

FOR SALE OR LEASE DEVELOPMENT OPPORTUNITY - 1.69 AC OF VACANT LAND 2502 SOUTH 4TH STREET, EL CENTRO, CA 92243



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Voit
REAL ESTATE SERVICES

RETAIL
PROPERTIES
GROUP 

Voit Real Estate Services is pleased to present the opportunity to acquire a well-positioned parcel of commercial land in El Centro, CA.

The 1.69-acre land is located South of the Hwy 8 interchange, seconds from the S 4th Street freeway exit, one of El Centro's major corridors. The site is flanked by many top-performing retail tenants that include: 7-Eleven, In-n-Out, Starbucks, Panda Express, Panera Bread, Subway and many more.



1.69 *acres*
73,616 SF

PROPERTY OVERVIEW

SALE PRICE: \$1,150,000
LEASE RATE: CONTACT AGENT

PROPERTY DETAILS:

ADDRESS: 2502 South 4th Street
El Centro, CA

PARCEL NO: 053-740-041-000

TOTAL SQUARE FEET: 73,616 SF

LOT SIZE: 1.69 Acres

INVESTMENT HIGHLIGHTS:

PRIME LOCATION: A high traffic count intersection that's easily visible and accessible from Hwy 8.

GREAT FRONTAGE: Excellent exposure on S 4th Street.

TOP-PERFORMING QSR TENANT MIX: Nearby tenants include 7-Eleven, In-n-Out, Starbucks, Panera Bread, Subway, and more.

DEVELOPMENT POTENTIAL:

POTENTIAL RENT OPPORTUNITIES: High potential for rental income with new developments.

RETAIL-DRIVEN DEVELOPMENT: This parcel is commercially zoned as C-1 (neighborhood commercial), permitting vast retail development opportunities, such as a Fast-Food restaurant, QSR Drive-Thru, Grocery Store, Hotel and more.

TOP-PERFORMING RETAIL MIX



ALPHA TENANT CHAIN RANKINGS			
	100% CITY	95% STATE	95% NATIONAL
	100% CITY	16% STATE	39% NATIONAL
	100% CITY	79% STATE	77% NATIONAL
	100% CITY	69% STATE	78% NATIONAL
	100% CITY	92% STATE	95% NATIONAL
	66% CITY	87% STATE	91% NATIONAL

“ El Centro Overview ”

El Centro is located in Imperial County that has become known for its nearby attractions like the Imperial Valley Mall and El Centro Recreation Center. El Centro is located near the Mexican border, 120 miles east of San Diego and 150 miles southeast of Los Angeles. Primary industries include agriculture and manufacturing. El Centro has its own set of characteristics, from its history and geography to its lifestyle. Its economy has roots in agriculture, but has expanded over the years. Life in El Centro includes a strong community feeling, lots of outdoor and cultural activities, and adapting to the desert surroundings.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	10,667	51,389	67,205
TOTAL HOUSEHOLDS	3,231	16,188	20,687
MEDIAN AGE	37	36	35
MEDIAN HOUSEHOLD INCOME	\$77,091	\$66,393	\$71,176
AVERAGE HOUSEHOLD INCOME	\$92,437	\$81,198	\$84,975



111
RESTAURANTS

29
HOTELS




17
GYMS/ATHLETIC CENTERS

1
GOLF COURSE




8
DEPARTMENT STORES

1
MAJOR MALL




5
PARKS



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