

191 Unit Apartment Site- City of El Centro

1431 Dogwood Rd | El Centro, CA 92243

- Four parcels totaling approximately 14 acres
- Excellent location south of I-8
- Located in Opportunity Zone
- Property was recently annexed into the City of El Centro and is zoned for multi-family
- Existing 3,400 SF home currently being rented for \$2,000 per month in rental income

ASKING PRICE: \$1,999,000

Imperial
Valley
Mall

S Dogwood Rd

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



contents

- 3** aerials
 - 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

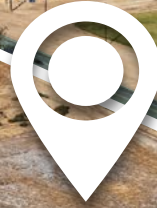
CINEMARK

★ macy's JCPenney

Dillard's FOREVER 21

SEARS **HOLLISTER**
Good life. Great price.

and more...



S Dogwood Rd (12,431 CPD)



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





1

IMPERIAL VALLEY MALL

CINEMARK

★ macy's JCPenney

Dillard's FOREVER 21

SEARS HOLLISTER
Great life. Great value.

and more...

2

KIRKLAND'S **ROSS**

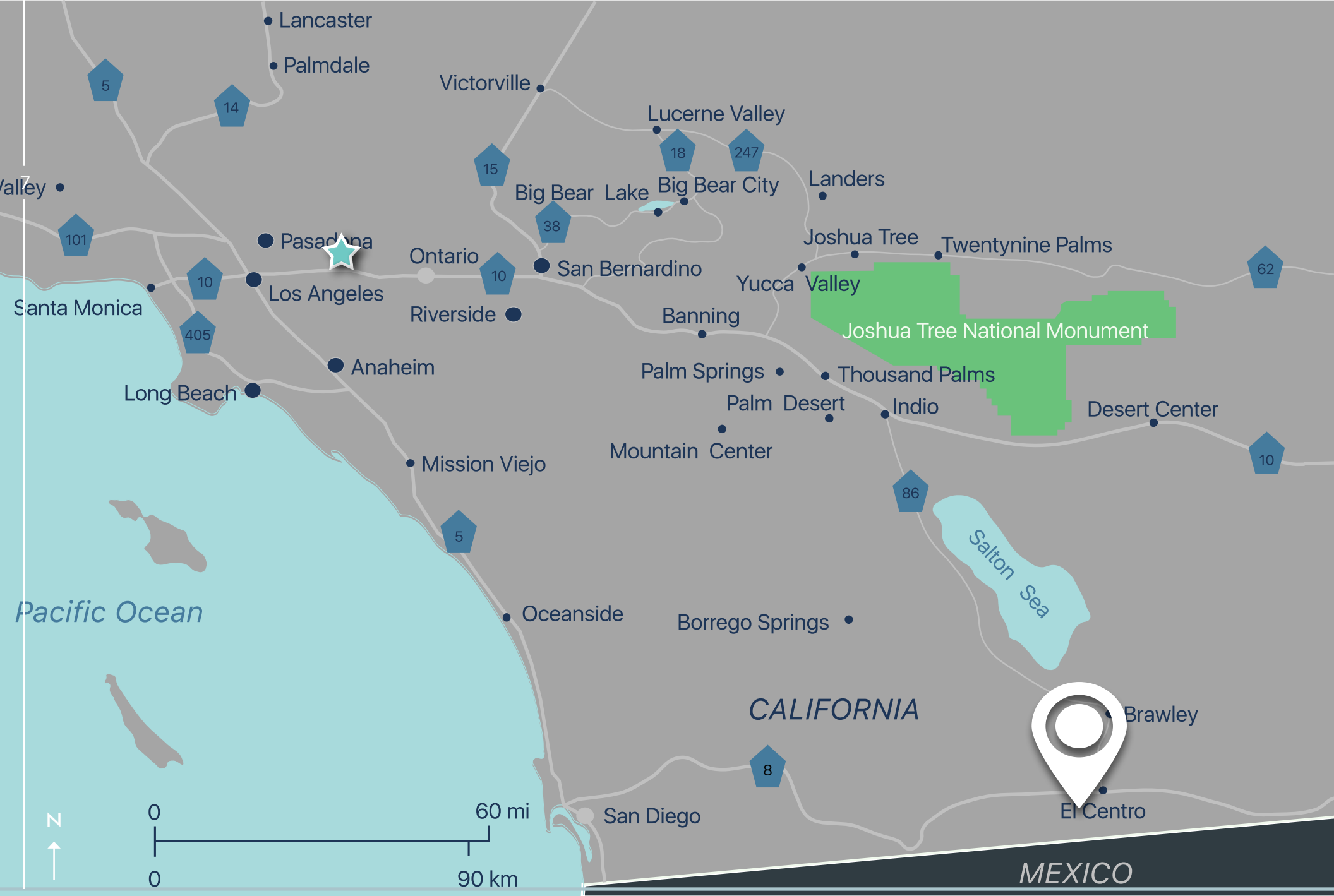
Michaels
Where Creativity Happens

STAPLES

Burlington Coat Factory
Where the pets go.

