

# 350 Unit Apartment Site - City of El Centro

3924 S. Dogwood Ave | El Centro, CA 92243

- Four parcels totaling approximately 14 acres
- Excellent location south of I-8
- Located in Opportunity Zone
- Zoned 25 du per acre
- Existing 3,400 SF home currently being rented for \$2,000 per month in rental income

Imperial  
Valley  
Mall



ASKING PRICE: \$1,875,000

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KIRKLAND'S  
**ROSS**  
Michaels  
Where Creativity Happens  
**Burlington Coat Factory**  
**BEST BUY**  
**STAPLES**  
**PETCO**  
Where the pets go.  
**five BELOW**

IMPERIAL VALLEY MALL  
**CINEMARK**  
★macy's JC Penney  
**Dillard's** **FOREVER 21**  
**SEARS**  
Good life. Great price.  
**HOLLISTER**  
and more...



aerial



aerial



aerial



aerial



location map

# property information

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## location:

The subject property is located at 3924 S. Dogwood Ave in El Centro, CA. It is less than one mile south of I-8, approximately 4 miles south of downtown El Centro, and approximately 8 miles north of the border.

## property profile:

The subject property consists of approximately 14 acres within the City of El Centro. The property was recently annexed into the City and now has a zoning and land use designation of multi-family residential. The subject property has potential for a 350-unit apartment building just north of the border.

## jurisdiction:

City of El Centro

## APN's & acreage:

054-390-089	→ 6.21 Acres
054-390-050	→ 1.94 Acres
054-390-051	→ 2.01 Acres
054-390-052	→ 3.83 Acres
TOTAL	→ 13.99 Acres

## zoning:

Multi-Family Residential (R3)

## general plan:

High-Medium Density Residential

## maximum density:

25 du/acre

## maximum height:

45'

## income:

Existing 3,400 SF home in good condition with \$2,000 per month in rental income.

## school district:

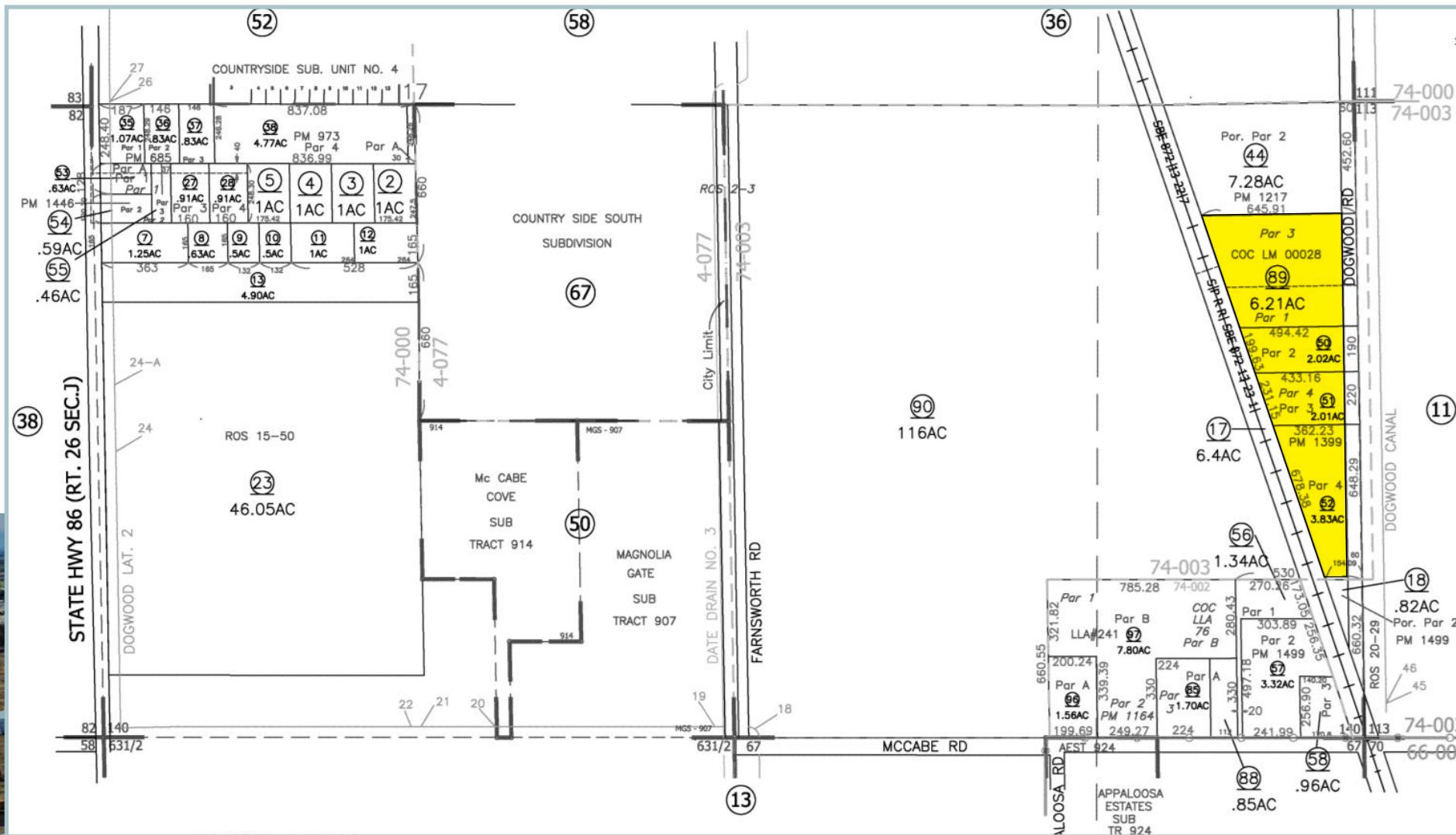
McCabe Union Elementary & Central Union High

