

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

S Dogwood Rd

ASKING PRICE: \$1,875,000

MATT WEAVER

760.448.2458

mweaver@lee-associates.com

DRE Lic# 01367183

AL APUZZO

760.448.2442

aapuzzo@lee-associates.com

DRE Lic# 01323215

ALEX BENTLEY

760.448.2492

abentley@lee-associates.com

CalDRE Lic #02062959



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES



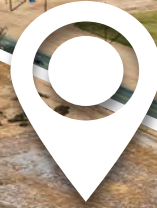
contents

- 3 aerals
 - 7 location map
 - 8 property information
 - 9 plat map
 - 10 comparable sales
 - 11 document links
 - 12 development map
 - 13 utility location map
 - 14 education
 - 15 demographics
-



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

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



S Dogwood Rd (12,431 CPD)



aerial

4

S Dogwood Rd (12,431 CPD)





054-390-089
6.21 AC

054-390-050
1.94 AC

054-390-051
2.01 AC

054-390-052
3.83 AC

S Dogwood Rd



aerial



1

IMPERIAL VALLEY MALL

CINEMARK

★ macy's JCPenney

Dillard's FOREVER 21

SEARS **HOLLISTER**

and more...

2

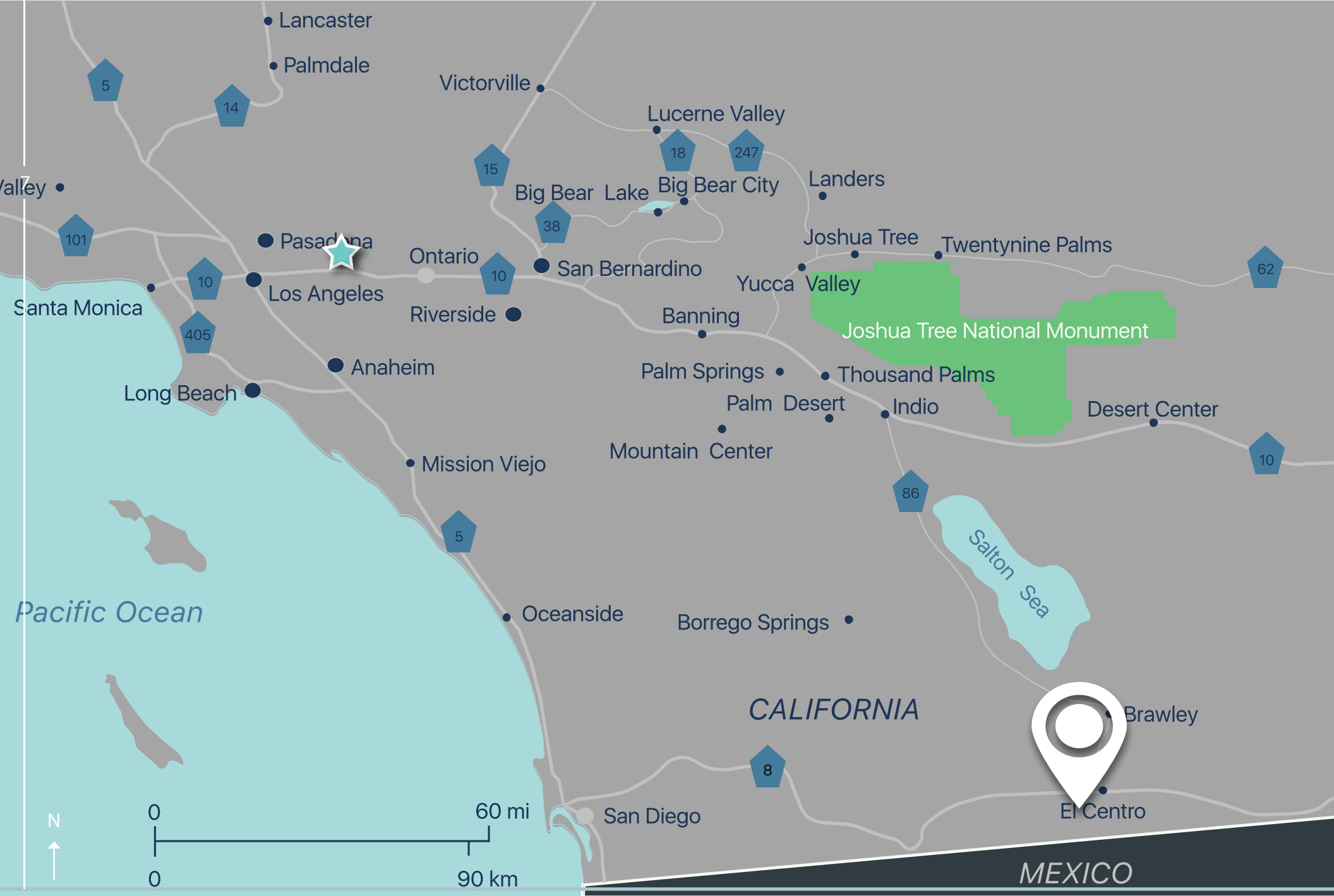
KIRKLAND'S **ROSS**

Michaels Where Creativity Happens

STAPLES

Burlington Coat Factory **PETCO**

BEST BUY **FIVE BELOW**



location map

property information

8

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

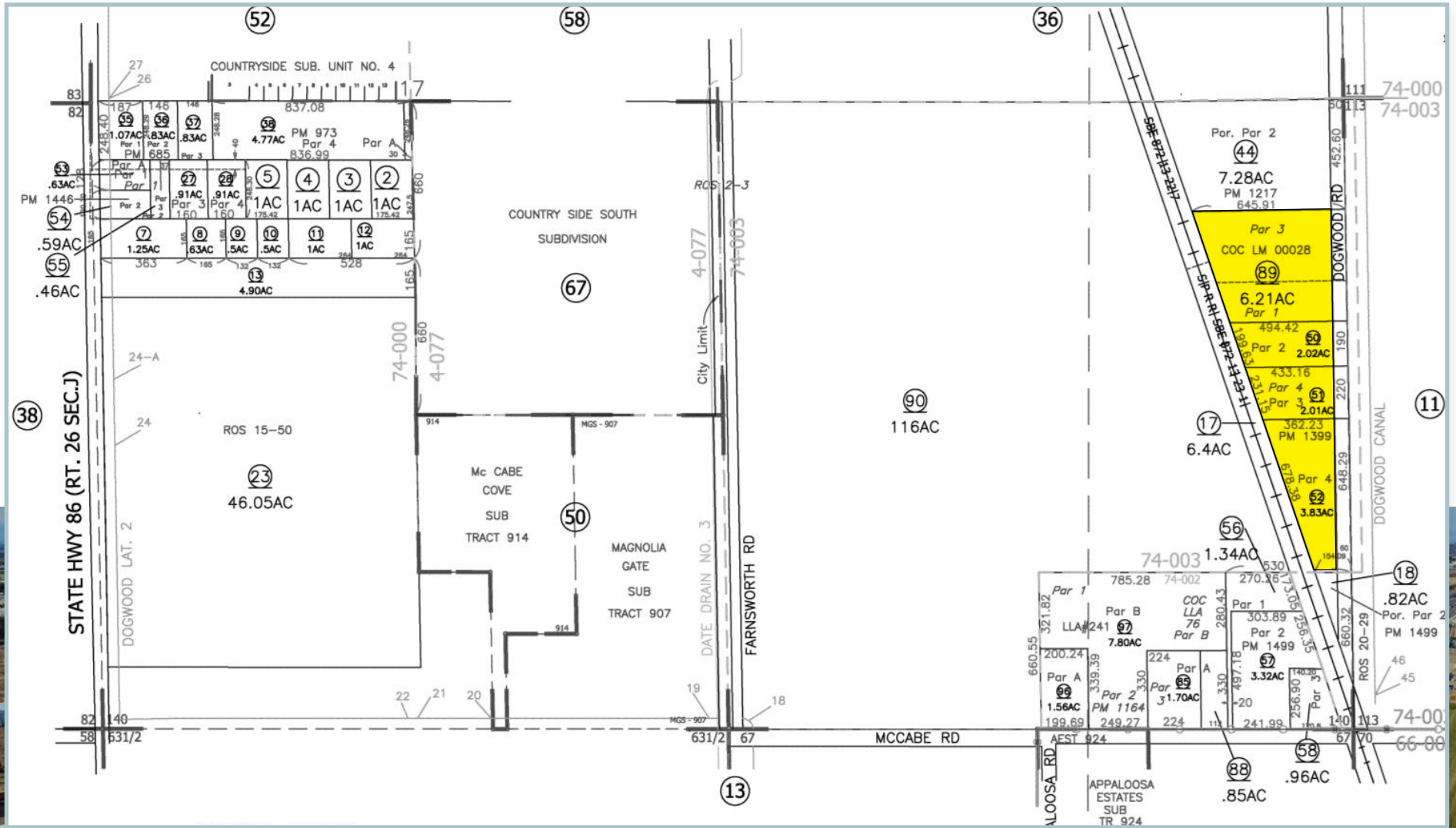
Police- El Centro Police Department

Fire- El Centro Fire Department



plat map

9



comparable sales

10



1993 W Main St

Project Size: 5.50 AC

Type: Multifamily Development

City: El Canto

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



CLICK TO VIEW DOCUMENT LINKS

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

[CERTIFICATE OF COMPLETION](#)

