



Offering Memorandum

Shopping Center

1950 S 4th St El Centro CA 92243

Kenny Yoo

213-379-2221

kenny.yoo2013@gmail.com

DRE# 01844509

Helen Byon

213-272-5264

helenbyonre@gmail.com

DRE# 01399840



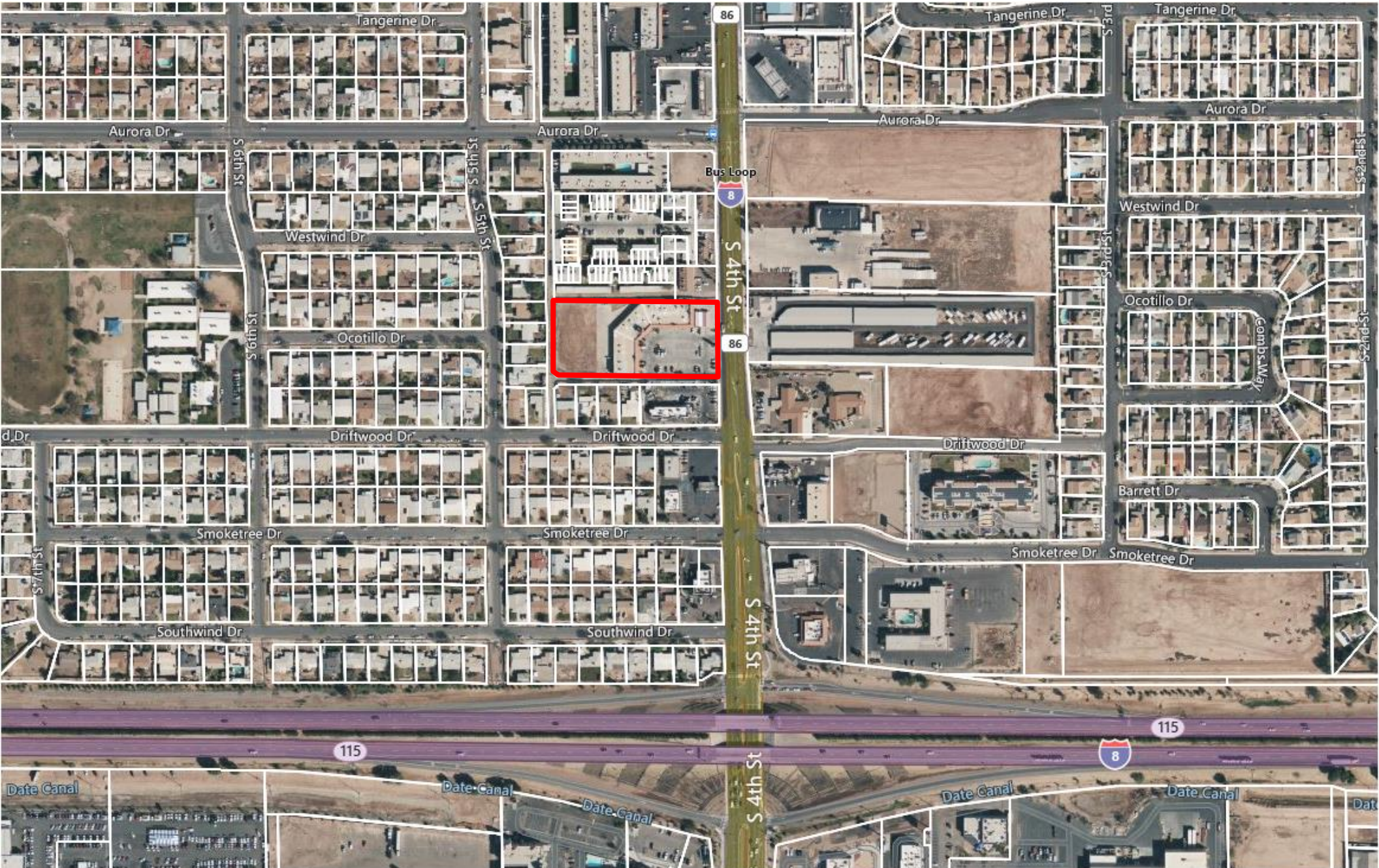
3130 Wilshire Blvd #315, Los Angeles CA 90010



