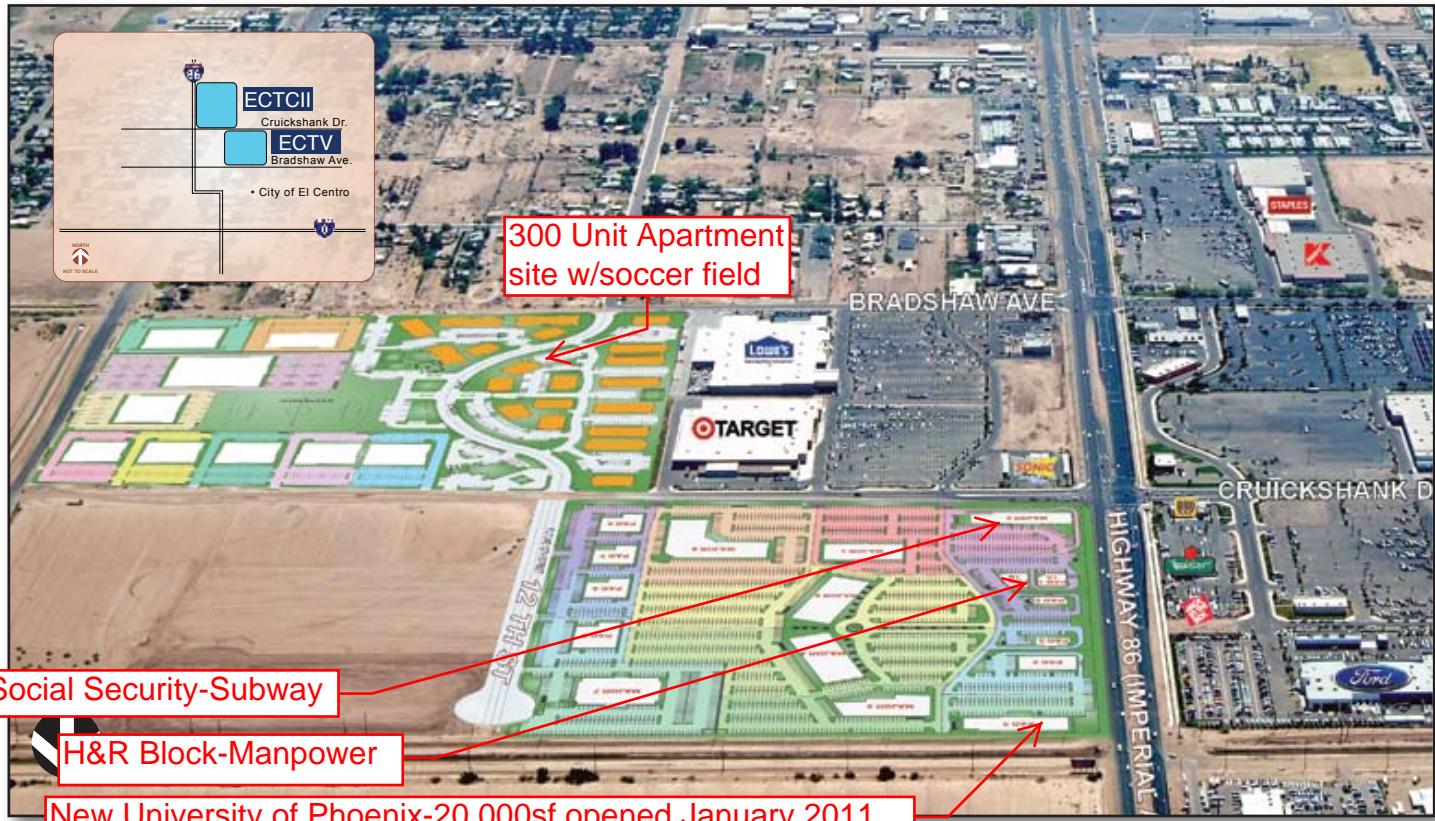


El Centro TOWN CENTER II



City of El Centro Imperial County, California



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El Centro TOWN CENTER II

PROJECT SUMMARY

Property Location:

