



FOR SALE | FORMER GOLDEN CORRAL ON LARGE LOT

2018 N IMPERIAL AVE

OFFERING MEMORANDUM | EL CENTRO, CA 92243

EXCLUSIVELY LISTED BY

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EL CENTRO FIRE DEPARTMENT
ADMINISTRATION

COSTCO
WHOLESALE

Walmart
Save money. Live better.

PETSMART

ALDI

ROSS
DRESS FOR LESS

DISCOUNT
TIRE

SUBJECT
PROPERTY

COTTONWOOD DR



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This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.



EXECUTIVE SUMMARY

Kidder Mathews is pleased to present this rare purchase opportunity in El Centro, CA.

THE OFFERING

Fantastic opportunity located in the heart of El Centro along the main well-established retail corridor on N Imperial Ave with over 22,000 VPD. Property sits right in the middle of a dense retail hub surrounded by national anchor stores including Costco Wholesale, Lowes Home Improvement, Walmart, Target, 99 Cent Stores, Ross and Food for Less, as well as Coldstone Creamery, Starbucks, Jack-in-the-Box, Wendys, Sonic, PetSmart, Aldi, Harbor

Freight, Planet Fitness, UPS Store and Verizon Wireless. This former Golden Corral restaurant has a 7800 SF building sitting on a 34,412 SF lot, with approximately 145 feet of frontage on N Imperial Ave and 50 parking spaces. This 2nd generation restaurant space would be perfect for a new restaurant concept, as well as many other uses.





 TRAFFIC COUNT
±22,217 CARS/DAY

N IMPERIAL AVE



SUBJECT PROPERTY



COTTONWOOD DR

 TRAFFIC COUNT
±7,877 CARS/DAY

PROPERTY OVERVIEW



PROPERTY SUMMARY

Address	2018 N Imperial Ave El Centro, CA 92243
Parcel #	064-450-048-000
Tenancy	Vacant
List Price	\$2,180,000
Asking Rent	\$1.95/SF/Month NNN
Net Rentable Area*	±7,800 SF
Lot Size	±34,412 SF Lot (±0.79 Acres)
Year Built	2003
Parking	50 Spaces
Zoning	CH
Permitted Uses	Contact Ryan or the city to discuss
Features	Located in High Traffic Commercial Corridor, Large lot with ample parking and approx- imately 145ft of frontage on N Imperial Ave, National Tenant Synergy with property sur- rounded by Costco, Ross, Target, Lowe's and Walmart

*MEASUREMENTS ARE MEANT TO BE APPROXIMATE ONLY. NO WARRANTY IS MADE AS TO THEIR ACCURACY AND BUYER TO DO THEIR OWN INVESTIGATION.



