

FOR LEASE

📍 283 Main Street | Brawley, California 92227

Former Dollar Tree Space + Proposed Drive-Thru Pad Available



FORMER DOLLAR TREE

±16,197 SF Available

Frontage: 116'-4"

Depth: 138'-5"

Ideal for discount retail, supermarket, Hispanic grocer, and value-oriented retail.



PROPOSED DRIVE-THRU PAD

±1,841 SF

Excellent corner visibility

Ideal for drive-thru coffee, QSR, and quick-service concepts such as Starbucks-type users.

PROPERTY HIGHLIGHTS

- ✓ Main Street traffic count: ±23,000 ADT
- ✓ 162 parking spaces
- ✓ Pylon / monument signage opportunity
- ✓ Strong retail hub serving Brawley, Calipatria, Niland and Westmorland
- ✓ Co-tenancy with Premier Patient Care, Innercare, ACE Cash Express, and Little Caesars



	1 Mile	3 Miles
Population	17,600	27,800
Average HH Income	\$60,500	\$57,800



FOR MORE INFORMATION,
PLEASE CONTACT:

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Site Plan & Leasing Opportunities



LEASING OPPORTUNITIES

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 **PROPOSED DRIVE-THRU PAD**
±1,841 SF
Ideal for coffee, QSR, and drive-thru concepts.

WHY THIS LOCATION

- ✓ Signalized corner location
- ✓ Strong frontage along Main Street
- ✓ Established neighborhood retail center
- ✓ Convenient access and parking
- ✓ Opportunity for anchor box and drive-thru tenancy

AREA RETAIL CONTEXT



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