

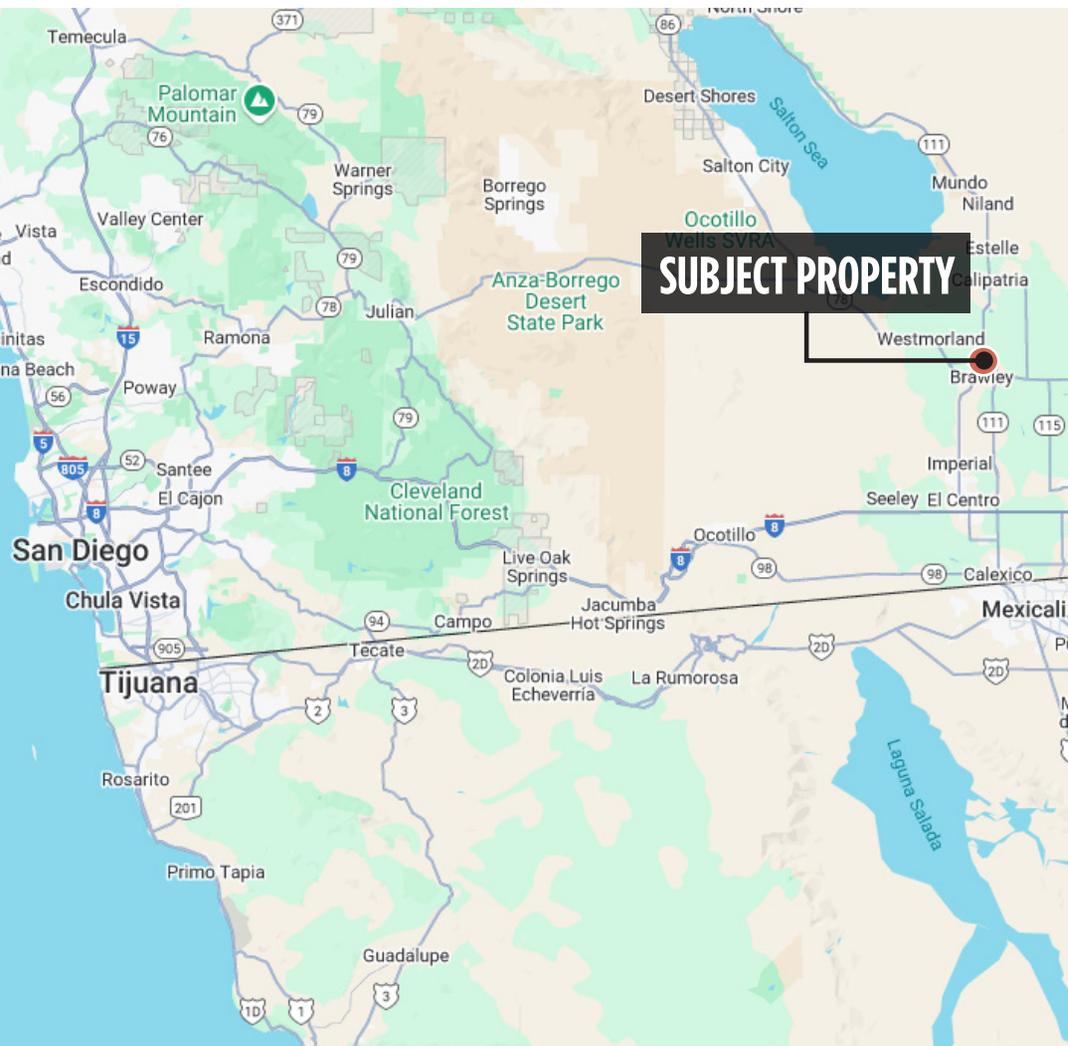
HARD CORNER RETAIL PADS FOR SALE

NEC HWY 78 & N BEST AVE | BRAWLEY, CA



PROPERTY OVERVIEW

The offering is a prime signalized hard corner development opportunity featuring four separate legal parcels, available for sale individually or in bulk. This property presents a unique opportunity for diverse development possibilities such as retail, hotel, restaurant, fast feeder, etc. The property benefits from regional growth and easy access to major roads and highways, making it an appealing investment in a rapidly expanding market.



