

±979-2,571 SF QSR Spaces Available (Drive-Thru & Interior) | For Lease

550 WAKE AVENUE

EL CENTRO, CA 92243

10-Acre Travel Center - Join:



±979-2,571 SF
Available

REMODEL
COMMENCING
SOON!



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PROPERTY HIGHLIGHTS

- ±1,592-2,571 SF QSR Drive Thru
- ±979 SF Interior QSR
- 10-Acre Travel Center Site – Under remodel, delivery Q2 2026 - Join North Star, ACRO, ONE9, CAT Scale
- High-traffic site with 24 fueling stations
- Ample truck parking (120 spaces), showers, and RV dump – key amenities that draw consistent customer traffic
- Estimated 678 daily visitors based on projected fuel volumes
- Excellent visibility with ±34,000 VPD on I-8
- 69' pylon sign, visible from highway

Traffic counts

STREET	VPD
Wake Avenue	± 11,911 VPD
S 4th Street	± 22,600 VPD
I-8	± 34,000 VPD



Join Area
Retailers



PROPERTY SUMMARY



Contact Brokers for Details on Lease Rate

PROPERTY DESCRIPTION	
Address	550 Wake Ave, El Centro, CA
Property Type	Travel Center
Parcel No.	053-810-013-000
Available Space	±979-2,571 SF
Lot Size	±10 -acres
Year Built Renovated	1978 Under Remodel

	1 MILE	3 MILE	5 MILE
Population	11,218	51,663	66,940
Average HH Income	\$92,584	\$74,015	\$77,488
Daytime Population	3,952	25,036	28,917
Median Age	35.1	34.1	33.8

CONCEPTUAL RENDERINGS



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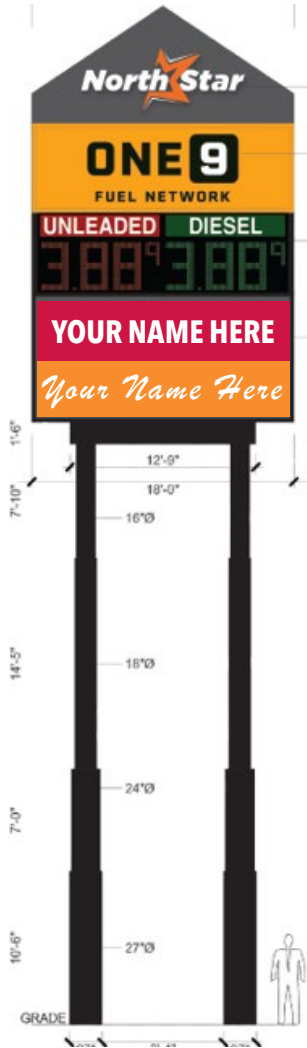
CONCEPTUAL RENDERINGS



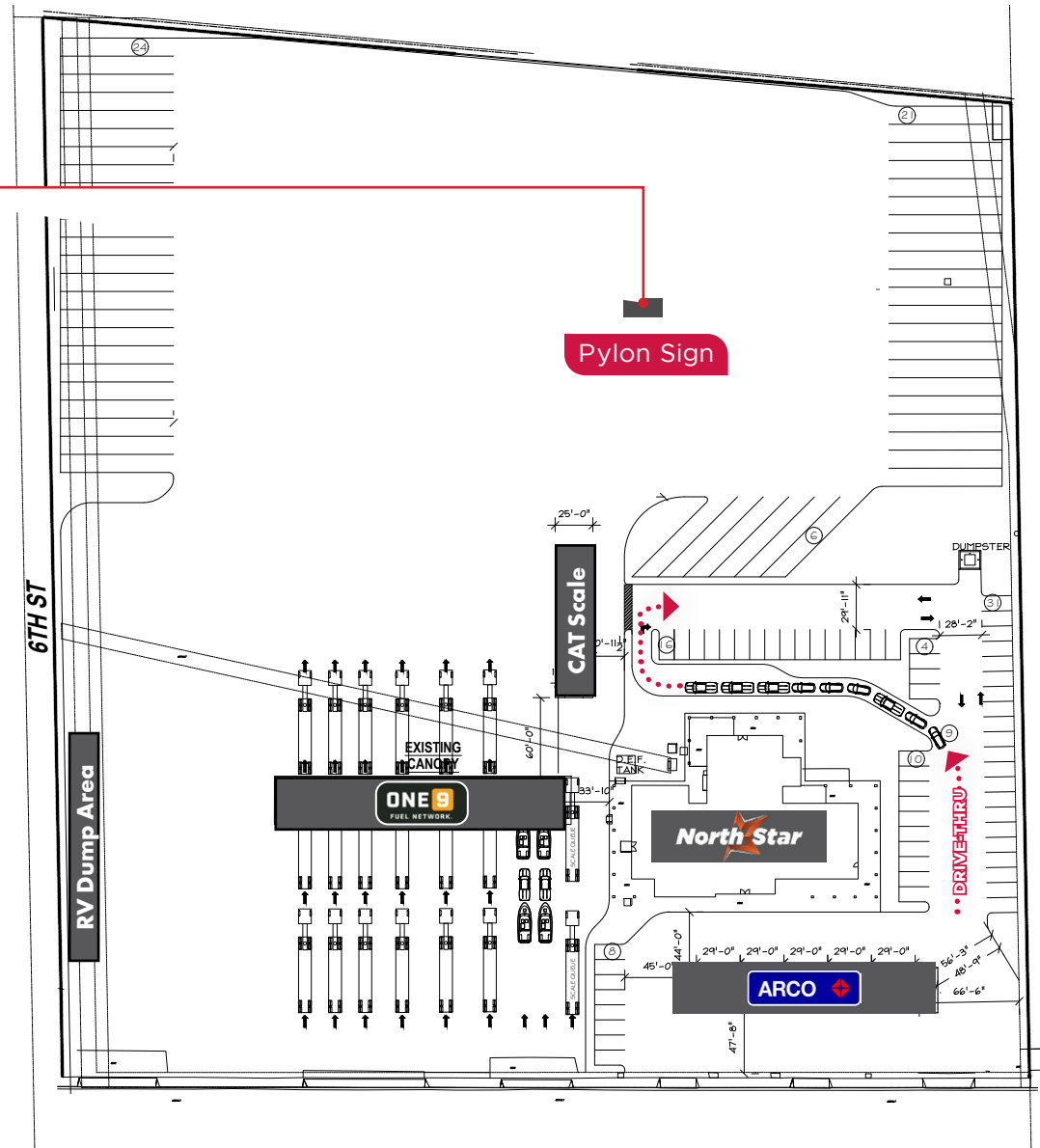
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SITE PLAN