PROPERTY HIGHLIGHTS

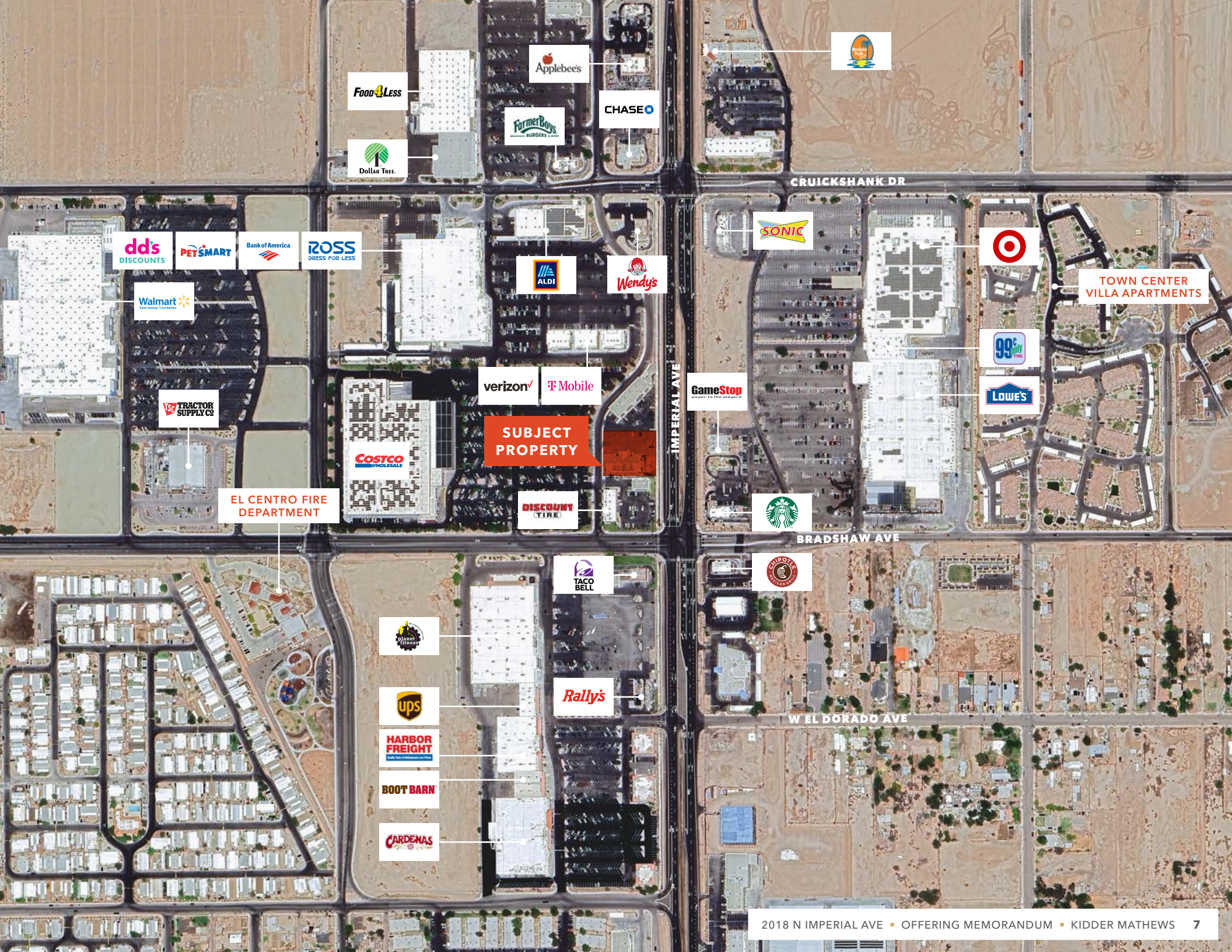
CENTRALLY LOCATED along El Centro's main retail corridor with approximately 145 ft of frontage on N Imperial Ave and positioned just off of a signalized intersection exposed to $\pm 30,000$ vehicles per day

SURROUNDED BY NATIONAL RETAILERS - Costco Wholesale, Lowes Home Improvement, Walmart, Target, 99 Cent Stores, Ross, Food for Less, Coldstone Creamery, Starbucks, Jack-in-the-Box, Wendys, Sonic, PetSmart, Aldi, Harbor Freight, Planet Fitness, UPS Store and Verizon Wireless

SECOND GENERATION RESTAURANT PROPERTY will be delivered vacant, but was built out for Golden Corral

LARGE LOT with Ample Parking and Excellent Signage





Food 4 Less

Applebee's

CHASE

Former Boys
BURGERS

Dollar Tree

SONIC

CRUICKSHANK DR

dd's
DISCOUNTS

PETSMART

Bank of America

ROSS
DRESS FOR LESS

ALDI

Wendy's

TARGET

TOWN CENTER
VILLA APARTMENTS

Walmart
Save money. Live better.