PROPERTY HIGHLIGHTS



Located within Brawley city limits



Final Map Complete

Target site work completion: Q2 2025



Pads to be delivered in finished condition



Located at the signalized hard corner of Hwy 78 & N Best Ave



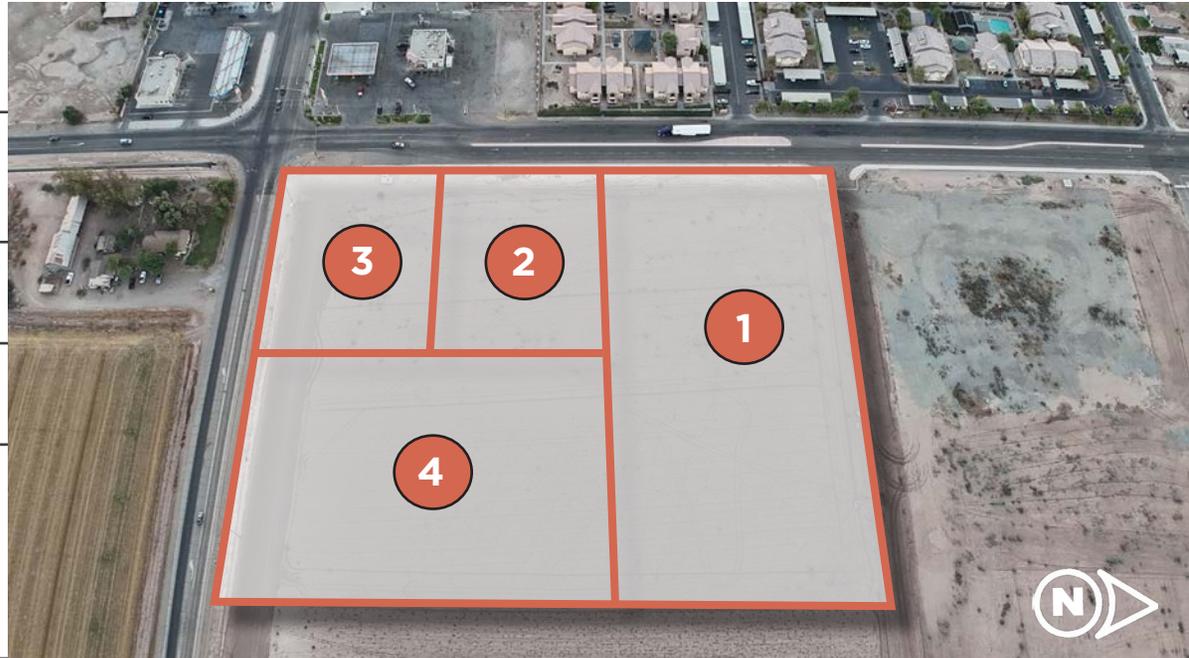
Additional 537 residential units to be developed within the Luckey Ranch Specific Plan



Seller willing to consider offers on individual parcels or in bulk

PROPERTY DETAILS

ADDRESS	NEC Hwy 78 & N Best Ave
APN	047-090-004* *additional parcels to be created upon recording of final map
JURISDICTION	City of Brawley
ZONING	Medium Commercial (C-2)
PERMITTED USES	Automobile services, banks, child care centers, storefront retail, hotels, professional office, gas station (CUP)
LAND USE	Commercial
UTILITIES	
WATER	To be stubbed to the site
WASTEWATER	To be stubbed to the site
NATURAL GAS	Transmission line located in N Best Ave along the western boundary



PRICING

Parcel #	Size (Acres)	Size (SF)	Price
1	3.03	131,987	\$900,000
2	1.18	51,401	\$500,000
3	1.29	56,192	\$600,000
4	3.52	153,331	\$1,225,000
TOTAL	9.02	392,911	\$3,226,489

