

FOR LEASE OR SALE

839 E COLE BLVD, CALEXICO, CA 92231



DISCLAIMER



839 E Cole Blvd
Calexico, CA 92231

Disclaimer Statement:

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, zoning, property condition, and other factors which should be evaluated by your tax, financial, legal, and other advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

No representation or recommendation is made by SVN | Vanguard as to the legal sufficiency or tax consequences of this document or the transaction to which it relates. These are questions for your attorney and/ or other advisors. In any real estate transaction, it is recommended that you consult with a professional such as an attorney, accountant, civil engineer, property inspector or other person, with experience in evaluating the transaction, and the legal documents prepared in connection therewith.

PROPERTY INFORMATION



- 839 E. Cole Blvd, Calexico, CA 92231
- Total Acreage: ± 5.10 AC
- Zoning: Commercial Highway (CH)
[Calexico Zoning Website](#)
- Jurisdiction: City of Calexico
- Close proximity to CA-98 from Bowker Rd. and E. Cole Blvd.
- ± 20 minutes driving distance from the US/Mexico border

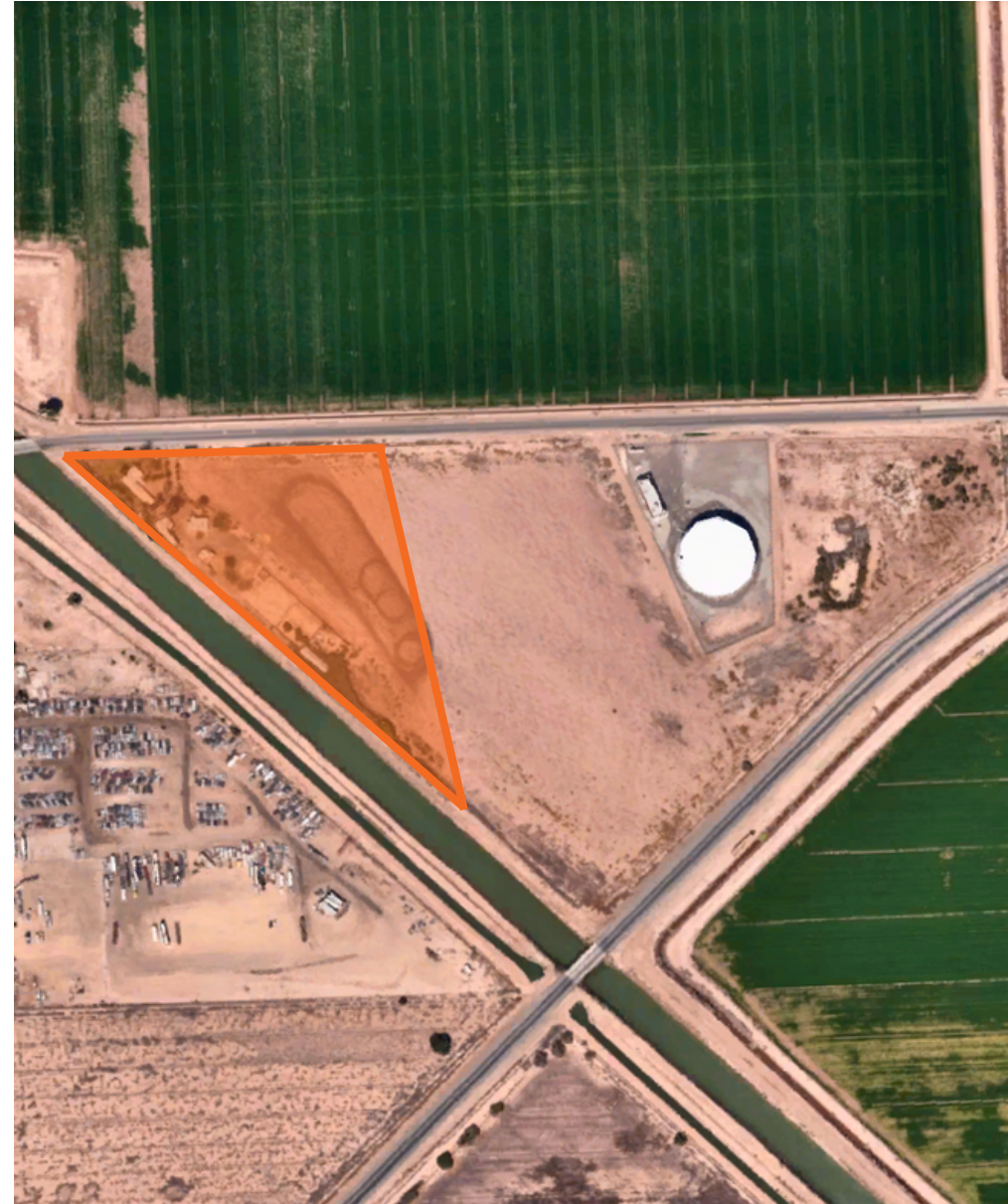
**For more information please contact our advisors*

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PARCEL VIEW





DEMOGRAPHICS



DEMOGRAPHICS OF CALEXICO

In 2021:

- population is approx. 39,000 people with a median age of 33.3 and median HH Income of \$47,390
- the average household size is 5.05 people
- 55.5% of all residents are native Calexico-born

**Sourced from the US Census Bureau*



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