



LAND FOR SALE: 8 COMMERCIAL LOTS RANGE FROM 1.54 - 10.70 ACRES

Entitled uses include: Fuel/C-Store, Restaurants,
Coffee Shop, Hotel, Travel Center



MEXICALI
CAPITAL OF BAJA CALIFORNIA



SOLD

HOTEL

MAVERIK

COFFEE SHOP

RESTAURANT

RESTAURANT

RESTAURANT

RESTAURANT

FUEL

COMING SOON | 793,000 SF

CALEXICO GATEWAY CENTER - PHASE 2



IRE DEVELOPMENT
EST 1986



PROPERTY DETAILS

LOCATION

Calexico Gateway Center is located adjacent to CA State Route 7 and 98. The prime location has intersections at major thoroughfares of Maggio and Menvielle Road. The property is situated less than a mile from the Calexico East Port of Entry - one of the busiest border crossings in the United States, which guarantees a high volume of daily traffic and excellent visibility for any business established here.

UTILITIES AND INFRASTRUCTURE

Each lot has been fully graded and is construction-ready. All utilities, including water, sewer, electricity, phone and natural gas, have already been brought to site.

ENTITLEMENTS

The property has already received approval and entitlements for the development of each lot's intended use. Finalizing the development is only subject to design review and issuance of building permits.

SITE INFO AND MASTER PLAN

The commercial lots are adjacent to state-of-the-art industrial buildings with outstanding amenities for corporate tenants. Recently completed Phase 1, contains 355,000 SF, while Phase 2, which is slated to break ground soon, will consist of 793,000 SF.

TRAFFIC COUNTS



MENVILLE RD: ± 17,600 ADT
MAGGIO RD: ± 9,400 ADT
HIGHWAY 7: ± 9,600 ADT
HIGHWAY 98: ± 8,600 ADT

2025 BORDER DATA



PERSONAL VEHICLES: 2,740,861
PASSENGERS: 4,863,312
PEDESTRIANS: 580,993
TRUCKS: 446,835

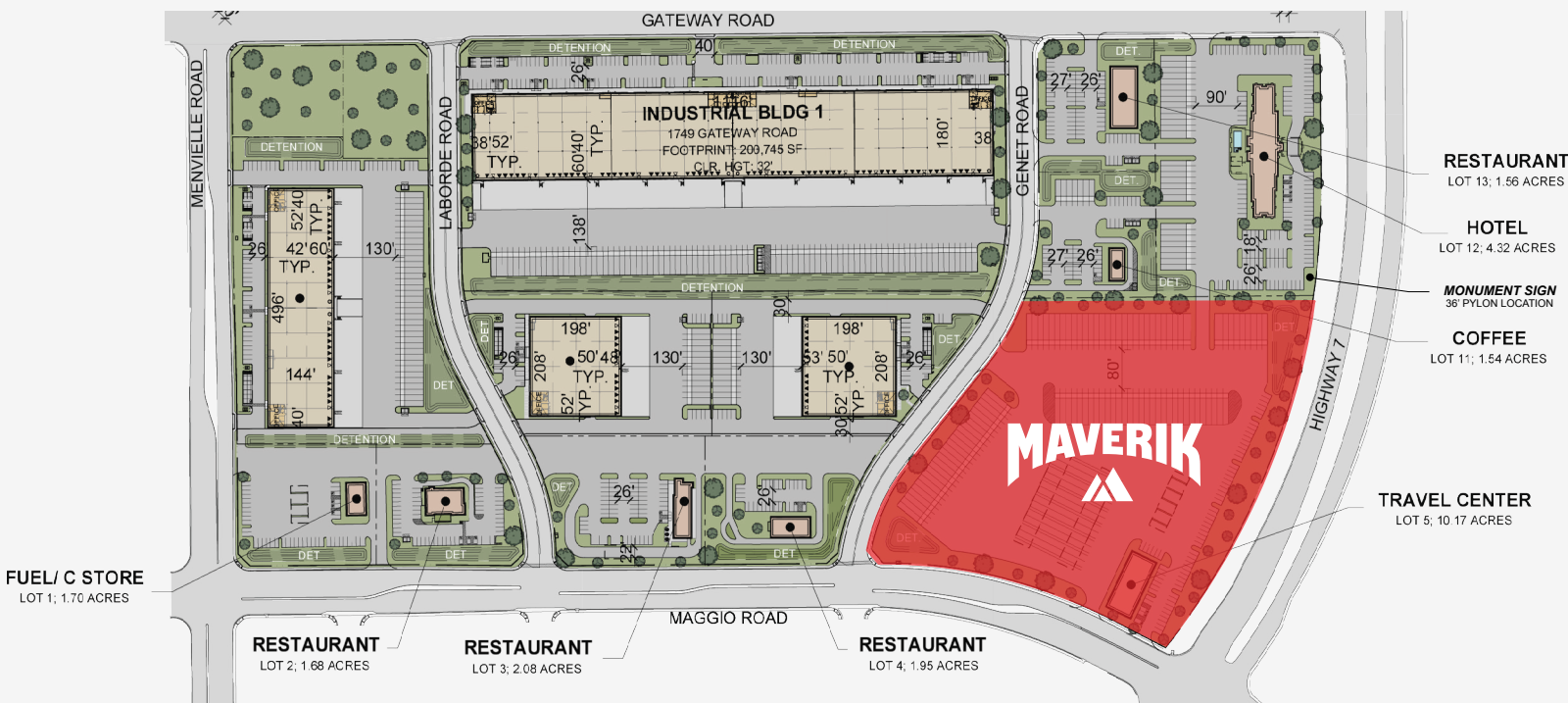
* BUREAU OF TRANSPORTATION STATISTICS (CALEXICO EAST PORT OF ENTRY)