IMPERIAL VALLEY MARKET OVERVIEW



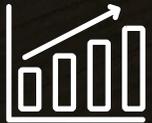
2M+

Regional Workforce



33M+

Consumer Population
within 300 miles



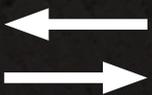
\$9B+

Gross Domestic Product



8,000

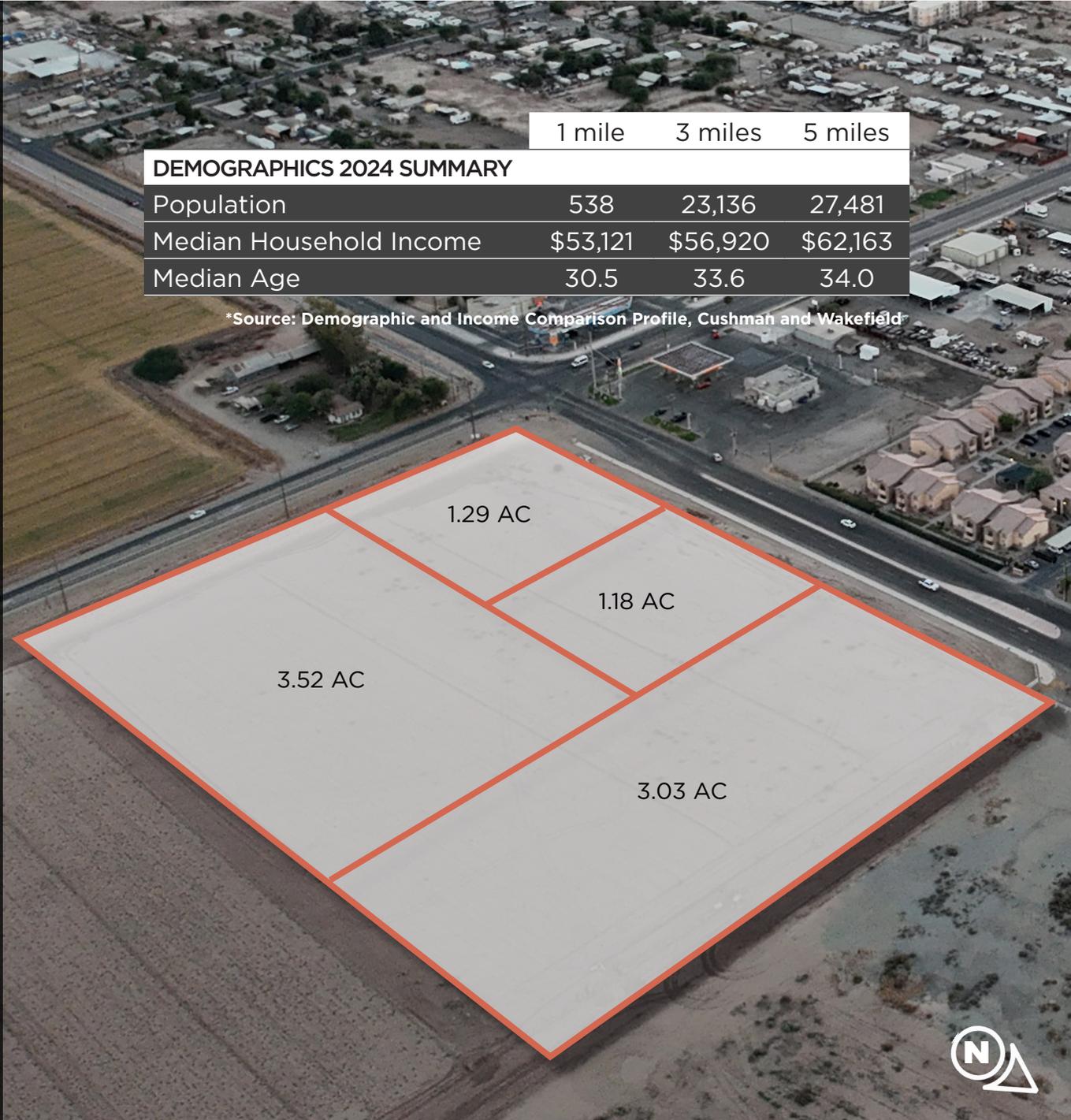
Daily Border Crossings



TWO

Ports of Entry

