

— FOR SALE

Commercial Land
395 W E Street, Brawley, CA 92227

\$1,850,000
±3.97 AC

- Centrally Located Along Main Street Corridor
- Surrounded by Multi-Family Residential and SFR Neighborhoods
- Adjacent to Vons/Rite Aid/Ace Hardware Anchored Shopping Center



Rob Bloom

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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

— PROPERTY SUMMARY

Commercial Land
395 W E Street, Brawley, CA 92227

The subject property consists of 4 parcels of commercially zoned land in the center of Brawley and presents an excellent development opportunity for a wide range of potential uses. The property was formerly the site of a $\pm 20,000$ SF grocery store building that suffered a fire in June 2024 and burned down. The property still maintains a lease for a water kiosk with Watermill Express at a rent of \$1,200 / month and term through 3/31/2029 with 1 x 5-year renewal option. Additionally, the City has a street easement through the property for West E Street, roughly shown on the enclosed aerial. Please contact broker for more details.

Price: \$1,850,000

Size: 3.97 AC

Price/SF: \$10.70 /SF

Zoning: C-2 Medium Commercial

APNS: 046-192-017
046-191-033
046-191-034
046-191-035



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