

Main St Mall

510 W Main St, El Centro CA 92234



OFFERING MEMORANDUM



Main St Mall

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01

Executive Summary

Investment Summary

MAIN ST MALL

OFFERING SUMMARY

ADDRESS	510 W Main St El Centro CA 92234
COUNTY	Imperial
MARKET	El Centro
SUBMARKET	Downtown
BUILDING SF	32,000 SF
LAND SF	17 SF
APN	053-111-013-000
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$1,295,000
PRICE PSF	\$40.47
NOI (CURRENT)	\$165,936
NOI (Pro Forma)	\$165,936
CAP RATE (CURRENT)	12.81 %

Intro

- Vista Commercial Group is proud to offer for sale The Main St Mall, an approximately 32,000 sq ft retail/office building located on the Heart of the City of El Centro, CA. The Main St Mall offers great exposure to the downtown corridor and it's located a few blocks away from the Imperial County Superior County.
- The building consists of two floors with a wide range of office spaces to accommodate any type of business. The Tenants are a great mixture of well-established businesses, nonprofit offices, and health care providers. This investment presents investors with an easy to manage opportunity and Stable "in place" income with strong rental growth potential



El Centro, CA

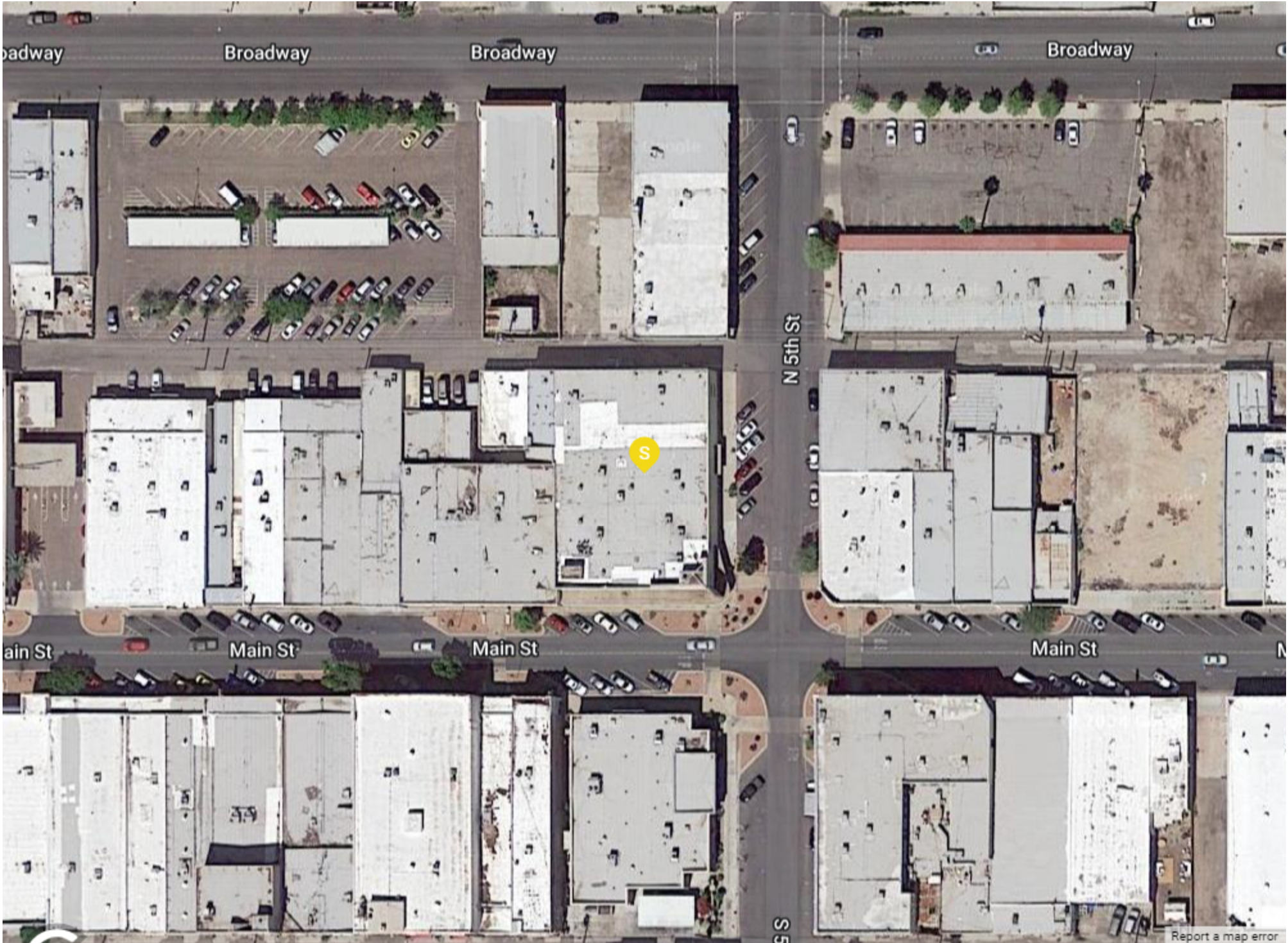
- El Centro is the largest city in the Imperial Valley, the east anchor of the Southern California Border Region, and the core urban area and principal city of the El Centro metropolitan area which encompasses all of Imperial County. El Centro is also the largest American city to lie entirely below sea level (-42 feet or -13 meters).[citation needed] The city, located in southeastern California, is 113 miles (182 km) from the major Southern California city of San Diego and near the Mexican city of Mexicali.