Property & Offering Summary

Building Size	19,377 SF
Lot Size	2.19 AC
USE CODE	Regional : Shopping Center, Mall (w/Anchor)
APN	053-564-095-000
CAP Rate	8.27%
NOI	\$413,544.66
Asking Price : \$ 5,000,000	

Aerial Map





#

MISSION CENTER

1950 SOUTH 4TH STREET, EL CENTRO, CA 92243



SHERWIN-WILLIAMS
PAINTS

MASSAC SPRING

SHERWIN-WILLIAMS PAINTS

7FN3843



O'Reilly
AUTO PARTS

THE
SAVANTRY

U-HAUL

Jack
in the box

THE HABIT BURGER GRILL (4-38-994-1111)

the
Habit
BURGER GRILL

Carls Jr.

STARBUCKS

TACO BELL

Auto
Zone



DEVELOPABLE PAD
INCLUDED

NAMI
SAN DIEGO

LA FONDA
MEXICAN RESTAURANT

NAIL SALON
SPRING MASSAGE



VAPOR TIMES SMOKE

S 4TH STREET

DRIFTWOOD DRIVE

TENANT PROFILE



**SHERWIN
WILLIAMS**

Sherwin Williams // www.sherwin-williams.com

Sherwin-Williams Company is an American Cleveland, Ohio-based company in the paint and coating manufacturing industry. The company primarily engages in the manufacture, distribution, and sale of paints, coatings, floor coverings, and related products to professional, industrial, commercial, and retail customers primarily in North and South America and Europe. At the end of 2020, Sherwin-Williams had operations in over 120 countries.

Company Type:	Public (NYSE: SHW)
Locations:	4,700+
Employees:	60,000+
2020 Assets:	\$20.4 B
2020 Revenue:	\$18.4 B
S&P Rating:	BBB
Countries	120+