NE Corner of Cruickshank Dr. & Hwy 86
City of El Centro, California 92243

Property Acreage:

Retail	: 32 Acres
Condo / Apartment	: 14 Acres
Office / Warehouse	: 20 Acres

Proposed Usage:

Mixed Commercial Usage of Retail,
Office, Restaurant, Industrial Office
Warehouse and High Density
Residential



EL CENTRO TOWN CENTER II

- Major Retail Anchors nearby include a Wal-Mart Supercenter, Target, Lowe's, Costco & Food 4 Less
- Strategically located on Highway 86 (E. Imperial Ave.) in the heart of El Centro's Commercial Retail District
- 558,000 SF Commercial Space for Sale & Lease
- 2007 Traffic Count: Annual Avg Daily Traffic (AADT)

Highway 86 (Imperial Ave.) @ El Dorado Ave.

Northbound	25,500
Southbound	31,000
Total	56,500

* El Dorado Ave. is 1 block south of Cruickshank Dr.
Source: State of California, Dept. of Transportation, Traffic Operations Division

1 Mile Radius of Shops, Restaurants and Transportations



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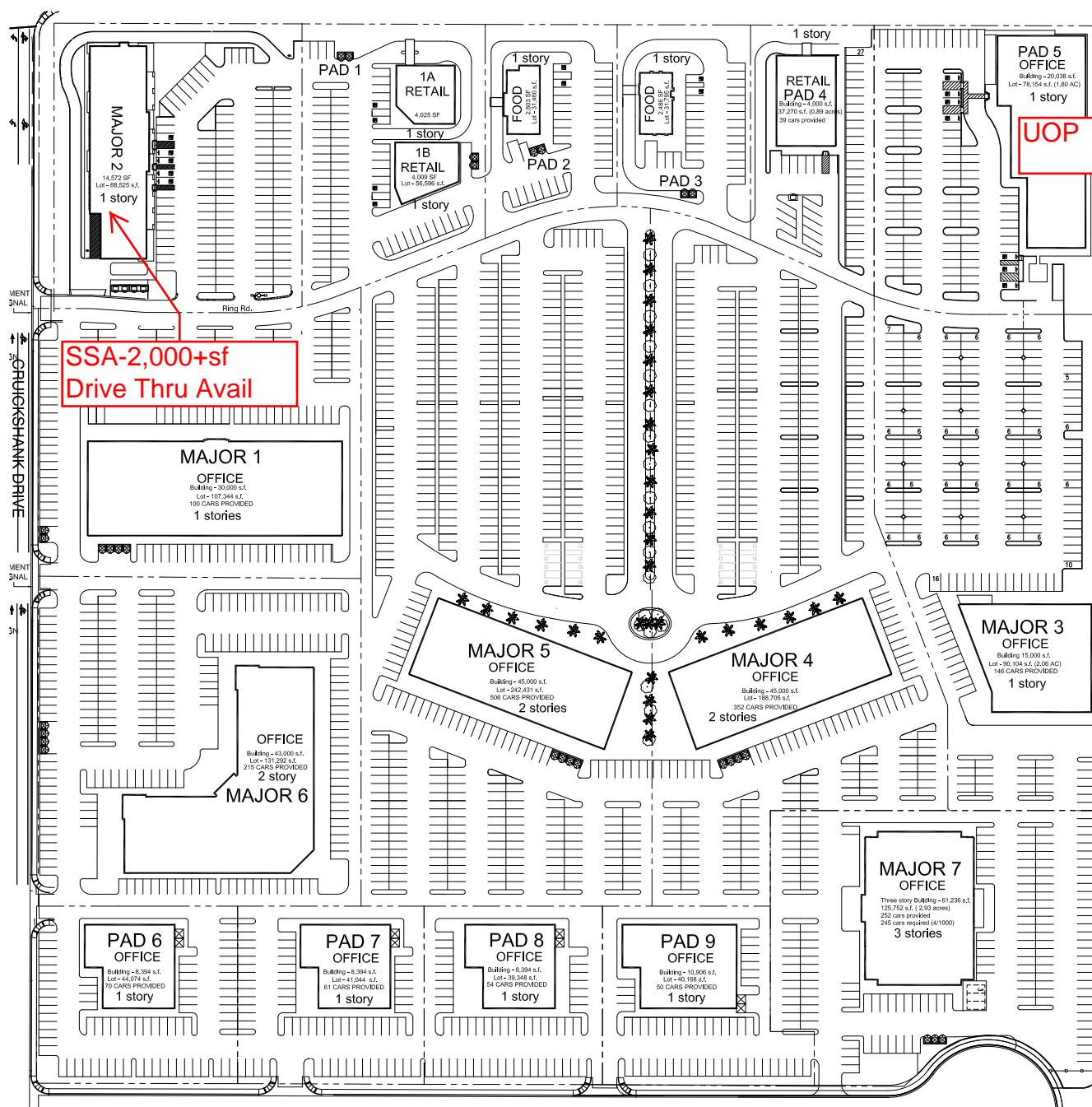
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Located in El Centro, CA