MAIN ST MALL

02

Property Description

Aerial Map
Parcel Map
Property Images



[Report a map error](#)

Amenities Map

510 W. MAIN STREET, EL CENTRO CA 92243









03

Rent Roll

Rent Roll

Tenant Profile

MAIN ST MALL

				Lease Term		Rental Rates						
Suite	Tenant Name	Square Feet	% of NRA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	Lease Type	Options/Notes
	VACANT SPACE*	18,000	56.25 %				\$18,000	\$1.00	\$216,000	\$12.00	FULL SERVICE	PRO FORMA * Approx
103,104,106,107,110.5	WOMAN HAVEN	8,000	25.00 %	07/01/18	07/01/24	CURRENT	\$8,603	\$1.08	\$103,236	\$12.90	FULL SERVICE	NON PROFIT OFFICES 103,104,106,107,110.5
105	SUAREZ TAX	300	0.94 %	02/01/19	02/01/24	CURRENT	\$350	\$1.17	\$4,200	\$14.00	FULL SERVICE	PROFESSIONAL OFFICE
108	TATTOO SHOP	350	1.09 %	03/01/24	02/28/25	CURRENT	\$450	\$1.29	\$5,400	\$15.43	FULL SERVICE	TATTOO SHOP USE
110	MEDICAL OFFICE	350	1.09 %	01/01/20	01/01/23	CURRENT	\$400	\$1.14	\$4,800	\$13.71	FULL SERVICE	MEDICAL OFFICE
111	IMPERIAL MEDICAL SUPPLY	1,650	5.16 %	09/01/14		CURRENT	\$3,000	\$1.82	\$36,000	\$21.82	FULL SERVICE	RETAIL STORE
202	AA MEETINGS	250	0.78 %	06/01/19		CURRENT	\$300	\$1.20	\$3,600	\$14.40	FULL SERVICE	OFFICE SPACE
205	VALLET MED TRANSPORTATION	300	0.94 %	08/01/18		CURRENT	\$325	\$1.08	\$3,900	\$13.00		OFFICE SPACE
212	FINANCIAL SERVICES	350	1.09 %	01/04/23	01/04/24	CURRENT	\$400	\$1.14	\$4,800	\$13.71	FULL SERVICE	MONTH TO MONTH
Totals		29,550					\$13,828		\$165,936			
Totals (Includes Vacant Space)							\$31,828		\$381,936			



Company

Trade Name	WomanHaven, Inc.
Headquartered	El Centro
# of Locations	2
Website	https://womanhaven.org/

Description

Our History

In 1977, a group of caring men and women in Imperial County called a community meeting to discuss the problem of domestic violence, which was just then beginning to receive public attention. The dedicated people who attended that first organizational meeting worked rapidly and soon founded the non-profit organization WomanHaven, Inc.