SHERWIN WILLIAMS
PAINTS

MASSAGE

MASSAGE

NAILS

NAILS

La Jonda

La Jonda

MISSION
CENTER

SHERWIN
WILLIAMS
PAINTS

La Jonda

ONLINE

Capital's
NAILS

MASSAGE

1950



MESSAGE SPRING

NAILS

La Fondue

Crystal's NAILS

8J1R903

711784



SHERWIN-WILLIAMS
PAINTS

MASSAGE SPRING

La Fonda





SHERWIN-WILLIAMS
PAINTS

MASSAGE SPRING

NAI'S







SHERWIN-WILLIAMS
PAINTS

MASSAGE SPRING

MASSAGE

Crystal's NAILS

Handicap parking sign





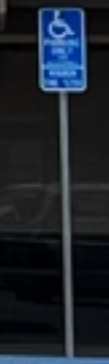
MASSAGE SPRING

MASSAGE

Crystal's NAILS

Crystal's NAILS

GENERAL CONTRACTOR





Crystal's NAILS

La J

GENERAL CONTRACTOR

California
7JND614



Crystal's NAILS

La Jonda

GENERAL CONTRACTOR

Handicap parking sign

Handicap parking sign

U-HAUL

HITCHES
TRAILER STORAGE
BOXES
GUARANTEED RESERVATIONS ONLY BY 8-AM

MOVING SUPPLIES



La Jonda

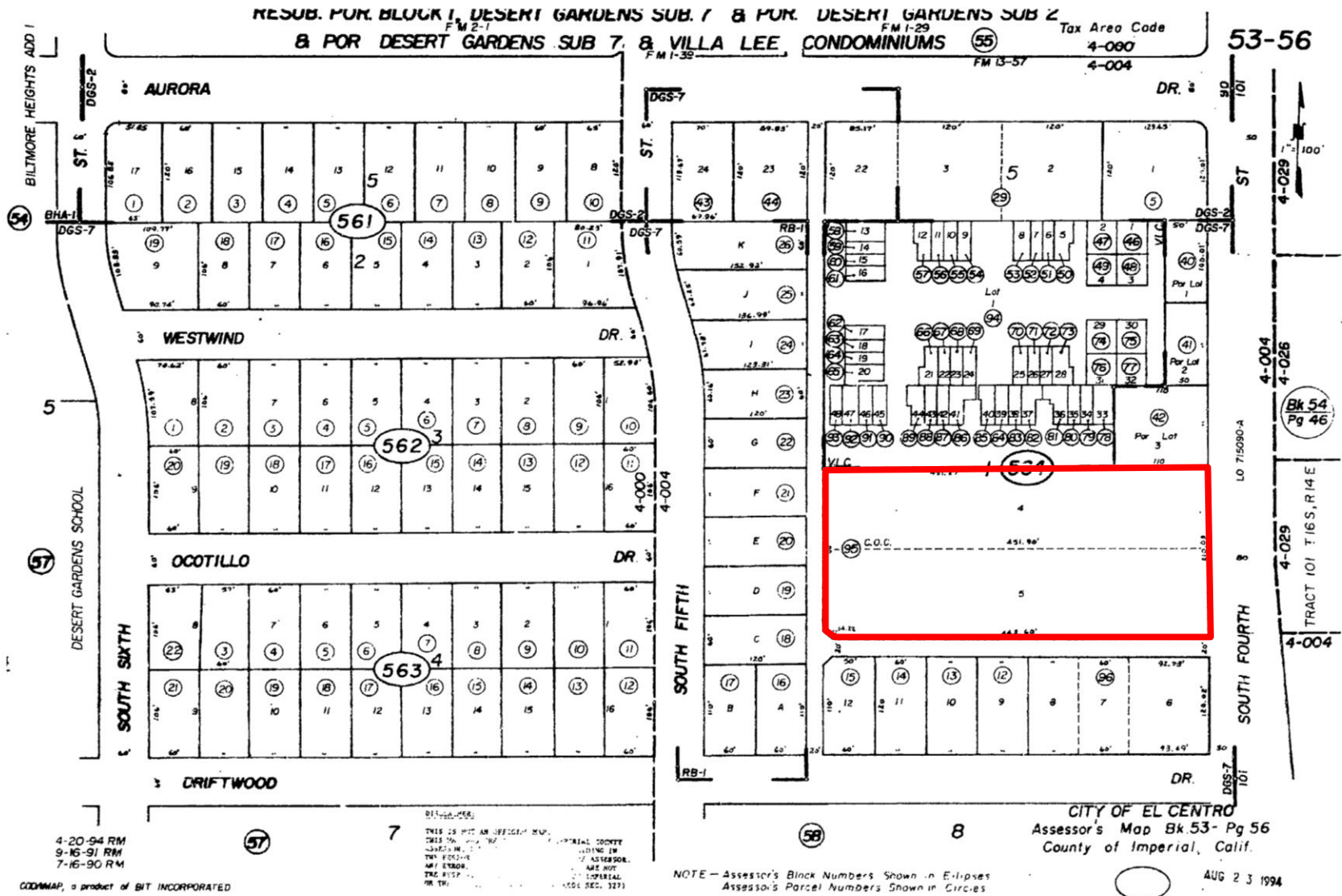
La Jonda

Plat Map

11/10/2022

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Customer Service Rep: You



GDMAP, a product of BIT INCORPORATED

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 THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY SURVEY DATA AND RECORDS.
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NOTE - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

AUG 23 1994

12-29-1004

Assessment / Tax Information

	APN 053-564-095-000
Assessed Value	\$1,784,265
Land Value	\$679,914
Improvement Value	\$1,104,351
Percent Improvement	61 %
Tax Amount	\$19,853.60
Tax Rate Area	4-004

Demographic

Population	Zip 92243	National
2000	45,309	281,421,906
2008	51,610	309,731,508
2013	55,422	324,062,684
Growth Rate	1.4 %	1 %
Growth Centile	72 %	0 %
Households	Zip 92243	National
2000	13,327	105,480,101
2008	15,358	116,523,156
2013	16,463	122,109,448
Household Growth Rate	1.5 %	1.1 %
Average Household Size	3.26	2.59
Families	Zip 92243	National
2000	10,536	71,787,347
2008	12,131	77,956,117
Family Growth Rate	1.5 %	0.9 %
Age Distribution	Zip 92243	National
0 - 4	8.6 %	6.8 %
5 - 9	8.2 %	6.7 %
10 - 14	7.8 %	6.6 %
15 - 19	8.9 %	7.1 %
20 - 24	8.4 %	6.9 %
25 - 44	26.7 %	27 %
45 - 64	22.2 %	26 %
65 - 84	8.2 %	10.9 %
85+	1 %	1.9 %
Median Age	Zip 92243	National
2008	30.1	36.9
Male/Female Ratio	50.3%/49.7%	49.2%/50.8%
Household Income	Zip 92243	National
% <\$25K	29.6 %	20.9 %
% \$25K - 50K	25 %	24.4 %
% \$50K - 100K	33.6 %	35.3 %
% \$100K - 150K	7 %	11.7 %
% >\$150K	4.8 %	7.6 %
Median Household Income	Zip 92243	National
2008	\$ 44,926	\$ 54,719
2013	\$ 48,042	\$ 56,938
Per Capita Income	\$ 17,293	\$ 27,277
Household Income Centile	Zip 92243	National
National	48 %	
State	33 %	