ECTC II Siteplan

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El Centro Town Center II (ECTC II)

Price List

ECTC							
Address	Tenant	Bldg SF	Build to Suit \$/sqft/Mo.	Lot SF	Ground Lease \$/LSF/Yr	Land Sales \$/SF Sales	Sales Amount
Major 1		15,250	\$1.75 - \$2.00	113,103	\$1.60	\$ 16.00	\$ 1,809,648
Major 2				88,486		\$ 25.00	\$ 2,212,150
101	<i>Available</i>	1,695	\$2.50 - \$2.75				
102	<i>Available</i>	1,481	\$2.25 - \$2.50				
103	<i>Available</i>	1,528	\$2.25 - \$2.50				
104	<i>Available</i>	1,436	\$2.25 - \$2.50				
105	<i>Available</i>	1,452	\$2.25 - \$2.50				
106	<i>Available</i>	1,436	\$2.25 - \$2.50				
107	<i>Available</i>	1,402	\$2.25 - \$2.50				
108	<i>Available</i>	1,337	\$2.25 - \$2.50				
109	<i>Available</i>	1,233	\$2.25 - \$2.50				
110	<i>Available</i>	1,215	\$2.50 - \$2.75				
Major 3		30,000	\$1.50 - \$1.90	88,226	\$1.20	\$ 12.00	\$ 1,058,712
Major 4		82,500	\$1.40 - \$1.80	190,533	\$1.20	\$ 12.00	\$ 2,286,396
Major 5		82,500	\$1.40 - \$1.80	196,587	\$1.20	\$ 12.00	\$ 2,359,044
Major 6		62,000	\$1.50 - \$1.90	159,414	\$1.40	\$ 14.00	\$ 2,231,796
Major 7		61,236	\$1.40 - \$1.80	127,579	\$1.20	\$ 12.00	\$ 1,530,948
Pad 1		9,034	\$2.00 - \$2.50	57,286	\$2.00	\$ 20.00	\$ 1,145,720
Pad 2	<i>Ground Lease Only</i>	2,803		32,080	\$2.00	\$ 20.00	\$ 641,600
Pad 3	<i>Ground Lease Only</i>	2,803		32,028	\$2.00	\$ 20.00	\$ 640,560
Pad 4		8,125	\$1.75 - \$2.00	58,568	\$1.80	\$ 18.00	\$ 1,054,224
Pad 5		12,189	\$1.75 - \$2.00	56,645	\$1.80	\$ 18.00	\$ 1,019,610
Pad 6		8,394	\$1.25 - \$1.50	38,947	\$1.20	\$ 12.00	\$ 467,364
Pad 7		8,394	\$1.25 - \$1.50	38,772	\$1.20	\$ 12.00	\$ 465,264
Pad 8		8,394	\$1.25 - \$1.50	42,683	\$1.20	\$ 12.00	\$ 512,196
Pad 9		13,000	\$1.25 - \$1.50	44,212	\$1.20	\$ 12.00	\$ 530,544

El Centro TOWN CENTER II

Major 1



Office Rendering



Office Rendering

Location is next to Target & Lowes at the NE signalized corner of Imperial Ave & Cruickshank. 30,000 s.f. is built to suite, one story office for Social Security Administration (SSA)

