

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

FOR LEASE

3603 S DOGWOOD RD

EL CENTRO | CA 92243



SUBJECT SITE



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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 $\pm 15,000$ 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	$\pm 15,000$ VPD
Interstate 8	$\pm 33,000$ VPD

Join Area
Retailers



| SITE PLAN



TOP-PERFORMING RETAIL CORRIDOR

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



AERIAL



±33,000 VPD



E Danenberg Dr

S Dogwood Rd ±15,000 VPD

THE PLAZA



IMPERIAL VALLEY MALL



Future Residential Development - 14 acres

Stonefield Condos 240 Units



REGIONAL AERIAL

Salton Sea

COSTCO
BUSINESS CENTER

HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices

Walmart
Save money. Live better.

FOOD 4 LESS

CARDENAS



TARGET



LOWE'S

Brawley

Imperial

Walmart
Save money. Live better.

VONS

ACE
Hardware

SUBJECT SITE
LA

ACE
Hardware

VONS

GROCERY OUTLET
Bargain Market

Smart & Final



Calexico

Walmart
Save money. Live better.

FOOD 4 LESS

CARDENAS



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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