES
SAN DIEGO INT'L AIRPORT	2 HOURS



\$9B+
Gross Domestic Product



2M+
Regional Workforce



33M+
Consumer Population



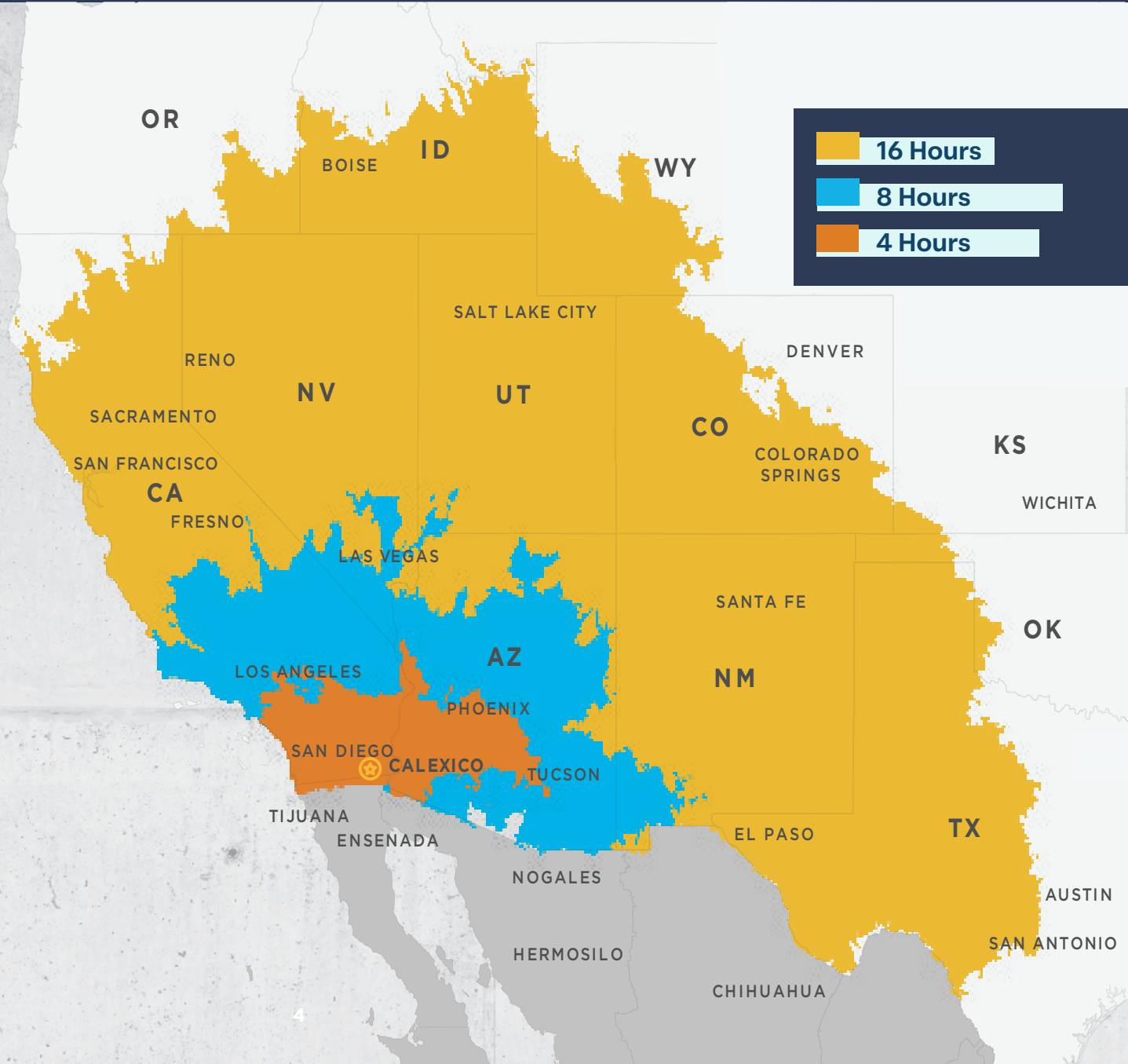
2.9M+
Annual Border Crossings

**Source: Imperial Valley Economic Development Corporation*



DRIVE TIME MAP

LOCATION	MILES	HOURS
MEXICALI	8.6	0.5
SAN DIEGO	130	2.0
TIJUANA	132	2.2
ENSENADA	164	3.5
RIVERSIDE	178	3.0
LOS ANGELES	230	4.0
PHOENIX	233	3.5
LAS VEGAS	310	8.0
NOGALES	352	5.15
FRESNO	450	7.0
EL PASO	605	8.5