PETCO

BEST BUY **five BELOW**



location map

property information

8

location:

The subject property is located at 1431 Dogwood Rd 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 191-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

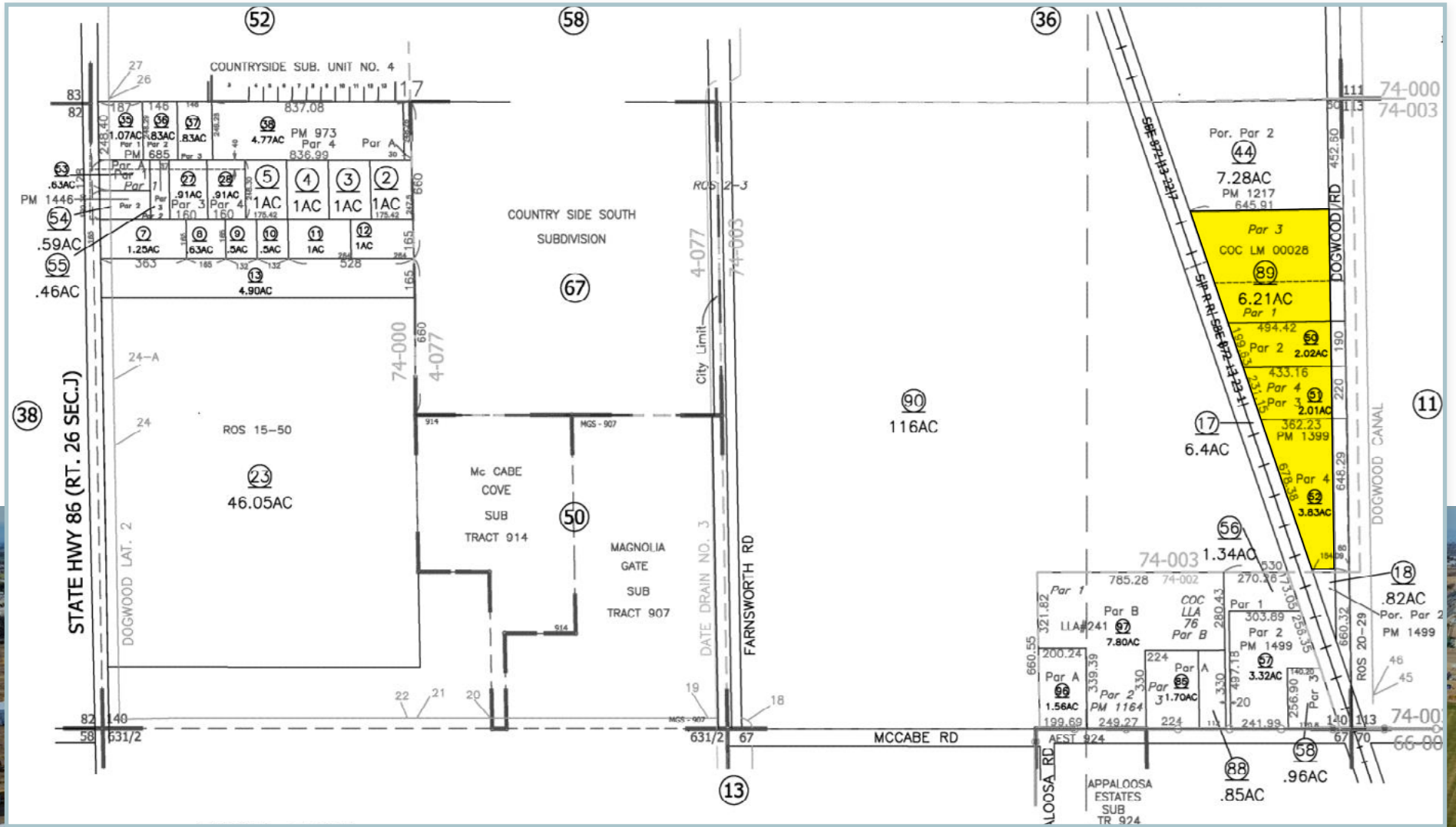
Police- El Centro Police Department

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](#)