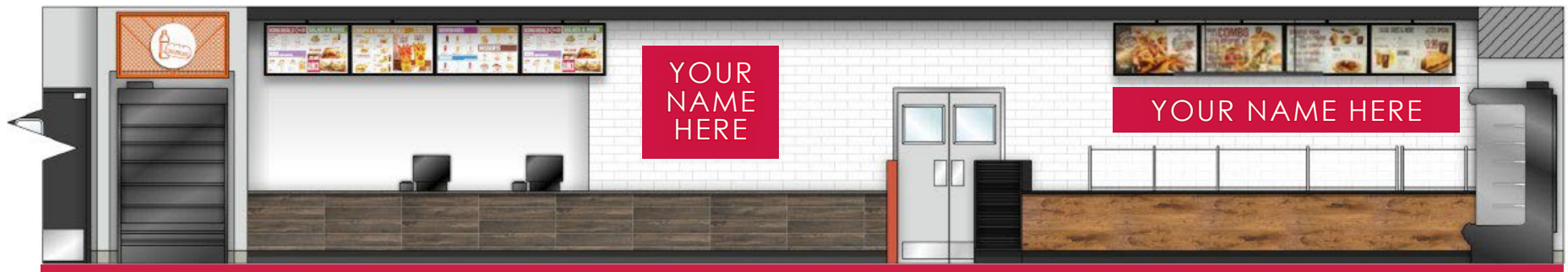


69' Highway Visible Pylon Sign



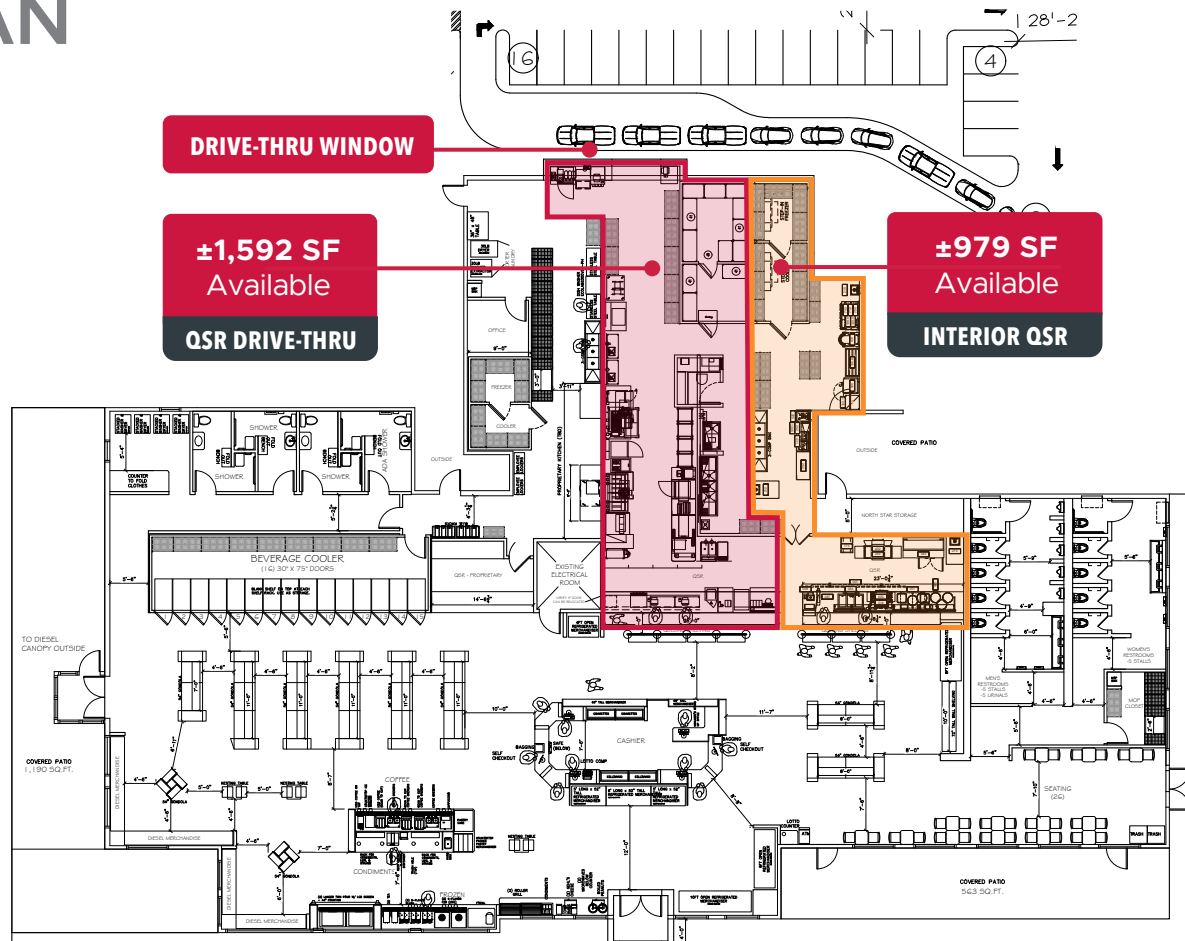
WAKE AVE ±11,911 VPD

The floor plan shows a large commercial building with various rooms and outdoor spaces. A red outline highlights a specific area on the right side of the building, which is labeled as the drive-thru window. This area includes a drive-thru lane, a drive-thru window, and a drive-thru service area. The highlighted area is labeled with a red box containing the text: **DRIVE-THRU WINDOW**, **±2,571 SF Available**, and **QSR DRIVE-THRU**. The building also features a large covered patio on the left side, a drive-thru lane on the right side, and a drive-thru