[FINAL MITIGATED NEGATIVE DECLARATION](#)

[NOTICE OF BOUNDARY CHANGE](#)





DEVELOPMENT MAP



Water Fly Car Wash



Dairy Queen/Dunkin Donuts



Town Center Retail Suites



Town Center Villa Phase IV - 180 Units



Burger King



Chipotle



El Dorado Apartments-160 Units



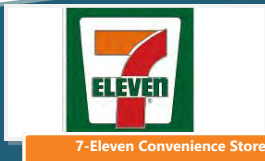
So Cal Gas Company



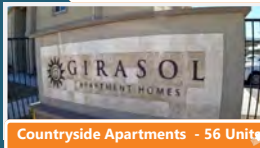
Dogwood and Villa Annexation-320 AC



Public Library



7-Eleven Convenience Store



Countryside Apartments - 56 Units



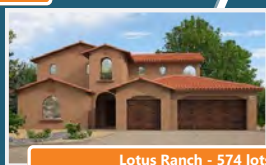
Santa Fe Residential Subdivision - 23 Lots



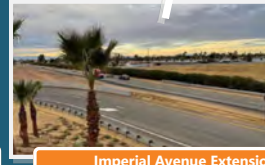
Grocery Outlet



ECRMC Hospital Expansion -67,000 SF



Lotus Ranch - 574 lots



Imperial Avenue Extension



ICOE Administration Office



Willowbend Subdivision-134 Units



Penske Truck Rental



California Highway Patrol



New El Centro State Courthouse



South Dogwood Annexation



Residence Inn-128 Rooms



Home2Suites - 79 guest rooms

utility location map

September 2020

13



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.

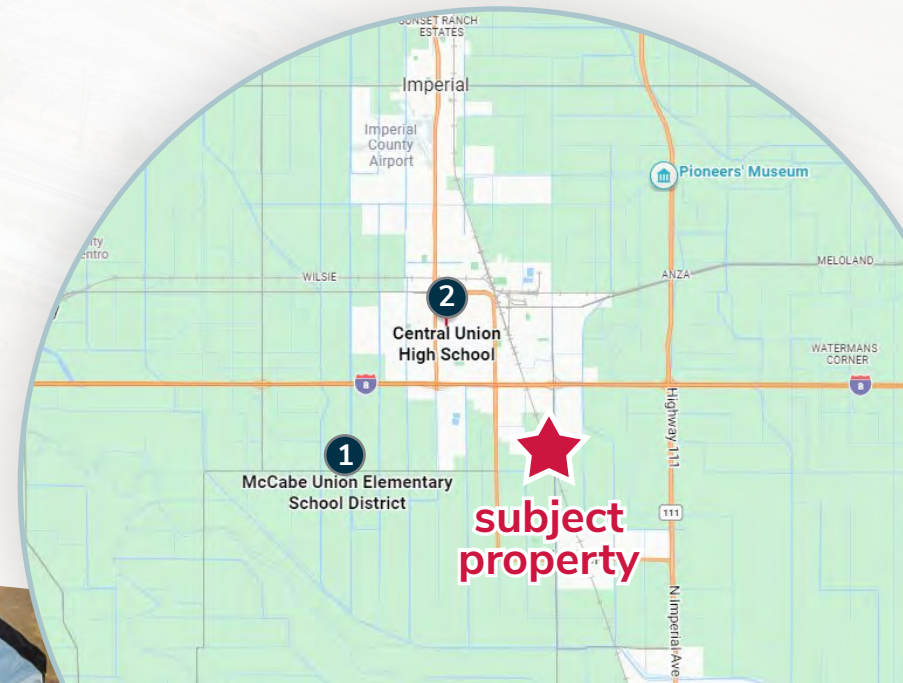
<https://www.spartansnet.net/>

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:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of real estate, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance or value of this property. The value of the property to you depends on factors that should be evaluated by you and your tax, financial, consultants and legal advisors. Buyer and Buyer's tax, financial, legal, consultants and all advisors should conduct a careful, independent investigation of any property to determine to your satisfaction the suitability of the property for your needs.

Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





for more information, please contact

MATT WEAVER

760.448.2458
mweaver@lee-associates.com
DRE Lic# 01367183

AL APUZZO

760.448.2442
aapuzzo@lee-associates.com
DRE Lic# 01323215

ALEX BENTLEY

760.448.2492
abentley@lee-associates.com
CaDRE Lic #02062959

Lee & Associates, Inc - North San Diego County 1902 Wright Place, Suite 180, Carlsbad, CA 92008 | T: 760.929.9700 F: 760.929.9977 | www.lee-associates.com/sandiegonth