**Source: Imperial Valley Economic Development Corporation*



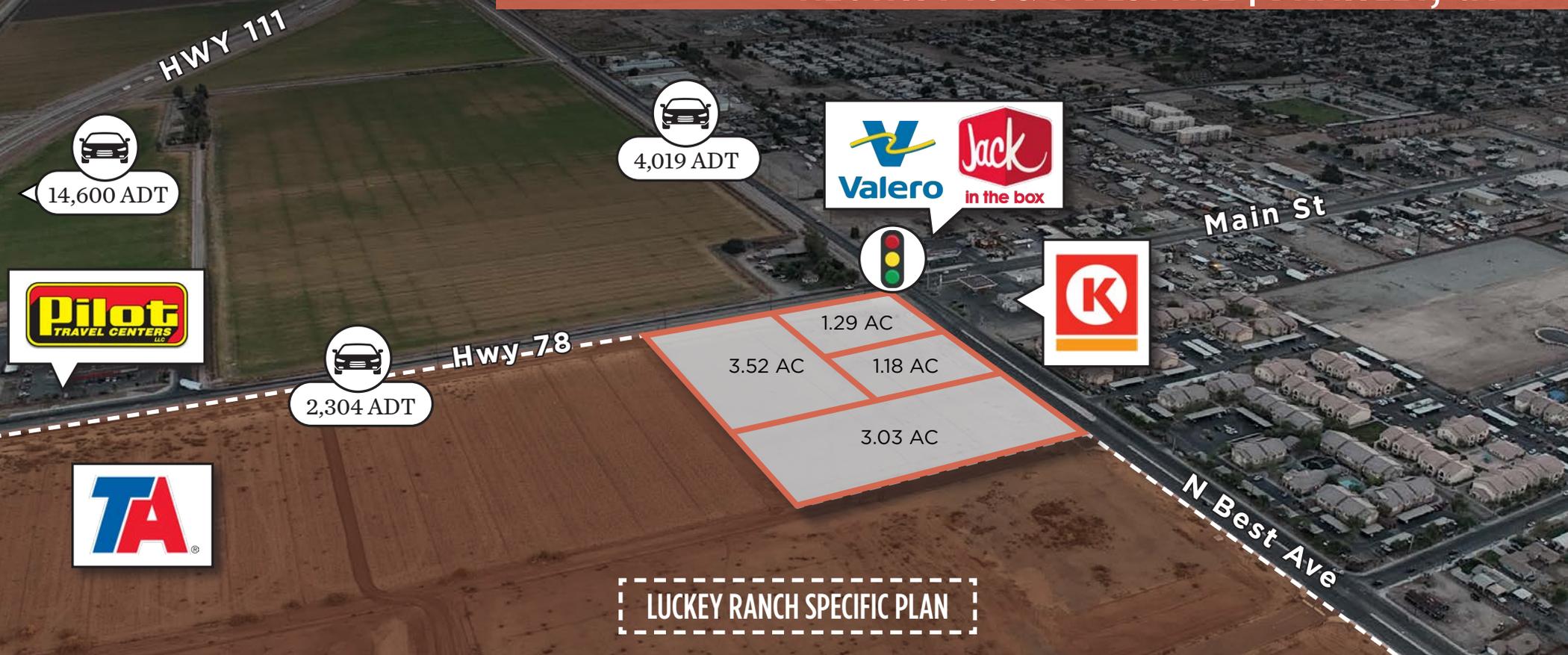
	1 mile	3 miles	5 miles
DEMOGRAPHICS 2024 SUMMARY			
Population	538	23,136	27,481
Median Household Income	\$53,121	\$56,920	\$62,163
Median Age	30.5	33.6	34.0

**Source: Demographic and Income Comparison Profile, Cushman and Wakefield*



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