04

Demographics

Demographics

Demographic Charts

WELCOME TO EL CENTRO MAIN ST MALL

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	18,043	41,707	54,866
2010 Population	17,188	50,373	69,626
2023 Population	16,966	53,780	76,585
2028 Population	16,561	53,823	76,760
2023 African American	401	1,004	1,330
2023 American Indian	356	1,004	1,411
2023 Asian	174	1,098	1,523
2023 Hispanic	15,513	46,943	66,600
2023 Other Race	7,325	20,601	28,921
2023 White	3,908	13,853	20,055
2023 Multiracial	4,795	16,177	23,283
2023-2028: Population: Growth Rate	-2.40 %	0.10 %	0.25 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	874	1,854	2,402
\$15,000-\$24,999	909	1,912	2,440
\$25,000-\$34,999	460	1,008	1,262
\$35,000-\$49,999	859	2,554	3,306
\$50,000-\$74,999	1,252	2,985	3,878
\$75,000-\$99,999	357	1,683	2,822
\$100,000-\$149,999	587	3,605	5,367
\$150,000-\$199,999	68	612	801
\$200,000 or greater	105	950	1,440
Median HH Income	\$42,360	\$58,257	\$63,612
Average HH Income	\$57,524	\$82,956	\$86,831

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,351	13,423	17,053
2010 Total Households	5,142	15,349	20,719
2023 Total Households	5,471	17,162	23,719
2028 Total Households	5,388	17,315	23,966
2023 Average Household Size	3.06	3.11	3.19
2000 Owner Occupied Housing	2,181	6,670	9,093
2000 Renter Occupied Housing	2,926	5,890	6,993
2023 Owner Occupied Housing	2,088	9,786	14,823
2023 Renter Occupied Housing	3,383	7,376	8,896
2023 Vacant Housing	335	1,055	1,309
2023 Total Housing	5,806	18,217	25,028
2028 Owner Occupied Housing	2,096	10,098	15,249
2028 Renter Occupied Housing	3,292	7,217	8,716
2028 Vacant Housing	419	1,117	1,321
2028 Total Housing	5,807	18,432	25,287
2023-2028: Households: Growth Rate	-1.55 %	0.90 %	1.05 %



Source: esri

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,355	4,420	6,203
2023 Population Age 35-39	1,032	3,490	5,197
2023 Population Age 40-44	860	3,138	4,664
2023 Population Age 45-49	794	2,820	4,093
2023 Population Age 50-54	860	2,943	4,225
2023 Population Age 55-59	850	2,857	3,950
2023 Population Age 60-64	954	2,903	4,017
2023 Population Age 65-69	879	2,528	3,421
2023 Population Age 70-74	634	1,893	2,536
2023 Population Age 75-79	461	1,287	1,703
2023 Population Age 80-84	289	764	1,026
2023 Population Age 85+	242	674	869
2023 Population Age 18+	12,393	39,661	56,031
2023 Median Age	33	33	33

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$43,579	\$59,196	\$65,436
Average Household Income 25-34	\$56,442	\$79,324	\$83,497
Median Household Income 35-44	\$48,844	\$74,668	\$82,316
Average Household Income 35-44	\$66,438	\$98,075	\$102,532
Median Household Income 45-54	\$51,849	\$75,186	\$81,126
Average Household Income 45-54	\$64,817	\$97,275	\$101,224
Median Household Income 55-64	\$46,058	\$61,463	\$65,980
Average Household Income 55-64	\$60,210	\$88,221	\$91,296
Median Household Income 65-74	\$39,557	\$47,888	\$48,872
Average Household Income 65-74	\$53,378	\$70,684	\$72,922
Average Household Income 75+	\$44,755	\$54,869	\$55,308