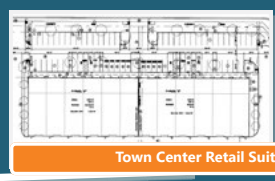
DEVELOPMENT MAP



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



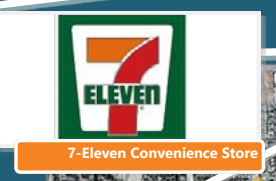
So Cal Gas Company



Dogwood and Villa Annexation-320 AC



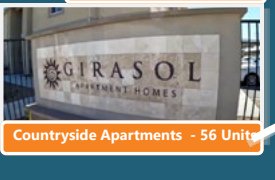
Public Library



7-Eleven Convenience Store



Penske Truck Rental



Countryside Apartments - 56 Units



New El Centro State Courthouse



California Highway Patrol



Santa Fe Residential Subdivision - 23 Lots



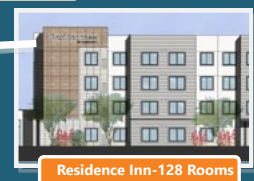
Grocery Outlet



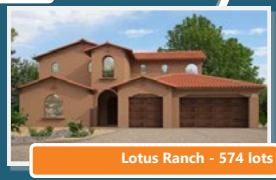
South Dogwood Annexation



ECRMC Hospital Expansion - 67,000 SF



Residence Inn-128 Rooms



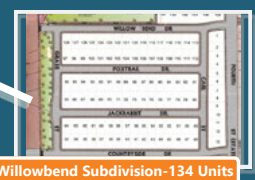
Lotus Ranch - 574 lots



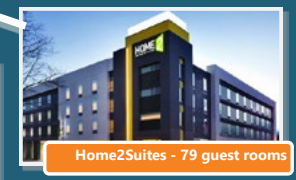
Imperial Avenue Extension



ICOE Administration Office



Willowbend Subdivision-134 Units



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.

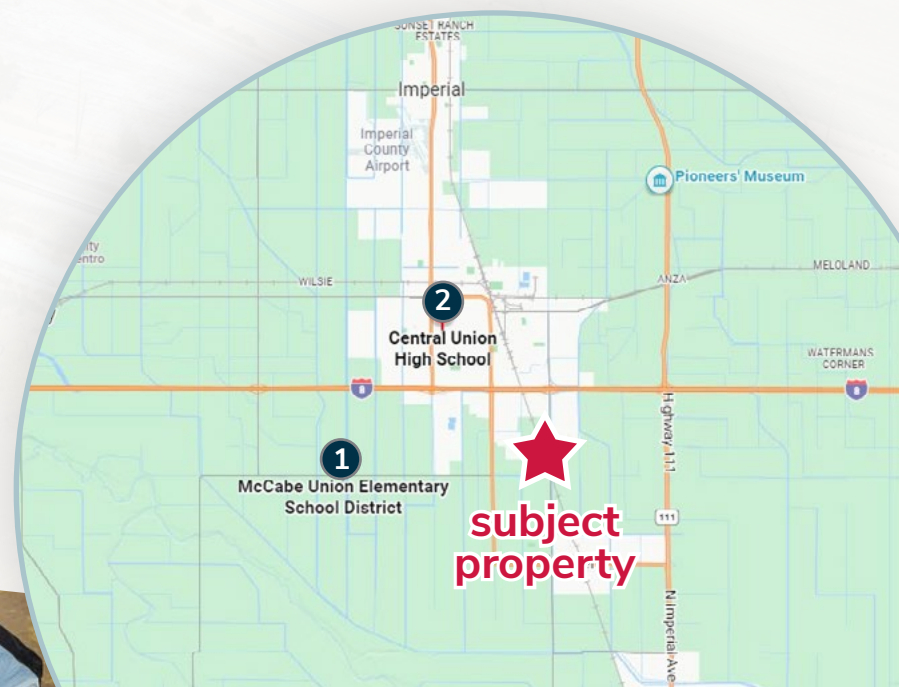
<https://www.spartansnet.net/>

1 McCabe Union Elementary

701 W Mccabe Rd
El Centro, CA 92243

2 Central Union High School

1001 Brighton Ave
El Cantro, CA 92243



2023 demographics

1 mile



population
2,076



estimated households
762



average household income
\$116,820



median household income
\$86,354



total employees
1,645

3 miles



population
33,443



estimated households
9,850



average household income
\$85,002



median household income
\$70,918



total employees
13,541

5 miles



population
58,017



estimated households
17,261



average household income
\$81,471



median household income
\$70,901



total employees
19,237

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
CalDRE 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

