

FOR LEASE

El Dorado Center

1602-1802 N Imperial Avenue, El Centro, CA 92243

- Excellent Daily-Needs Shopping Center on Imperial Avenue
- Surrounded by Major Big Box Retailers
- Prime Position Within the Region's Main Commercial Corridor



Rob Bloom

Vice President | CA License: 01302163

(858) 405-5342 | Rob@DuhsCommercial.com



COMMERCIAL
BROKERAGE • INVESTMENT • DEVELOPMENT

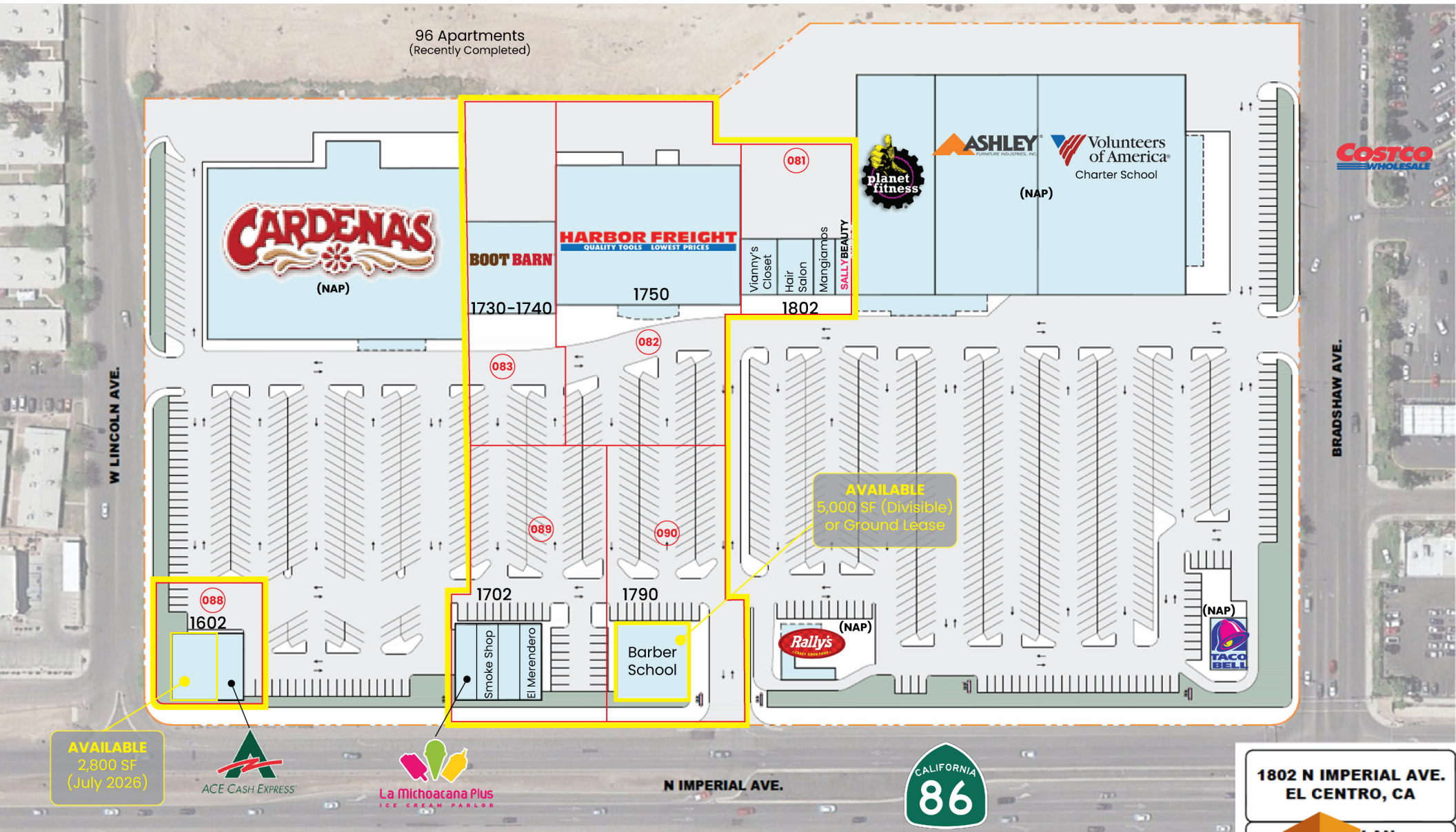
SITE SOURCE

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

SITE PLAN

El Dorado Center

1602-1802 N Imperial Avenue, El Centro, CA 92243



AVAILABLE
2,800 SF
(July 2026)