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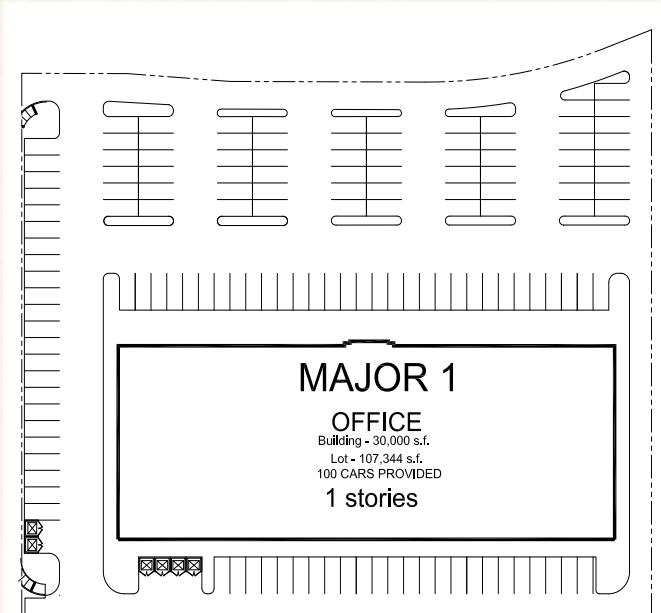
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Best Location



Siteplan

Major 1 Specs:

Usage: Office

Status: In development

Year built: Coming soon

Building size: 30,000 s.f.

Lot size: 107,344 s.f.

Parking spaces: 100

Parking ration: 3.3/1000

Stories: 1

Building colors: Brown

Building texture: Stucco wall



Office rendering

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El Centro TOWN CENTER II

Major 2



Office Rendering



Office Rendering

Location is next to Target & Lowes at the NE signalized corner of Imperial Ave & Cruickshank. 14,514 s.f. is available for lease on Major 2 pad divisible by 10. Units range from 1,292 s.f. thru 1,828 s.f., food tenant features with the drive thru. 14, 514 s.f. of retail available from May 2008

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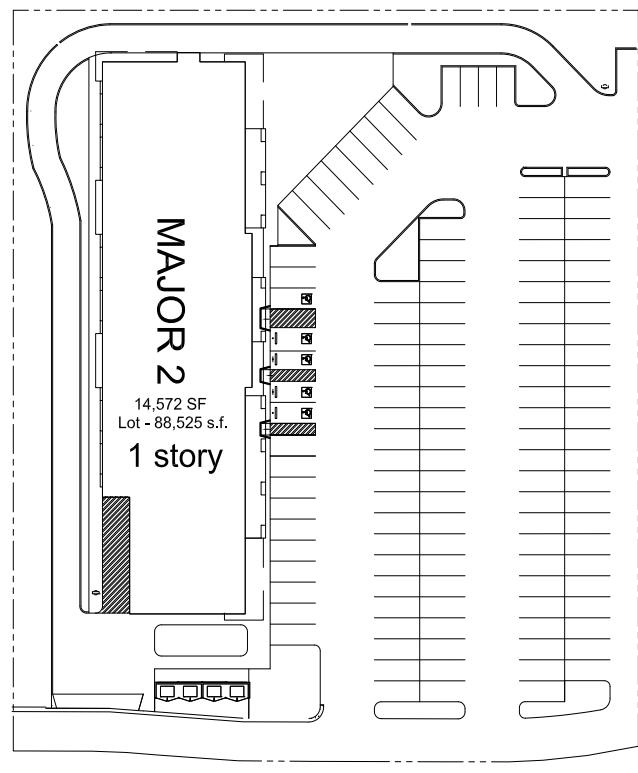
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Supreme Location



Siteplan

Major 2 Specs:

Usage: Retail/Food

Status: Built

Year built: 2009

Building size: 14,572 s.f.

Lot size: 88,525 s.f.