## services:

Water/Sewer- City of El Centro  
Gas/Electric- SDG&E  
Police- El Centro Police Department  
Fire- El Centro Fire Department



# plat map



# comparable sales



**1993 W Main St**

**Project Size:** 5.50 AC

**Type:** Multifamily Development

**City:** El Centro

**Price:** \$1,200,000

**Sold Date** 12 Nov 2021



**4271 US Hwy 86**

**Project Size:** 10.0 AC

**Type:** Commercial Land

**City:** Potrero

**Price:** \$1,500,000

**Sold Date** 20 Jul 2021



**Highway 86**

**Project Size:** 8.95 AC

**Type:** Land

**City:** Brawley

**Price:** \$1,936,500

**Sold Date** 24 Feb 2021

# document links

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**CLICK TO VIEW DOCUMENT LINKS**

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[ANNEXATION TO THE CITY OF EL CENTRO](#)

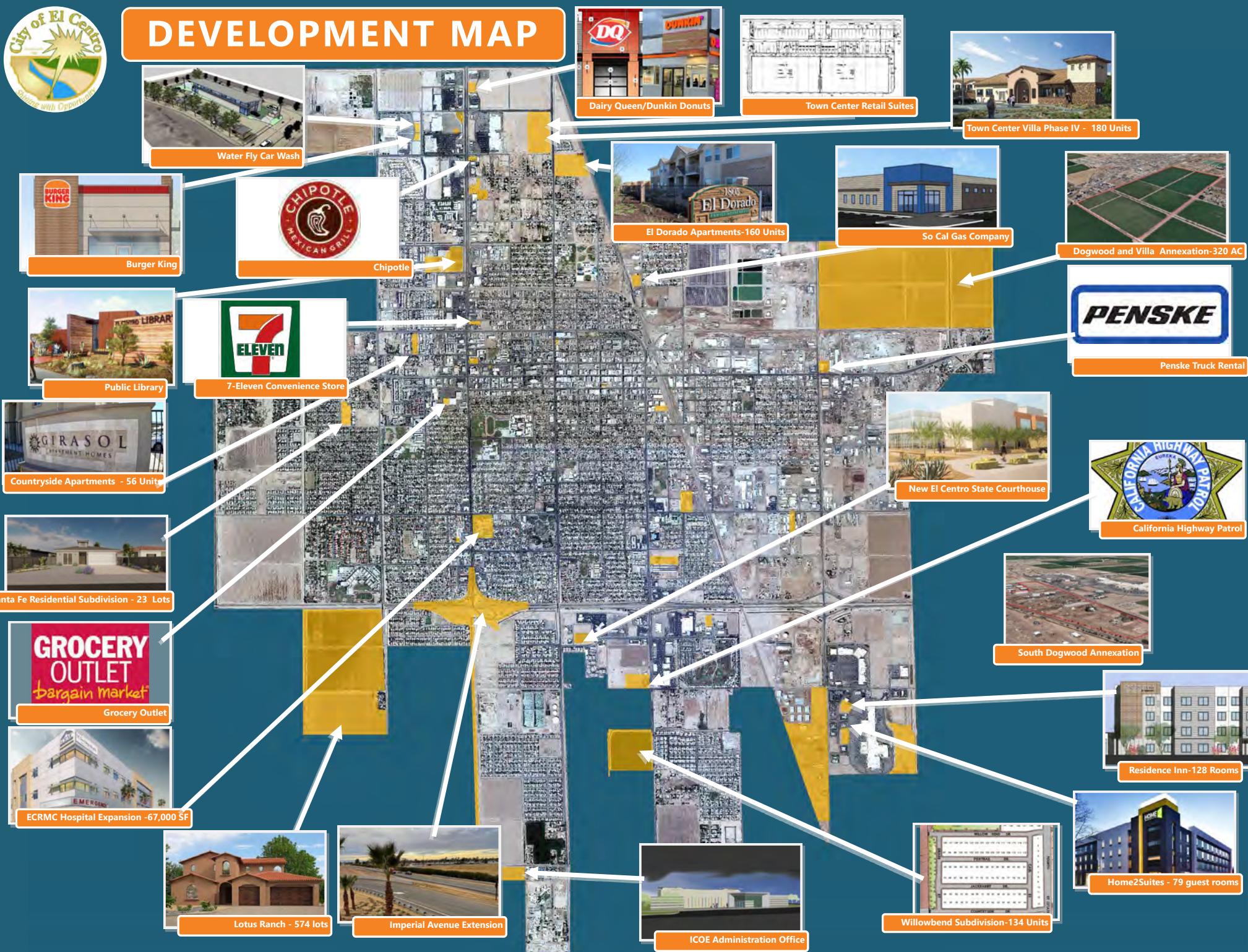
[CERTIFICATE OF COMPLETION](#)