TRACTOR
SUPPLY CO.

verizon

T-Mobile

GameStop
POWER TO THE PLAYERS

99c
Only

LOWE'S

SUBJECT
PROPERTY

COSTCO
WHOLESALE

DISCOUNT
TIRE

Starbucks

BRADSHAW AVE

EL CENTRO FIRE
DEPARTMENT

TACO
BELL

CHIPOTLE
BORN TO BOLD

Planet
Fitness

ups

Rally's

W EL DORADO AVE

HARBOR
FREIGHT
Tools, Taps & Hardware for Pros

BOOT BARN

CARDENAS

IMPERIAL COUNTY AIRPORT

IMPERIAL



NISSAN



SUBJECT PROPERTY



VONS

EL CENTRO



WILSIE



CENTRAL UNION HIGH SCHOOL & CENTRAL UNION VIRTUAL ACADEMY



WILSON JUNIOR HIGH SCHOOL

SOUTHWEST HIGH SCHOOL



EL CENTRO REGIONAL MEDICAL CENTER

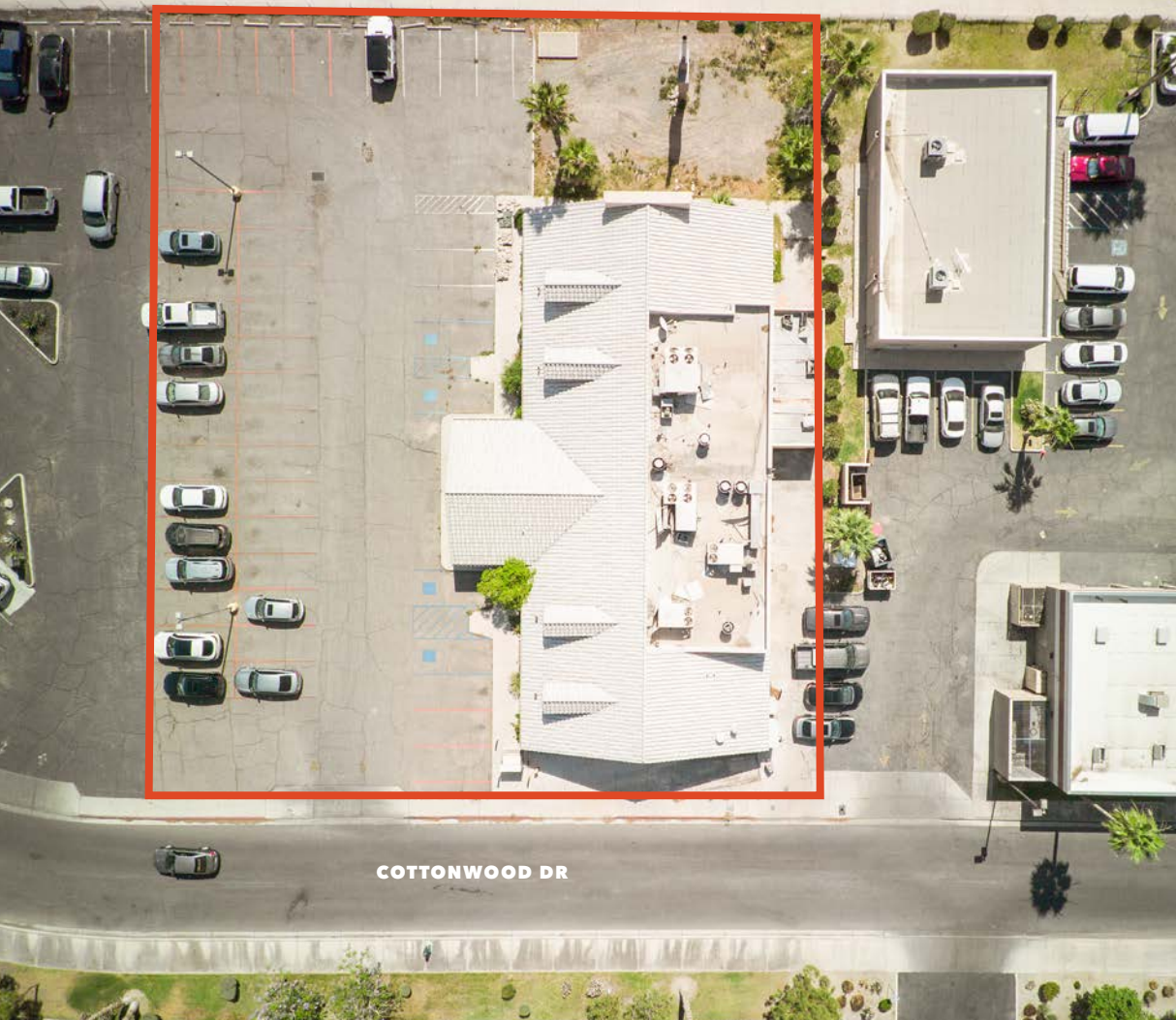


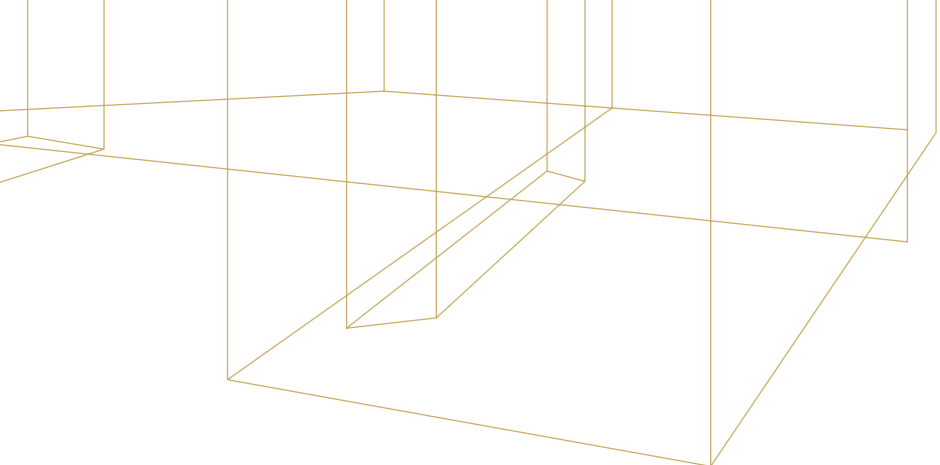
BROKEN SPOKE COUNTRY CLUB



IMPERIAL VALLEY MALL







EL CENTRO, CA

El Centro is the largest city in the Imperial Valley, the east anchor of the Southern California Border Region, and the core urban area and principal city of the El Centro metropolitan area which encompasses all of Imperial County.

El Centro is surrounded by thousands of acres of farmland that has transformed the desert into one of the most productive farming regions in California. Agriculture is the largest industry in Imperial County and accounts for 48% of all employment. Being the commercial center of Imperial County, fifty percent of the jobs in the El Centro come from the service and retail sector.