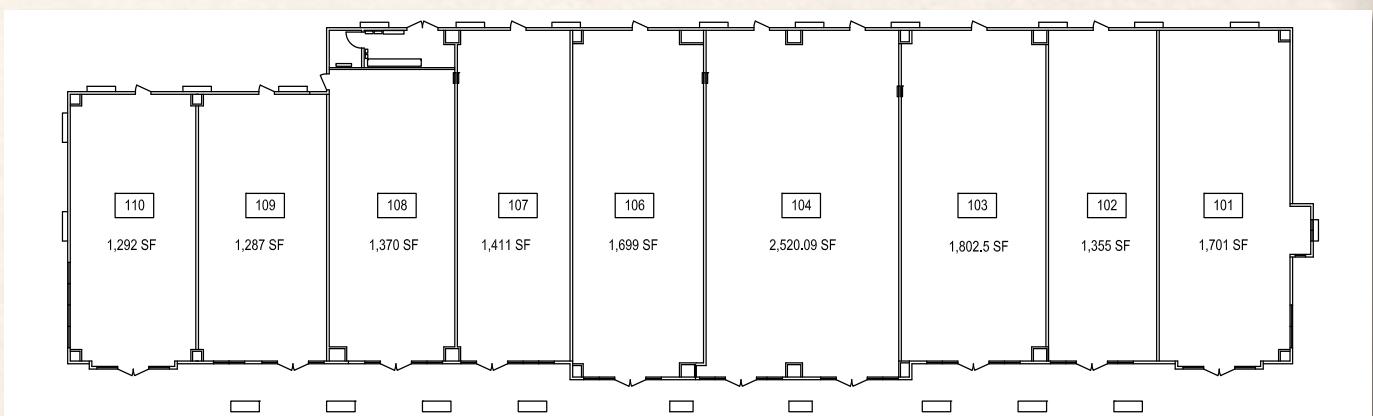
Parking spaces: 122

Parking Ratio: 8.3/1000

Stories: 1

Building colors: Brown

Building texture: Stucco wall, Metal awning system, Decorative stone veneer & tiles, Metal Roof



Floorplan

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El Centro TOWN CENTER II

Major 3



Office Rendering



Office Rendering

The 15,000-square-foot Design headquarters in town is a great location of taking what the site gives to create a green office and warehouse on a limited budget. The office faces west which gives the building surround by daylight. The limited glass exposure on the south and west is protected by louvers on the office portion and sun shades in the warehouse. The office and warehouse are naturally ventilated and take advantage of the prevailing breezes from the Southeast.

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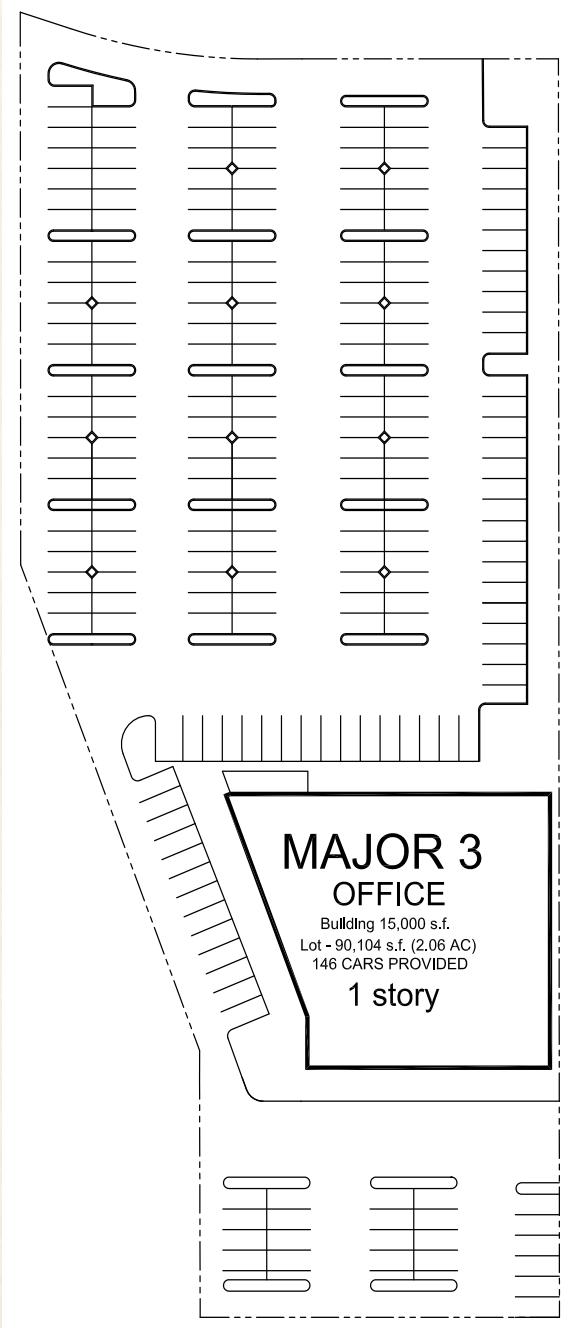
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State-of-the-Art