[FINAL MITIGATED NEGATIVE DECLARATION](#)

[NOTICE OF BOUNDARY CHANGE](#)



# DEVELOPMENT MAP



# utility location map

September 2020



# McCabe Union Elementary School District

McCabe Union Elementary School District is a K-8 public school district located in El Centro, California. The district is dedicated to providing students with a high-quality education that prepares them for success in high school, college, and beyond. McCabe Union Elementary School District offers a range of programs and services to meet the diverse needs of its students, including special education services, English language learner programs, and gifted and talented education programs. The district is committed to creating a safe and supportive learning environment that promotes academic excellence, personal growth, and social responsibility. With a team of experienced and passionate educators, McCabe Union Elementary School District is committed to helping each student reach their full potential.

<https://www.muesd.net/>

# Central Union High School

Central Union High School is a public high school located in El Centro, California. Founded in 1902, Central Union High School is the oldest high school in Imperial County and serves students in grades 9-12. The school is committed to providing a comprehensive education that prepares students for college, career, and life beyond high school. Central Union High School offers a wide range of academic and extracurricular programs, including Advanced Placement courses, career technical education programs, performing and visual arts programs, athletics, and clubs. The school is proud of its diverse student body and is committed to creating a safe and inclusive learning environment for all students. With a dedicated and experienced faculty, Central Union High School is committed to helping each student achieve their academic and personal goals.

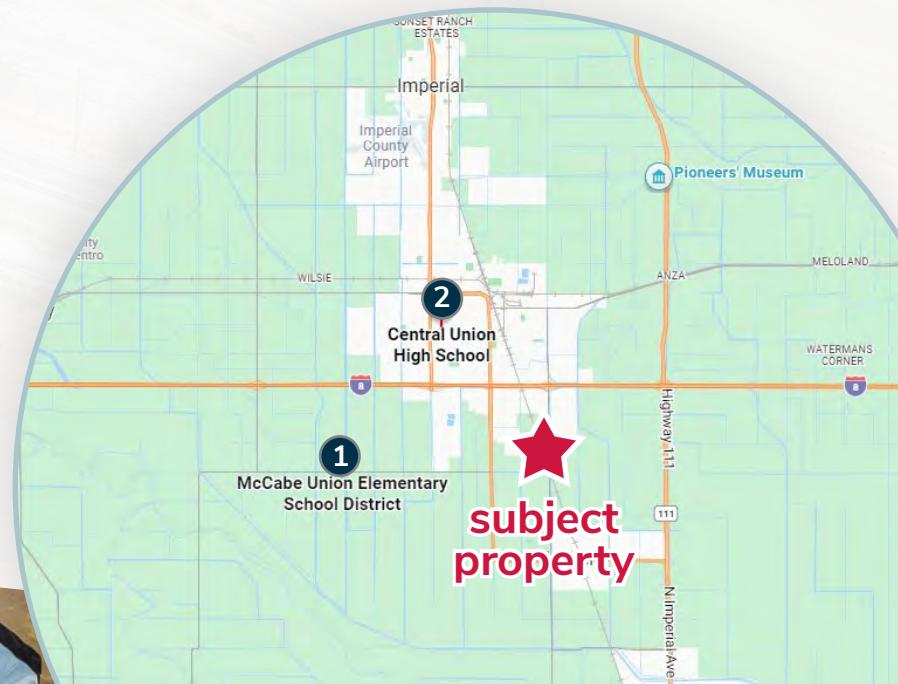
<https://www.spartansnet.net/>

## 1 McCabe Union Elementary

701 W McCabe Rd  
El Centro, CA 92243

## 2 Central Union High School

1001 Brighton Ave  
El Centro, CA 92243



# 2025 demographics

1 mile



population

1,903



estimated households

582



average household income

\$97,533



median household income

\$75,832



total employees

1,660

3 miles



population

35,433



estimated households

10,243



average household income

\$92,922



median household income

\$75,157



total employees

13,903

5 miles



population

59,417



estimated households

17,898



average household income

\$88,714



median household income

\$73,988



total employees

19,922

## LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

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