

# MIXED-USE DEVELOPMENT OPPORTUNITY



**±18.45 ACRES | \$2,130,000**

2204 - 2208 LA BRUCHERIE RD | EL CENTRO, CA 92243

# OFFERING HIGHLIGHTS



Mixed-Use overlay allows for **multifamily development** up to 30 units per acre increased up to a 38 units per acre with a density bonus for senior housing development



General Commercial zoning allows for a variety of commercial and retail uses including large-scale shopping districts, restaurants with drive-through service, medical and professional office and light services



Existing infrastructure improvements and canals already underground reduces site development cost and time to market



Nearby businesses include grocery stores, shopping centers, parks and major retailers such as Wal-Mart and Costco



# PROPERTY DETAILS

2204 - 2208 LA BRUCHERIE RD  
EL CENTRO, CA 92243

CLICK TO VIEW  
INTERACTIVE MAP

Assessor Parcel Number (APN)	Size (Acres) - Per Assessor
064-450-075	18.45



ZONING	
<b>Jurisdiction:</b>	City of El Centro
<b>Zoning:</b>	General Commercial (CG) with a Mixed-Use 2 (MU2) Overlay.
<b>Permitted Uses:</b>	The Mixed-Use Overlay zone allows for multifamily development, including high-medium to higher density apartment, condominium, town house, duplex and triplex dwellings.  General commercial permitted uses include, but are not limited to, eating and drinking establishments such as bars, cafes, fast-food restaurants with drive-through and drive-in service, and other commercial uses such as large-scale shopping districts, office, and light services.
<b>Residential Density (per MU2 overlay):</b>	Minimum Density: 21 DU / Net Acre Maximum Density: 30 DU / Net Acre Density Bonus (for Senior): Maximum Density of 38 DU / Net Acre
<b>Land Use:</b>	General Commercial

UTILITIES	
<b>Water:</b>	Water pipeline runs along Cruickshank Dr on the southern boundary.
<b>Wastewater:</b>	Wastewater pipeline runs along Cruickshank Dr on the southern boundary.
<b>Electricity:</b>	Believed to be adjacent to the site.
<b>Natural Gas (Distribution):</b>	The high pressure gas distribution line is located around 2.25 miles away at Dogwood Rd.

<b>TOPOGRAPHY</b>	Generally Level
<b>CURRENT USE</b>	Undeveloped Land

# NEIGHBORHOOD MAP



# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>2022 Summary</b>			
Population	7,030	55,274	69,382
Average Household Income	\$87,355	\$83,169	\$85,861
Households	2,341	17,617	21,760
Median Age	33.0	33.1	32.9



## TERMS

**Purchase Price:** \$2,130,000

**Due Diligence:** Recommended to be 60 days

**Close of Escrow:** Recommended to be 30 days after waiver of DD

## CONTACTS

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