Siteplan

Major 3 Specs:

Usage: Office

Status: In development

Year built: Coming soon

Building size: 15,000 s.f.

Lot size: 90,104 s.f.

Parking spaces: 146

Parking ration: 6.6/1000

Stories: 1

Building colors: Brown

Building texture: Tilt up concrete



Office rendering

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El Centro TOWN CENTER II

Major 4 & 5



Office Rendering



Office Rendering

The new 45,000-sq.-ft. twin towers are suitable for Enterprise office. The architecture celebrates the uniqueness of both entities while also providing an environmentally responsible design solution. The towers provide a striking iconic element to the building and will become a landmark of El Centro Town Center (ECTC II). This project is designed to achieve a LEED Certification from the USGBC.

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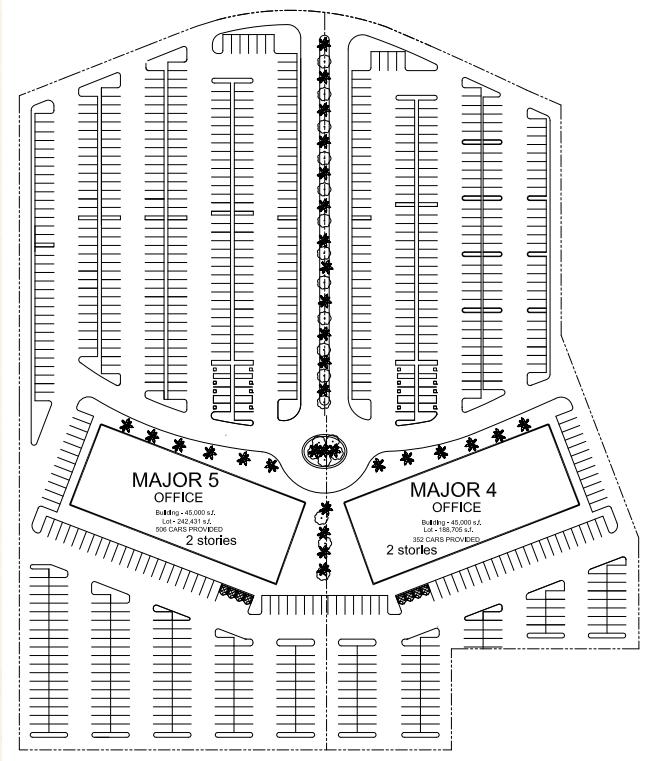
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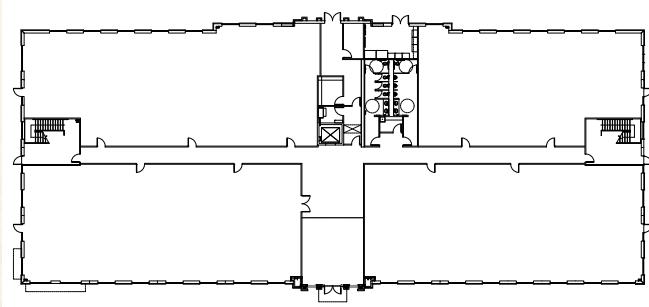
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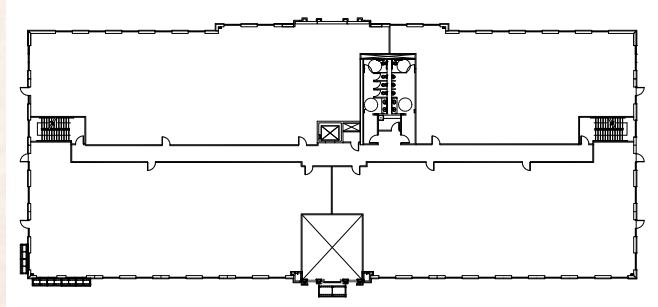
Executive Corporate Office