CALEXICO GATEWAY CENTER - MASTER PLAN



LOT DETAILS AND PRICING

PHASE 1 - SITE PLAN

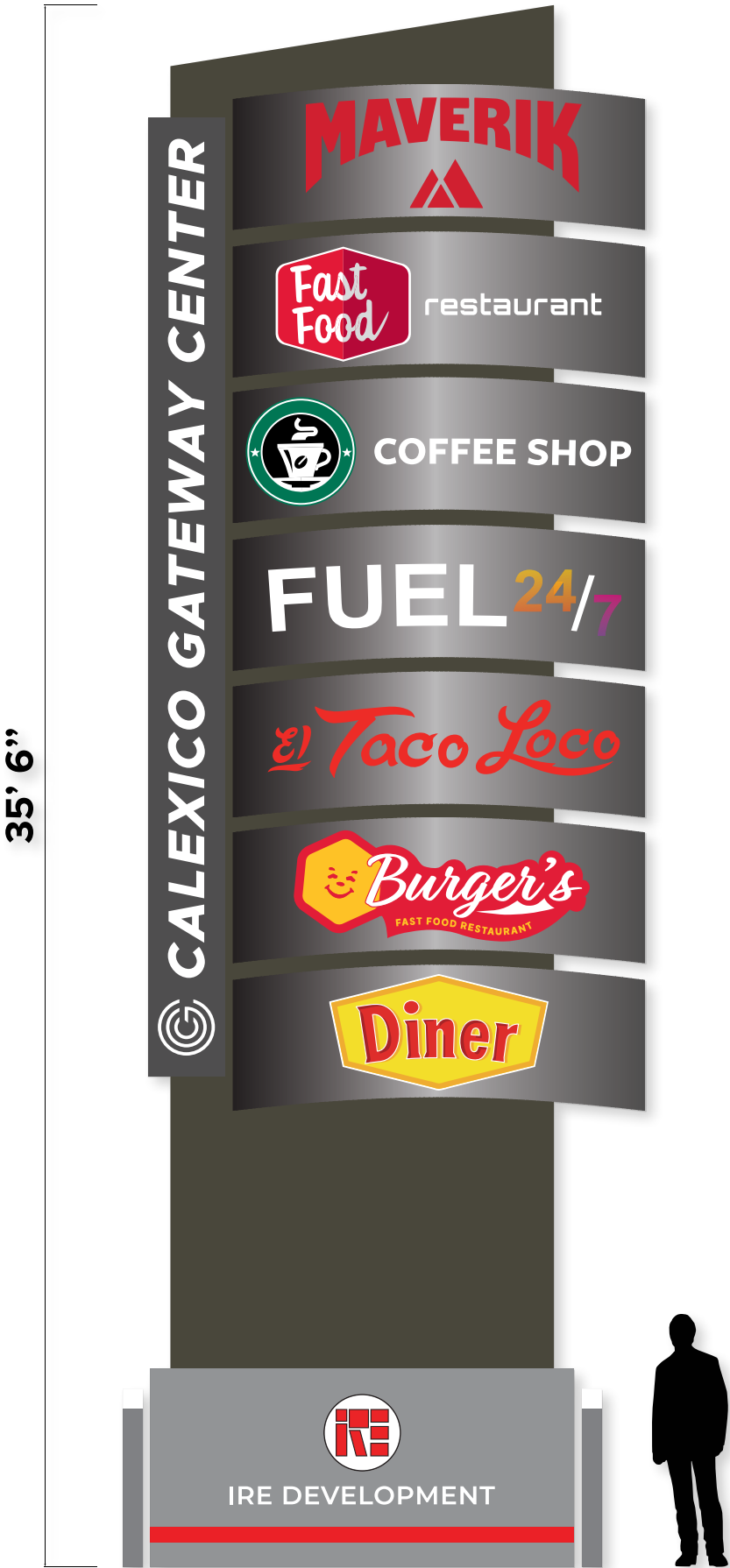


LOT #	SIZE	ENTITLED USE	LIST PRICE	STATUS
LOT 1	1.70 ACRES	FUEL/C-STORE	\$1,499,000	AVAILABLE
LOT 2	1.68 ACRES	RESTAURANT	\$1,350,000	AVAILABLE
LOT 3	2.08 ACRES	RESTAURANT	\$1,525,000	AVAILABLE
LOT 4	1.95 ACRES	RESTAURANT	\$1,545,000	AVAILABLE
LOT 5	10.70 ACRES	TRAVEL CENTER	\$6,500,000	SOLD
LOT 11	1.54 ACRES	COFFEE SHOP	\$1,299,000	AVAILABLE
LOT 12	4.32 ACRES	HOTEL	\$3,499,000	AVAILABLE
LOT 13	1.56 ACRES	RESTAURANT	\$1,299,000	AVAILABLE

CALEXICO GATEWAY CENTER

AERIAL RENDERINGS







IRE DEVELOPMENT
EST 1986



CALEXICO
GATEWAY CENTER



CALEXICO GATEWAY CENTER



IRE DEVELOPMENT

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