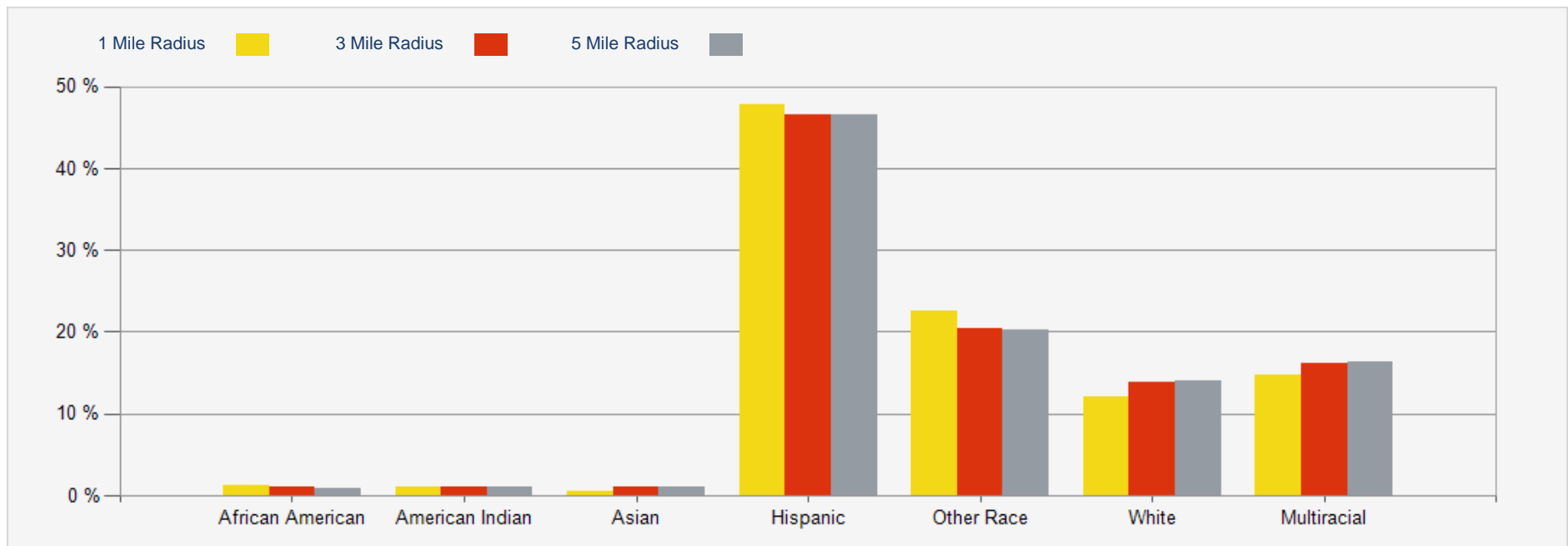
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	1,284	4,798	6,754
2028 Population Age 35-39	1,225	4,394	6,160
2028 Population Age 40-44	947	3,280	4,878
2028 Population Age 45-49	823	2,891	4,243
2028 Population Age 50-54	791	2,602	3,724
2028 Population Age 55-59	788	2,618	3,708
2028 Population Age 60-64	800	2,548	3,465
2028 Population Age 65-69	863	2,496	3,412
2028 Population Age 70-74	741	2,071	2,771
2028 Population Age 75-79	512	1,457	1,950
2028 Population Age 80-84	363	957	1,254
2028 Population Age 85+	287	758	977
2028 Population Age 18+	12,140	39,626	56,027
2028 Median Age	35	34	34

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$50,079	\$73,573	\$80,096
Average Household Income 25-34	\$64,039	\$94,136	\$98,944
Median Household Income 35-44	\$52,901	\$86,351	\$93,429
Average Household Income 35-44	\$74,184	\$112,790	\$117,123
Median Household Income 45-54	\$54,845	\$85,188	\$90,390
Average Household Income 45-54	\$72,889	\$110,288	\$114,606
Median Household Income 55-64	\$51,540	\$71,924	\$77,804
Average Household Income 55-64	\$69,166	\$103,921	\$106,678
Median Household Income 65-74	\$43,604	\$55,391	\$57,123
Average Household Income 65-74	\$60,625	\$83,461	\$85,851
Average Household Income 75+	\$52,847	\$65,558	\$65,992