service area. Other rooms include a kitchen, a storage room, a restrooms, a break room, and a drive-thru lane. The plan also shows a parking lot with several cars parked. The overall layout is designed for a drive-thru service, with a clear path for vehicles to enter, order, and pick up food.

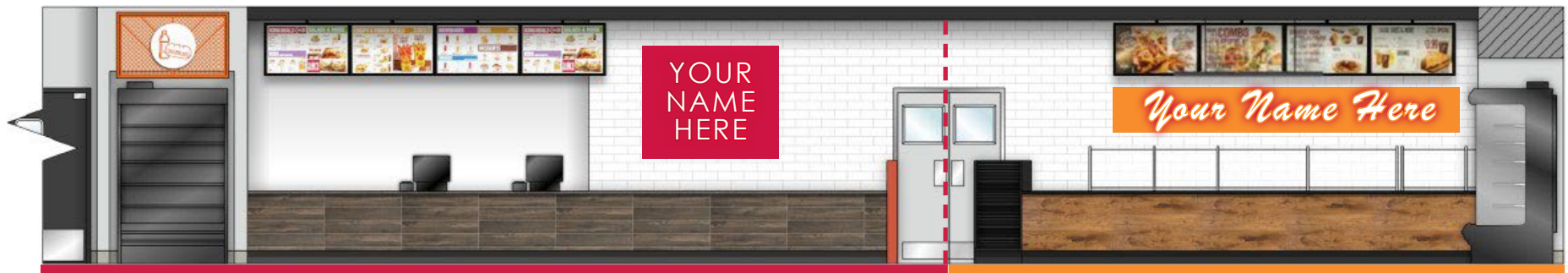


FLOOR PLAN

Version 2



QSR space SF allocations are flexible. Landlord is open to adjusting individual suite sizes to accommodate tenant requirements.



550 WAKE AVENUE | EL CENTRO, CA

I AERIAL



AERIAL



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Contact Brokers for More Information

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