

SWC S DOGWOOD & E DANENBERG DR
EL CENTRO, CA

RETAIL DEVELOPMENT COMING SOON

PROPERTY OVERVIEW

- ±2,600 SF & ±3,604 SF Pads Available
- Rare Opportunity Located in the Epicenter of Imperial Valley
- Available for Ground Lease or Build to Suit
- 1.5 Million SF Retail at Intersection
- Ideal for Drive Thru/Quick Service Restaurant or Car Wash
- Adjacent to Imperial Valley Mall

3 MILE DEMOGRAPHICS



ESTIMATED POPULATION

43,673

AVERAGE HOUSEHOLD INCOME

\$78,627



DAYTIME POPULATION

47,153

TRAFFIC COUNTS @
DOGWOOD DR & DANENBERG DR

26,672 CPD



SWC DOGWOOD RD & DANENBERG DR, EL CENTRO, CA



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IMMEDIATE TRADE AREA



THE PLAZA

BEST BUY, 99¢ ONLY STORES, dd's DISCOUNTS, at&t, theVitamin Shoppe, BURGER KING, petco, Michael's, Olive Garden, Burlington, Marshalls, KIRKLAND'S, Staples, Ross, ULTA, BeVMO!, KOHL'S

IMPERIAL VALLEY MALL

sears, FOREVER 21, HIBBETT SPORTS, SEPHORA, VICTORIA'S SECRET, Bath & Body Works, jcpenny, foot Locker, T-Mobile, GNC, Dillard's, EXPRESS

STONEFIELD CONDOS
240 UNITS

SITE
FUTURE PHASE

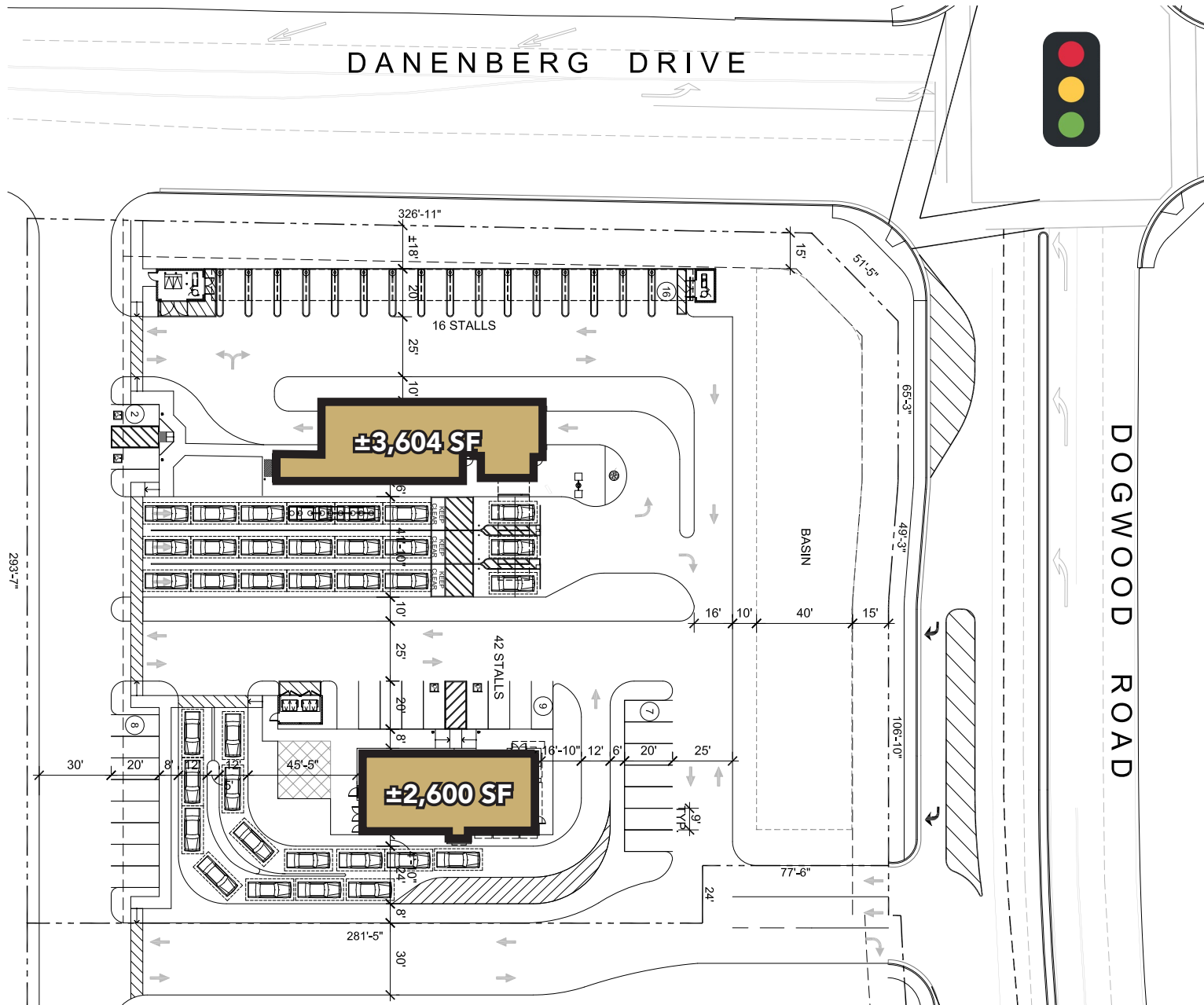
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SITE PLAN



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REGIONAL AERIAL



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