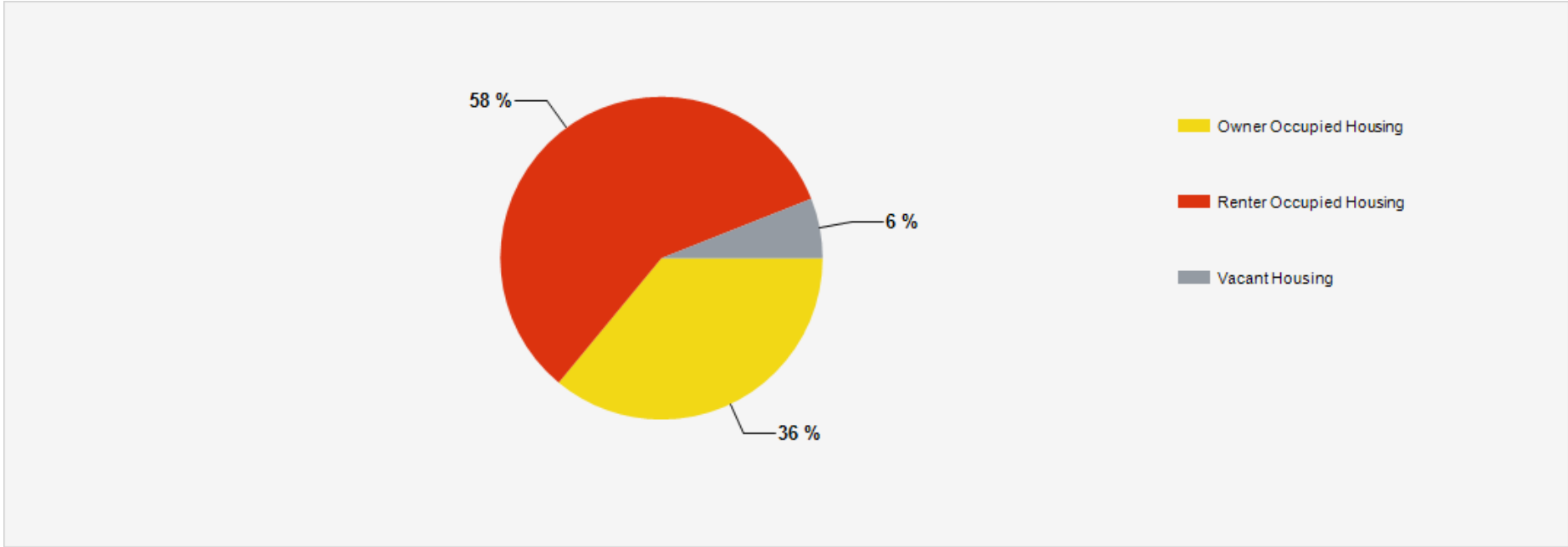
2023 Household Income



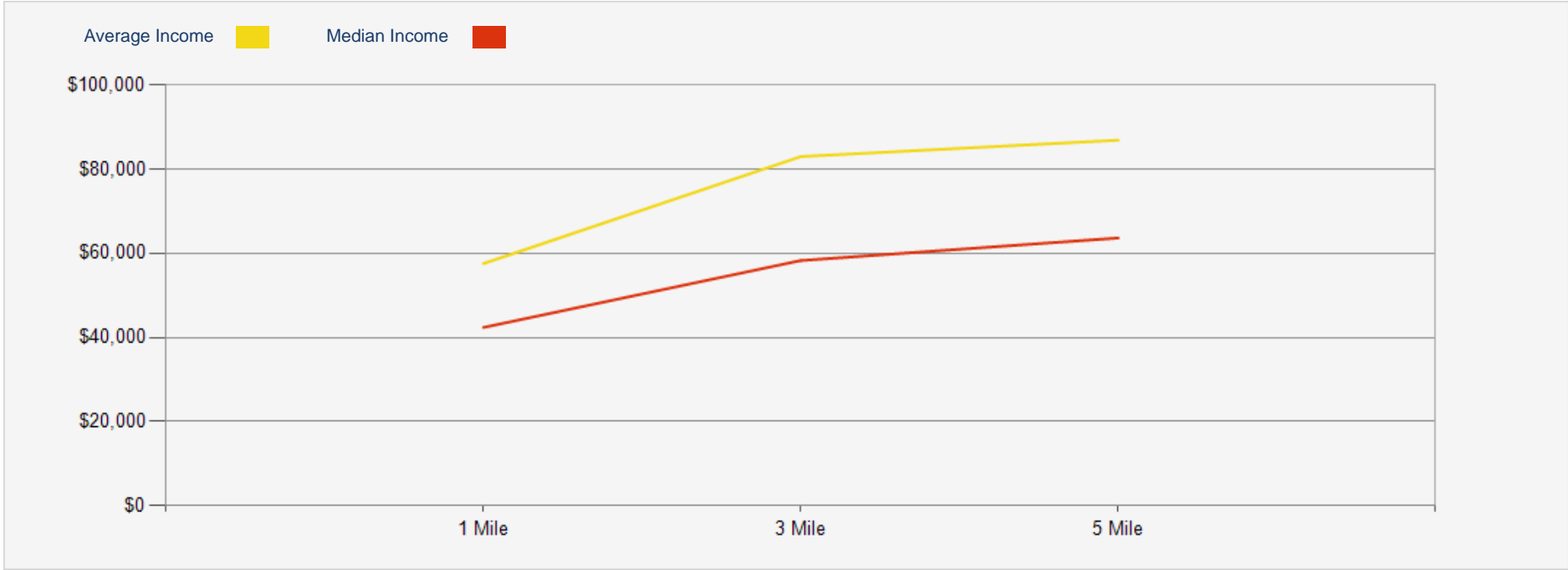
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



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