



SUBJECT
PROPERTY

397 E Evan Hewes Hwy
El Centro, CA 92243

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PROPERTY OVERVIEW



397 E Evan Hewes Hwy
El Centro, CA 92243

PROPERTY SUMMARY

Address	397 E Evan Hewes HWY, El Centro Ca
Parcel # Tenancy	044-470-041-000
Warehouse	\$0.90 Cents- \$1.15/SF/Month Warehouse /16,000
Office	\$1.25-\$1.50/SF/Month Office /3,200 SF
Net Rentable Area*	SF 19,200 SF Lot (4.9 Acres)
Lot Size	214,315 sqft
Year Built	1976
Parking	Large lot with ample parking and approx 4 Acres.
Zoning Permitted	M1U
Uses	INDUSTRIAL

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

IMPERIAL COUNTY AIRPORT

IMPERIAL

IVC

MUSEUM



NISSAN



EL CENTRO



WILSIE



CENTRAL UNION HIGH SCHOOL & CENTRAL UNION VIRTUAL ACADEMY



WILSON JUNIOR HIGH SCHOOL

SOUTHWEST HIGH SCHOOL



EL CENTRO REGIONAL MEDICAL CENTER



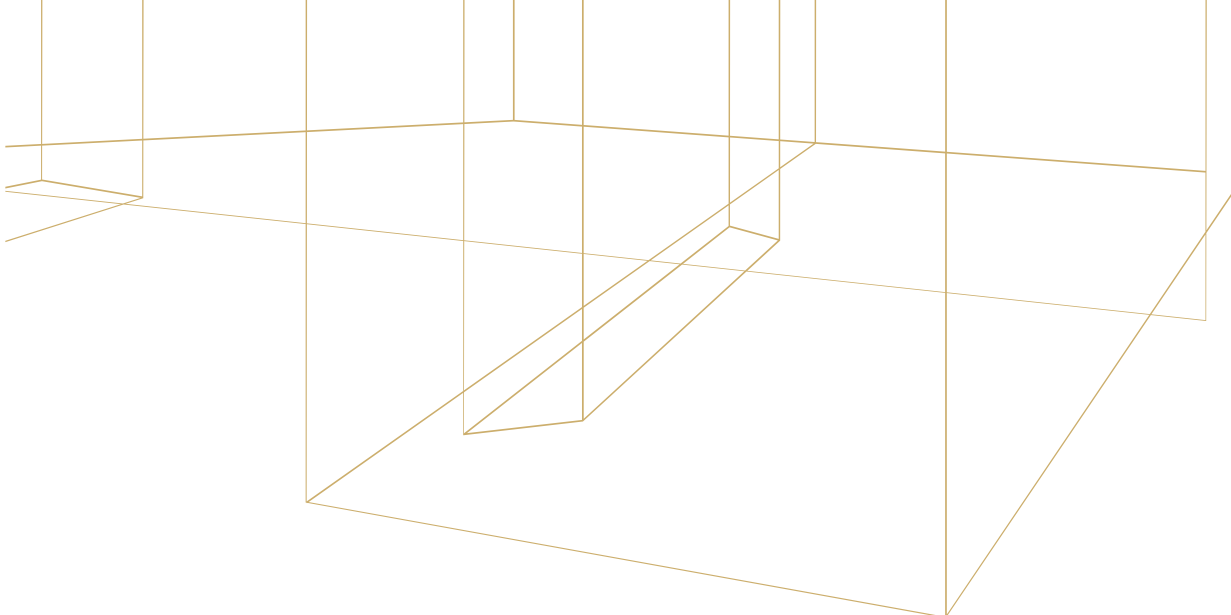
BROKEN SPOKE COUNTRY CLUB



IMPERIAL VALLEY MALL



Property



EL CENTRO, CA

El Centro is surrounded by thousands of acres of farmland. El Centro is the largest city in farmland that has transformed the desert into one of the most productive farming regions in California. The Imperial Valley, the east of the most productive farming regions in California, is the anchor of the Southern California Agriculture is the largest industry in Imperial County. Border Region, and the core and accounts for 48% of all employment. Being the urban area and principal city commercial center of Imperial County, fifty percent of the El Centro metropolitan area which encompasses all of Imperial County.

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

the jobs in the El Centro come from the service and retail sector. 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. The nearby Algodones Dunes, the largest dune field in the US, draws thousands of visitors each year, mainly for off-road driving.

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	58,09	69,83
2028 Projected Population	8,724	1	7
2010 Census	7,635	57,44	69,21
		0	2
		51,40	63,10
2023 POPULATION BY RACE			
White	26.8	28.1	28.1
Black	%	%	%
Am. Indian	2.9%	3.0%	3.0%
Asian	1.6%	1.8%	1.8%
Hawaiian & Pacific Island	1.7%	2.0%	2.3%
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	\$49,04	\$74,03	\$76,52
2023 Median Household Income	1	3	2
	\$53,86	\$69,88	\$71,65
	6	3	6

