

CENTRAL LOCATION ON HIGHLY TRAFFICKED MAIN THOROUGHFARE

Retail Space for Sublease

KENNEDY WILSON

BROKERAGE

182 W. Main Street | Brawley, CA 92227

A photograph of a single-story commercial building with a dark green metal roof and white walls. A sign above the entrance reads "YOUR NAME HERE" in red, bubbly letters. The building has large glass windows and a glass door. A white car is visible through the windows. The building is situated on a paved lot with parking spaces. The sky is clear and blue.

YOUR NAME HERE

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AVAILABLE

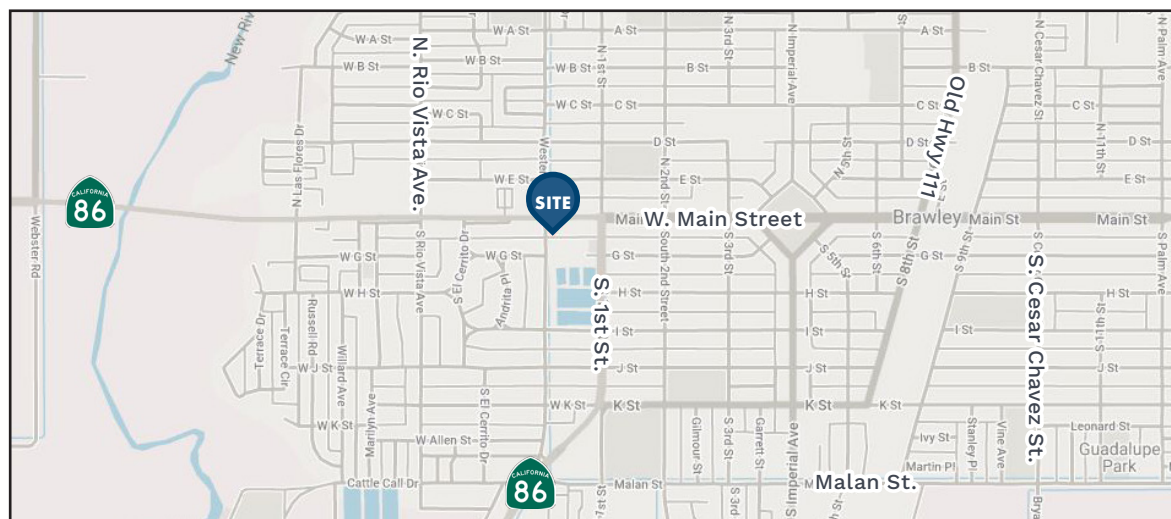
Size: ±2,400 SF
Rent: \$1.20 PSF/Mo., NNN

Initial Lease
Term Through: July 31, 2031

PROPERTY HIGHLIGHTS

- Vacant retail space located directly next to a 7-Eleven on the highly trafficked intersection of W. Main Street and Western Avenue
- Strong traffic counts with 17,200 CPD
- Subject property is less than 15 minutes to El Centro
- Synergistic location near many national retailers such as Walmart Supercenter, Dollar Tree, Taco Bell, O'Reilly Auto Parts, USPS, Ace Hardware and Travel Inn

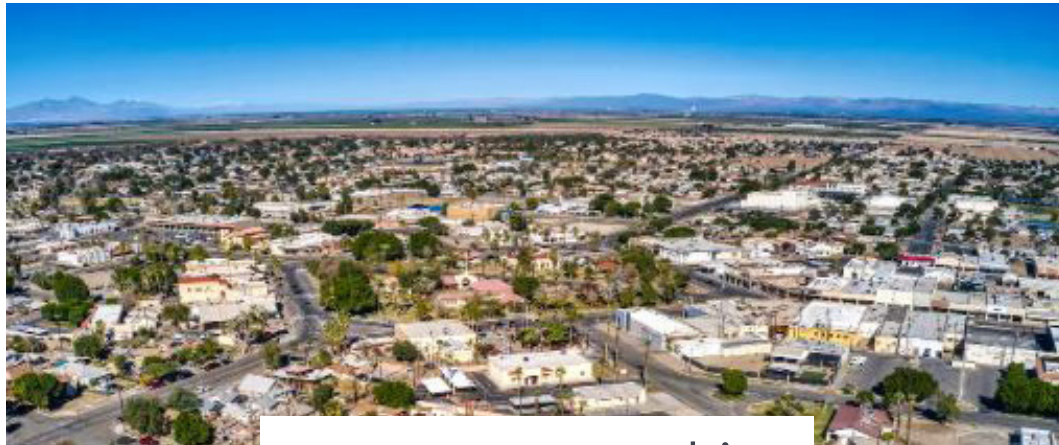
Prospective tenants are hereby advised that all uses are subject to City approval