Traffic Counts



Daily Traffic Counts ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

26,396

2022 Est. daily traffic counts

Street: S 4th St
 Cross: Aurora Dr
 Cross Dir: N
 Dist: 0.08 miles

Historical counts

Year	Count	Type
2004	▲ 27,000	AA DT
2003	▲ 25,500	AA DT

2

28,608

2022 Est. daily traffic counts

Street: S 4th St
 Cross: Desert Gardens Dr
 Cross Dir: N
 Dist: 0.06 miles

Historical counts

Year	Count	Type
2016	▲ 30,500	AA DT
2015	▲ 30,000	AA DT
2014	▲ 28,500	AA DT
2004	▲ 26,500	AA DT

3

28,459

2022 Est. daily traffic counts

Street: S 4th St
 Cross: State Hwy86
 Cross Dir: S
 Dist: 0.01 miles

Historical counts

Year	Count	Type
2016	▲ 30,500	AA DT
2015	▲ 30,000	AA DT
2014	▲ 28,500	AA DT
2006	▲ 19,720	AA DT

4

31,032

2022 Est. daily traffic counts

Street: 86
 Cross: –
 Cross Dir: –
 Dist: –

Historical counts

Year	Count	Type
2018	▲ 31,000	AA DT

5

5,664

2022 Est. daily traffic counts

Street: I- 8
 Cross: State Hwy86
 Cross Dir: W
 Dist: 0.1 miles

Historical counts

Year	Count	Type
2015	▲ 5,600	AA DT
2012	▲ 5,600	AA DT
2009	▲ 5,300	AA DT
2006	▲ 5,800	AA DT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

Mission Center, 1950 S 4th St, El Centro, CA 92243 Rent Roll

October 1, 2024

Tenants	Units	Rent/m	Security Deposit	Size (SF)	Recovery Options	NNN CAP	Lease Start	Lease Expire	Lease Options
La Fonda Resturant	1, 2, 3 and 4A	\$ 9,394.00	\$ 5,000.00	7,610	NNN		12/4/2014	12/31/2027	2(3yrs), FMV
NAMI San Diego	4B	\$ 2,940.00	\$ 2,940.00	2,100	Modified Gross		4/1/2024	6/30/2025	None
Nail Salon	4C	\$ 2,879.00	\$ 1,386.00	1,350	NNN		10/15/2019	10/14/2029	1(5yrs), 3% or FMV
Spring Massage	5	\$ 2,152.54	\$ 4,896.00	1,530	NNN	\$0.40/SF	12/1/2017	11/30/2027	None
Sherwin Williams	7	\$ 13,108.36		5,527	NNN		9/15/1990	9/30/2028	1 (5yr), \$14,419.50/m
Vapor Times Smoke Shop	9	\$ 2,268.00	\$ 4,536.00	1,260	Modified Gross		11/1/2023	1/31/2027	1 (3 Yr), 5% Annual
Total		\$ 32,741.90	\$ 18,758.00	19,377					

El Centro Property NOI

Operating Information

Base Rent Annual Income:	\$392,902.80
Recapture	\$159,370.36
<hr/>	
Total Gross Income	\$552,273.16

Less Expense

Property Taxes	\$67,328.50
Property Insurance	\$14,400.00
Local Rep. Service	\$18,000.00
Electricity	\$3,600.00
Water & Sewer	\$8,400.00
Trash Services	\$9,000.00
Repair & Maintnance	\$18,000.00

Total Expenses	\$138,728.50
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Net Operating Income:	\$413,544.66
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Kenny Yoo

213-379-2221

kenny.yoo2013@gmail.com

DRE# 01844509

Helen Byon

213-272-5264

helenbyonre@gmail.com

DRE# 01399840



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Disclaimer

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