-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 Vice President | CA License: 01302163 (858) 405-5342 | Rob@DuhsCommercial.com



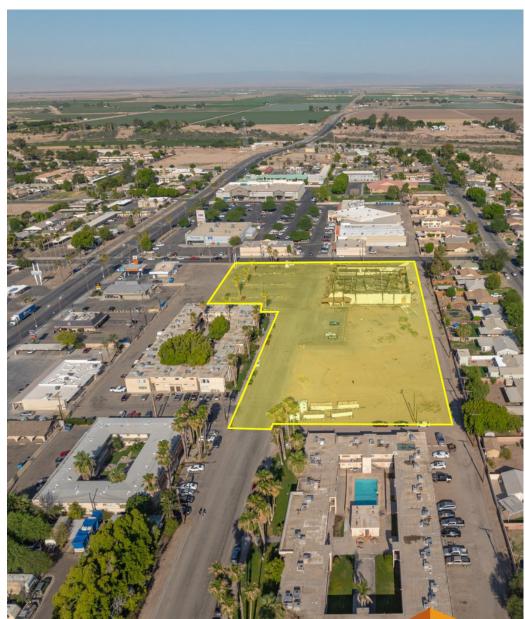
SITE

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

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





SITE

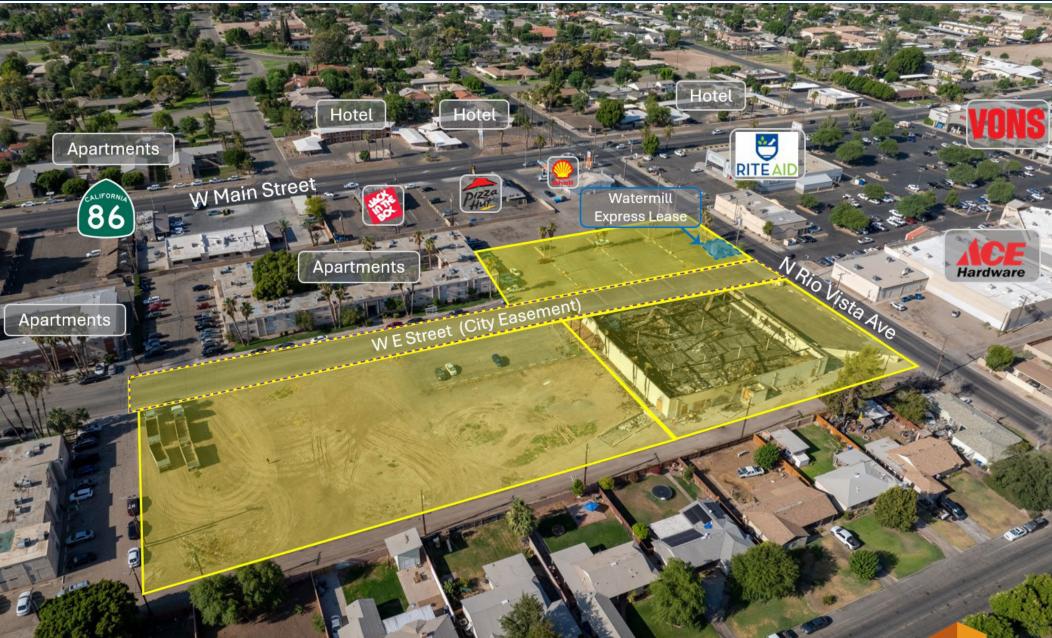
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- AERIAL

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