

2,800 SF 2nd Generation QSR with Drive-Thru

FOR LEASE

3603 S DOGWOOD RD

EL CENTRO | CA 92243



SUBJECT SITE



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Brian Bielatowicz
bbielatowicz@leetemecula.com
951.445.4515
DRE # 01269887

Victor Aquilina
vaquilina@lee-associates.com
760.448.1370
DRE # 01936761

Jake Hartbarger
jhartbarger@lee-associates.com
419.787.6970
DRE #02203197

PROPERTY HIGHLIGHTS

- 2,800 SF 2nd generation QSR with existing drive-thru
- Ideal for quick service restaurants, coffee shops, or fast-casual dining concepts
- Prime location in a high-traffic retail corridor, directly adjacent to Imperial Valley Mall, featuring major anchors such as JCPenney, Dillard's, and Macy's
- Adjacent to top-performing QSR brands within the Imperial Valley Mall, including Starbucks and Jack in the Box, both ranking in the 93rd percentile nationally (Source: Placer.ai)
- Conveniently located near recent hotel developments, with nationally branded properties such as Home2 Suites, Fairfield Inn, and TownePlace Suites
- Excellent access and visibility with ±15,000 vehicles per day on S Dogwood Road and convenient access to Interstate 8



Demographic summary

	1 Mile	3 Mile	5 Mile
Population	1,974	35,381	59,697
Daytime Population	1,580	17,640	29,180
Average HH Income	\$93,717	\$76,857	\$74,746
Median Age	35.1	33.8	33.9

Traffic counts

Street	VPD
S Dogwood Rd	±15,000 VPD
Interstate 8	±33,000 VPD

Join Area Retailers



| SITE PLAN



TOP-PERFORMING RETAIL CORRIDOR

Outparcel to Imperial Valley Mall - 5.2M Visitors Per Year (Source: Placer.ai)



93rd percentile in Nation



in the box

94th percentile in Nation



DOLLAR TREE

96th percentile in Nation



78th percentile in Nation

84th percentile in Nation for Regional Malls

★ macy's	EXPRESS	JCPenney
HIBBETT SPORTS	VICTORIA'S SECRET	SEPHORA
THE CHILDREN'S PLACE	GNC	FOREVER 21
Foot Locker	Bath & Body Works	Dillard's
		T Mobile



SUBJECT SITE

S Dogwood Rd ±15,000 VPD

AERIAL

8 ±33,000 VPD

THE PLAZA

- BEST BUY
- 99c ONLY STORES
- dd's DISCOUNTS
- AT&T
- ULTA BEAUTY
- BURGER KING
- BUFFALO WILD WINGS
- KIRKLAND'S
- Staples
- Michael's
- Burlington
- ROSS DRESS FOR LESS
- the Vitamin Shoppe
- petco
- Olive Garden
- BevMO!
- Marshalls
- KOHL'S

S Dogwood Rd ±15,000 VPD

IV Commons Dr

E Danenberg Dr

IMPERIAL VALLEY MALL

- Fairfield BY MARRIOTT
- Starbucks
- Jack in the Box
- macy's
- EXPRESS
- JCPenney
- TOWNEPLACE SUITES
- HIBBETT SPORTS
- VICTORIA'S SECRET
- SEPHORA
- Famous Dave's
- HOME 2 SUITES BY HILTON
- THE CHILDREN'S PLACE
- GNC
- FOREVER 21
- Carino's ITALIAN
- chili's
- Denny's
- Bath & Body Works
- Dillard's
- DOLLAR TREE
- Foot Locker
- ARCO
- T-Mobile

Future Residential Development - 14 acres

SUBJECT SITE

Stonefield Condos 240 Units

REGIONAL AERIAL

Salton Sea



HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices



TARGET



Save money. Live better.



Brawley

Imperial



Save money. Live better.



SUBJECT SITE



Callexico



Save money. Live better.



U.S.A

MEXICO

City Of El Centro Demographics

179,680

ESTIMATED
POPULATION

50,893

TOTAL EMPLOYEES

\$61,872

AVERAGE HH
INCOME

EL CENTRO—MARKET OVERVIEW

El Centro, the largest city in the Imperial Valley, serves as the regional center for retail, commerce, and services, drawing both local residents and visitors from across Southern California and northern Mexico.

At the center of El Centro's commercial activity is the Imperial Valley Mall, a major regional retail destination featuring anchors such as Dillard's, JCPenney, and Macy's, along with over 100 specialty shops, dining options, and entertainment venues. Surrounding the mall are other prominent national retailers including Marshalls, Kohl's, Michael's, Ulta, and ROSS, creating a dense retail corridor that draws consumers from across the Imperial Valley and beyond.

In addition to retail activity, the area is also supported by multiple nationally branded hotels, serving both regional and traveling clientele. El Centro's proximity to the Naval Air Facility El Centro—a critical support base for Naval Aviation Squadrons and the winter home of the U.S. Navy Blue Angels—further boosts the local economy and provides a consistent influx of visitors. The presence of the military base adds a unique dynamic to the retail landscape, with military personnel and their families contributing to local consumer demand.



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