

HWY 8 & HWY 111

IN PLACE INCOME | COMMERCIAL DEVELOPMENT OPPORTUNITY



39.49 ACRES | EL CENTRO, CA



CUSHMAN &
WAKEFIELD



PROPERTY OVERVIEW

Cushman & Wakefield is proud to offer a prime 40± acre site located off E Ross Rd and the Highway 111 interchange with in place income. Located at two of the most heavily-trafficked highways in the area, this site provides an incredible opportunity for a substantial commercial development.



Ideally located near Hwy 8 & Hwy 111 interchange, as well as the Imperial Valley mall. Adjacent to future Maverik Gas Station



In place income



Located in an Opportunity Zone



Combined traffic count of 62,000 ADT



Utilities nearby

PROPERTY DETAILS

TERM	LEASE RATE
8/1/2025 - 7/31/2030	\$3,750 every 6 months

UTILITY	PROVIDER	LOCATION
Gas	SoCal Gas	1.8 miles north
Potable Water	Sewer - City of El Centro	2 miles to southwest (may require annexation)
Irrigation Water	Imperial Irrigation District (IID)	At the site



HWY 8 & HWY 111

REGIONAL MAP

◀ San Diego



Desert Trails Golf Course

111



INTERSTATE
8

Imperial Valley Mall

★ macy's JCPenney

KOHL'S

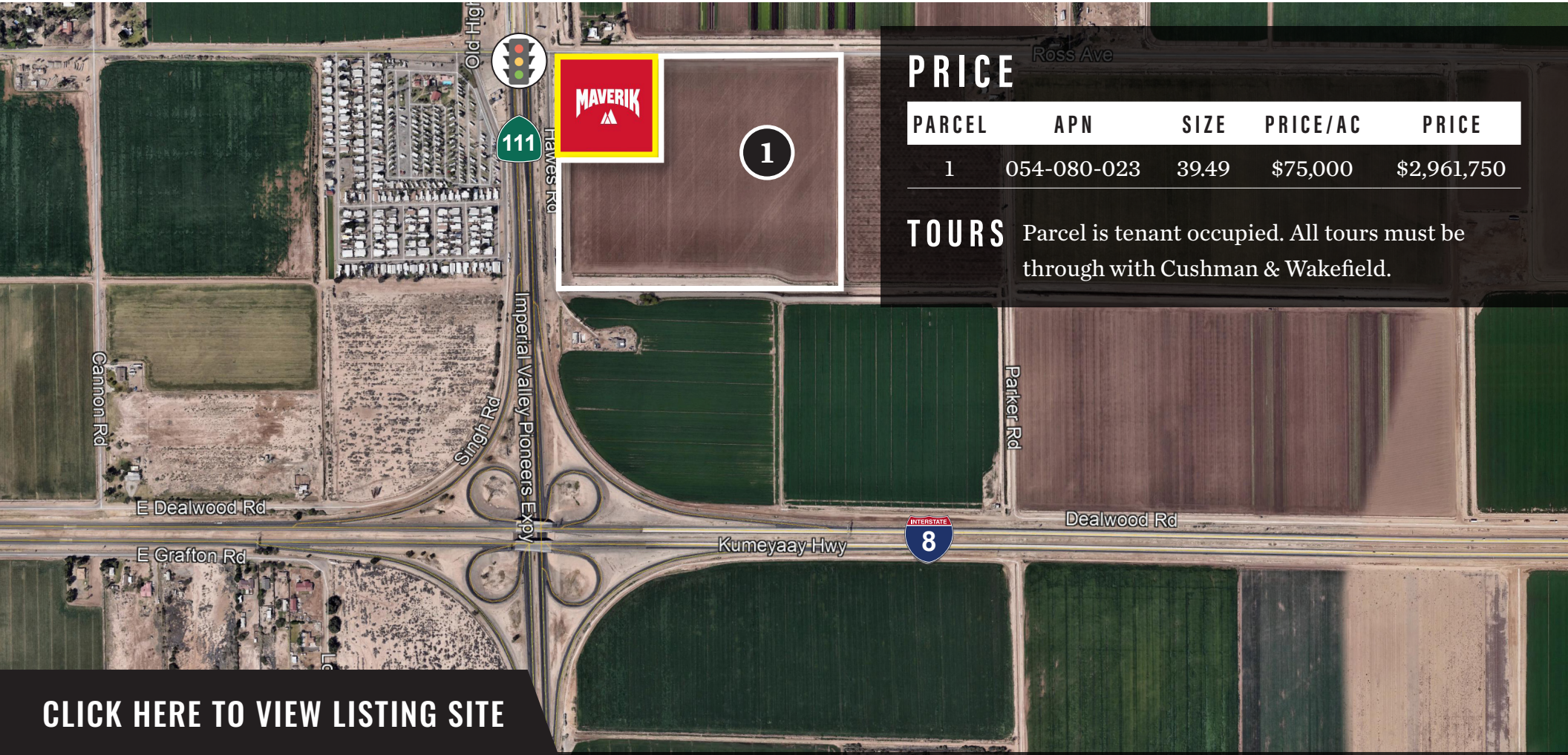
SUBWAY



▼ Mexico

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PRICE

PARCEL	APN	SIZE	PRICE/AC	PRICE
1	054-080-023	39.49	\$75,000	\$2,961,750

TOURS

Parcel is tenant occupied. All tours must be through with Cushman & Wakefield.

[CLICK HERE TO VIEW LISTING SITE](#)

CONTACT

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