The city, located in southeastern California, is 113 miles from San Diego and less than 20 miles from the Mexican city of Mexicali.

The nearby Algodones Dunes, the largest dune field in the US, draws thousands of visitors each year, mainly for off-road driving.

A recent growth in the interest of Imperial County as a filming location, has spurred growth in servicing this industry. Due to its desert environment and proximity to Los Angeles, California, movies are sometimes filmed in the sand dunes outside the agricultural portions of the Imperial County. These have included Return of the Jedi, Stargate, The Scorpion King, Jarhead, Into the Wild, and American Sniper.

SOURCE:
[HTTPS://EN.WIKIPEDIA.ORG/WIKI/EL_CENTRO,_CALIFORNIA](https://en.wikipedia.org/wiki/El_Centro,_California)

MARKET OVERVIEW

69,837

POPULATION
WITHIN A 5 MILE RADIUS

22,040

TOTAL HOUSEHOLDS
WITHIN A 5 MILE RADIUS

\$76,522

TOTAL AVERAGE HOUSEHOLD
INCOME WITHIN A 5 MILE RADIUS



DEMOGRAPHICS

POPULATION	1 Mile	3 Mile	5 Mile
2023 Estimated Population	8,920	58,091	69,837
2028 Projected Population	8,724	57,440	69,212
2010 Census	7,635	51,400	63,104