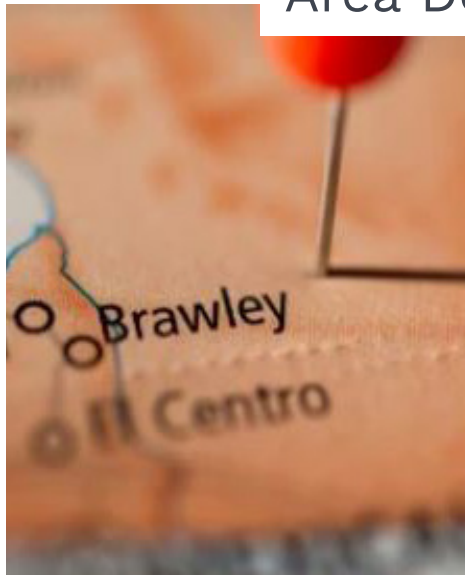
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Area Demographics



| | 1 Mile | 2 Mile | 5 Miles |
|--|-----------------|-----------------|-----------------|
| POPULATION | | | |
| 2023 Estimated Population | 14,095 | 26,771 | 27,416 |
| 2028 Projected Population | 14,072 | 26,828 | 27,437 |
| 2010 Census Population | 13,528 | 25,155 | 25,958 |
| Projected Annual Growth 2023 to 2028 | -0.16% | 0.21% | 0.08% |
| Historical Annual Growth 2010 to 2023 | 4.19% | 6.42% | 5.62% |
| 2023 Median Age | 32.5 | 31.4 | 31.6 |
| HOUSEHOLDS | | | |
| 2023 Estimated Households | 4,438 | 8,156 | 8,371 |
| 2028 Projected Households | 4,426 | 8,162 | 8,368 |
| 2010 Census Households | 4,261 | 7,678 | 7,940 |
| Projected Annual Growth 2023 to 2028 | -0.27% | 0.07% | -0.04% |
| Historical Annual Growth 2010 to 2023 | 4.15% | 6.23% | 5.43% |
| RACE & ETHNICITY | | | |
| 2023 Estimated White | 91.0% | 91.5% | 91.5% |
| 2023 Estimated Black or African American | 2.53% | 2.56% | 2.52% |
| 2023 Estimated Asian or Pacific Islander | 2.48% | 2.09% | 2.09% |
| 2023 Estimated American Indian or Native Alaskan | 1.99% | 1.95% | 1.95% |
| 2023 Estimated Other Races | 1.72% | 1.61% | 1.60% |
| 2023 Estimated Hispanic | 81.8% | 86.3% | 86.0% |
| INCOME | | | |
| 2023 Estimated Average Household Income | \$72,109 | \$63,123 | \$63,836 |
| 2023 Estimated Median Household Income | \$55,751 | \$49,191 | \$49,627 |
| EDUCATION | | | |
| 2023 Estimated High School Graduate | 22.9% | 22.5% | 22.6% |
| 2023 Estimated Some College | 35.8% | 33.5% | 33.6% |
| 2023 Estimated Associates Degree Only | 5.23% | 5.71% | 5.63% |
| 2023 Estimated Bachelors Degree Only | 10.6% | 9.38% | 9.43% |
| 2023 Estimated Graduate Degree | 3.13% | 2.86% | 2.92% |

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