SAN FRANCISCO	610	9.5
RENO	631	10.5
DALLAS	1,237.50	17.25
SACRAMENTO	611	9.5
SANTA FE	709	11
SALT LAKE CITY	727	11
DENVER	1,043	16
PORTLAND	1,189	18.5



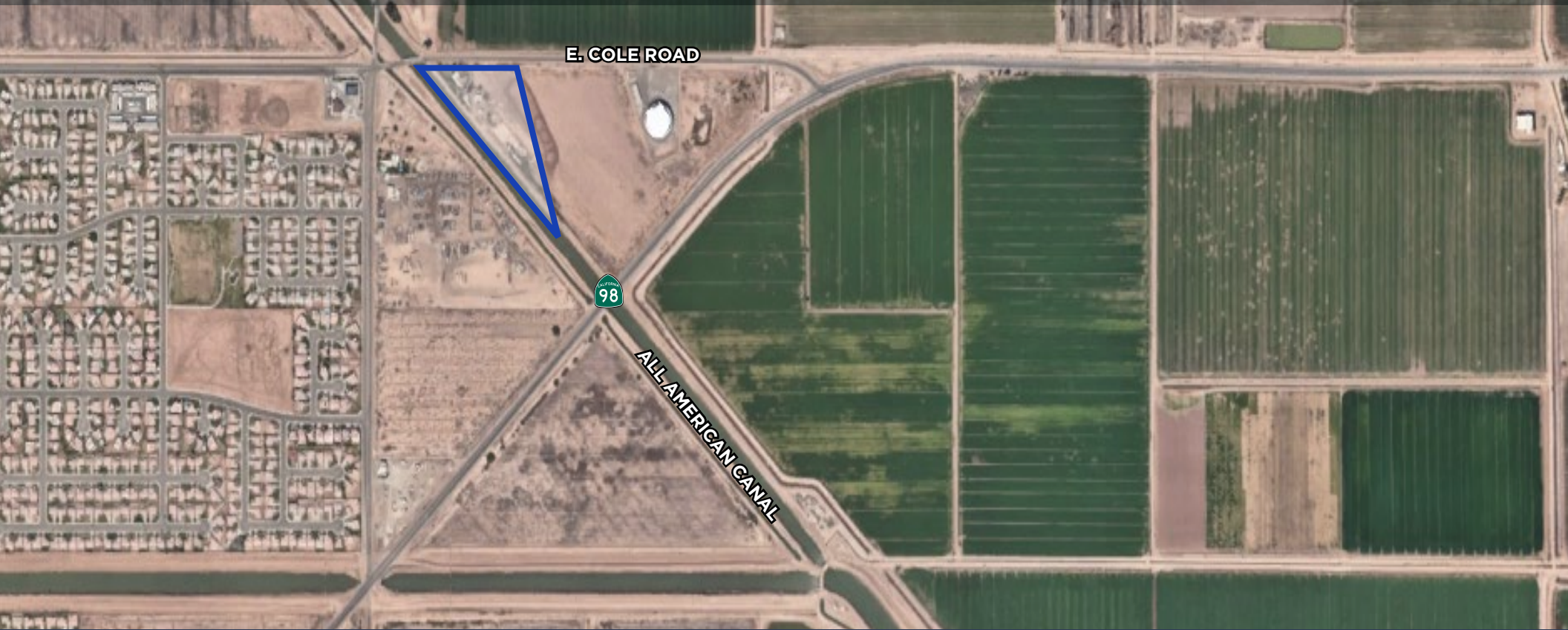
CORPORATE NEIGHBORS

Large scale industrial occupiers located in El Centro, Calexico, and Brawley.



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CONTACTS

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**CUSHMAN &
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