2023 POPULATION BY RACE

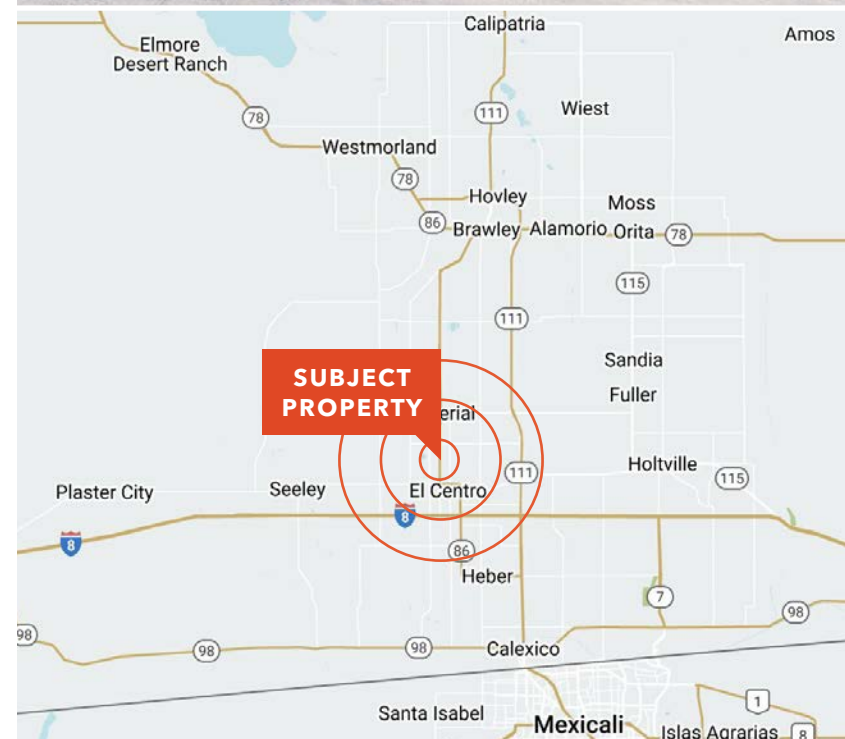
White	26.8%	28.1%	28.1%
Black	2.9%	3.0%	3.0%
Am. Indian	1.6%	1.8%	1.8%
Asian	1.7%	2.0%	2.3%
Hawaiian & Pacific Island	-	-	-
Hispanic Origin	90.6%	88.5%	87.9%

HOUSEHOLD

2023 Estimated Households	2,793	18,466	22,040
2028 Projection	2,669	17,834	21,333
2010 Census	2,237	15,830	19,202
Growth 2023-2028	-0.9%	-0.7%	-0.6%
2023 Avg Household Income	\$49,041	\$74,033	\$76,522
2023 Median Household Income	\$53,866	\$69,883	\$71,656



SALTON SEA, CALIFORNIA, USA



KIDDER MATHEWS OVERVIEW

We know the West Coast. In fact, we're its largest independent commercial real estate firm. Our team boasts over 900 local market specialists and top-producing professionals—serving out of 20 offices across five states. The expertise of each local office is reinforced by the relationships, intelligence, and experience of our entire firm.

WE DON'T JUST KNOW THE MARKET, WE DRIVE IT

It's no secret that having a team deeply embedded in your market gives you the edge. Our professionals deliver insights that go beyond data and identify

unexpected avenues for growth. This ensures our clients are armed to capitalize on market trends in the most competitive real estate markets in the West.

We offer a complete range of brokerage, appraisal, property management, consulting, project and construction management, and debt and equity finance services for all property types, giving our clients the competitive edge they need.



COMMERCIAL BROKERAGE

\$12B

ANNUAL TRANSACTION VOLUME

500

NO. OF BROKERS

VALUATION ADVISORY

2,600+ ASSIGNMENTS ANNUALLY

46/23

TOTAL NO. OF APPRAISERS / MAIS

ASSET SERVICES

53M

SF UNDER MANAGEMENT

AWARD-WINNING SERVICES

PSBJ Largest CRE Firms	23
Inc.5000 Fastest Growing Companies	6
SDBJ Largest CRE Firms	8
San Diego Best Places to Work	6
CPE Top Commercial Brokerage Firms	16
Bay Area News Group Top Work Places	11

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