AVAILABLE
5,000 SF (Divisible)
or Ground Lease

1802 N IMPERIAL AVE.
EL CENTRO, CA

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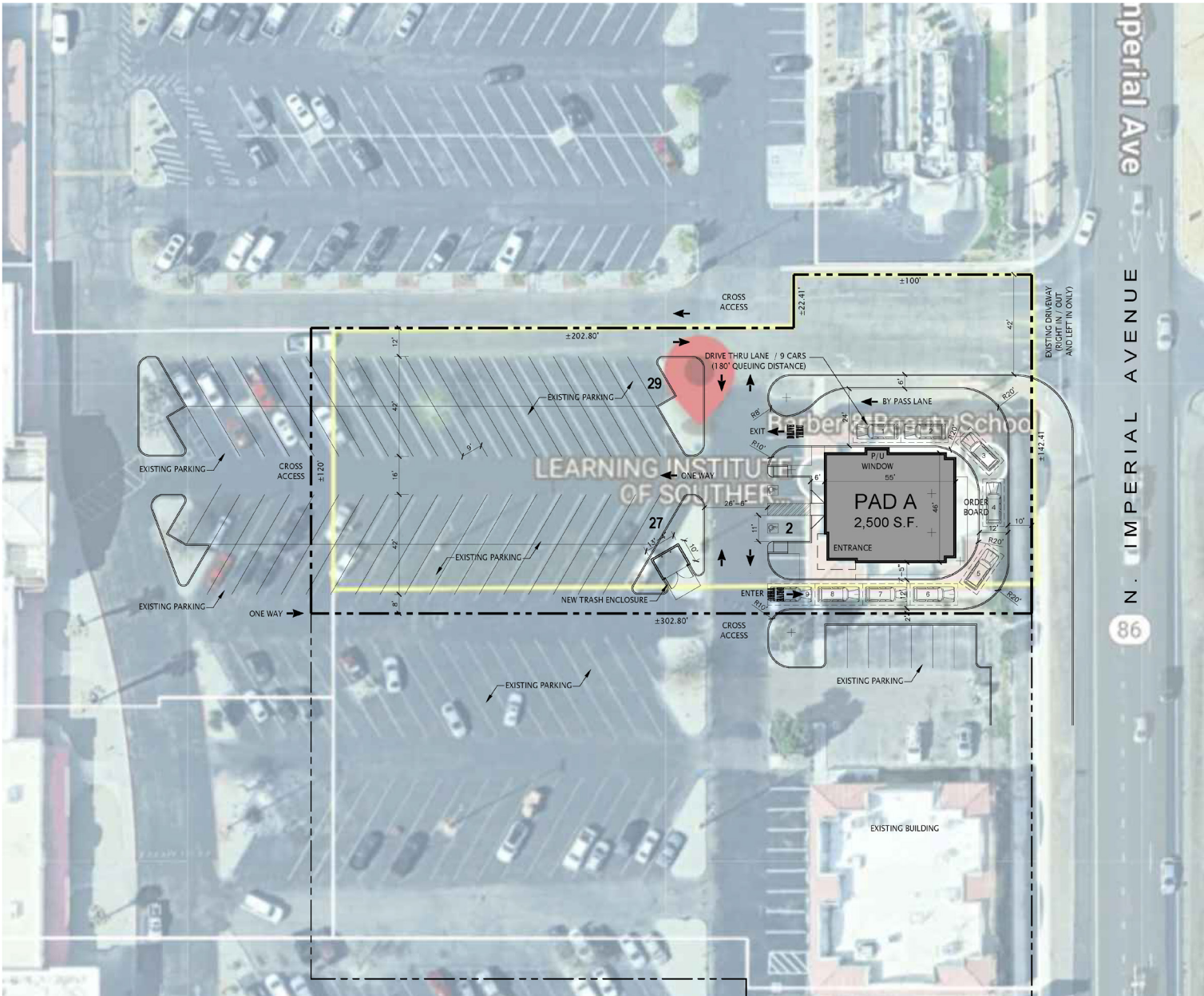


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DRIVE-THRU PLAN - CONCEPTUAL

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site data	
NET SITE AREA:	0.006 ACRES (30,511 S.F.)
PROPOSED USE:	RESTAURANT WITH DRIVE THRU
BUILDING AREA:	
PAD A:	2,500 S.F.
TOTAL BUILDING AREA:	2,500 S.F.
SITE COVERAGE:	6.5 %
PARKING REQUIRED:	25 SPACES
<small>PAD A - RESTAURANT WITH DRIVE THRU (2,500 S.F.)</small>	
<small>2,500 S.F. @ 1/100 S.F. = 25 SPACES</small>	
PARKING PROVIDED:	50 SPACES
ACCESSIBLE PARKING REQUIRED:	2 SPACES
ACCESSIBLE PARKING PROVIDED:	2 SPACES

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