Siteplan



1st Floorplan



2nd Floorplan

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El Centro TOWN CENTER II

Major 6



Office Rendering



Office Rendering

High-performance workplace features for this 43,000-sq.-ft., two-story office building include: employee access to natural light and views throughout the building, energy efficient lighting, water efficient low flow fixtures, state-of-the-art distance conferencing technologies, enhanced indoor air quality through the use of low emitting paints, adhesives, sealants and carpets, recycled content modular carpet and reuse and refurbishment of existing open office furnishings. Spatial components include an internal convenience stair, personal office environments, employee lounge, data center, board room and executive suite.

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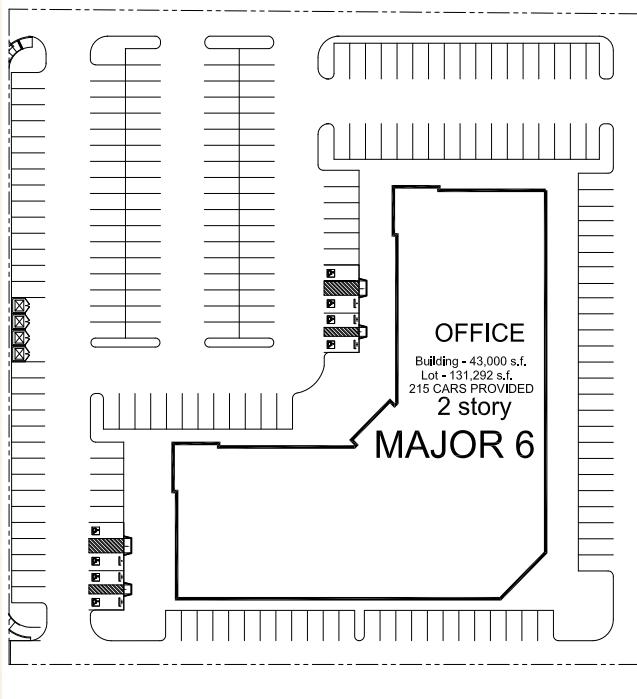
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Corporate Office



Siteplan

Major 6 Specs:

Usage: Office

Status: In development

Year built: Coming soon

Building size: 43,000 s.f.

Lot size: 131,292 s.f.

Parking spaces: 215

Parking ratio: 5/1000

Stories: 2

Building colors: Brown

Building texture: Stucco wall



Office rendering

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El Centro TOWN CENTER II

Major 7



Office Rendering



Office Rendering

Through the introduction of color, special materials, and strong landscape concepts, the design integrated office unique, creative process with the sophisticated, corporate aesthetic of the El Centro Town Center. The 61,236-sq.-ft. corporate headquarters is filled with executive offices, design studios, a graphics department, manufacturing space, a lunchroom, and a 14,000-sq.-ft. fitness facility.

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Unique Office



Siteplan

Major 7 Specs:

Usage: Office

Status: In development

Year built: Coming soon

Building size: 61,236 s.f.

Lot size: 125,752 s.f.

Parking spaces: 252

Parking ration: 2.7/1000

Stories: 3

Building colors: Brown

Building texture: Stucco wall



Office rendering

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El Centro TOWN CENTER II

Pad 1



Office Rendering



Office Rendering

Free-standing building pad sites with pickup window. Clear site line is easy access to store front from street. Building features include Minimum of 20 feet storefront, 2" gas line to oven, 400 amp three phase electrical service to space, two ton HVAC units with duck work and diffusers, t-bar ceiling system with 2'x4' lay-in lighting, restroom to code underground plumbing roughed in and 4" smooth concrete floor.

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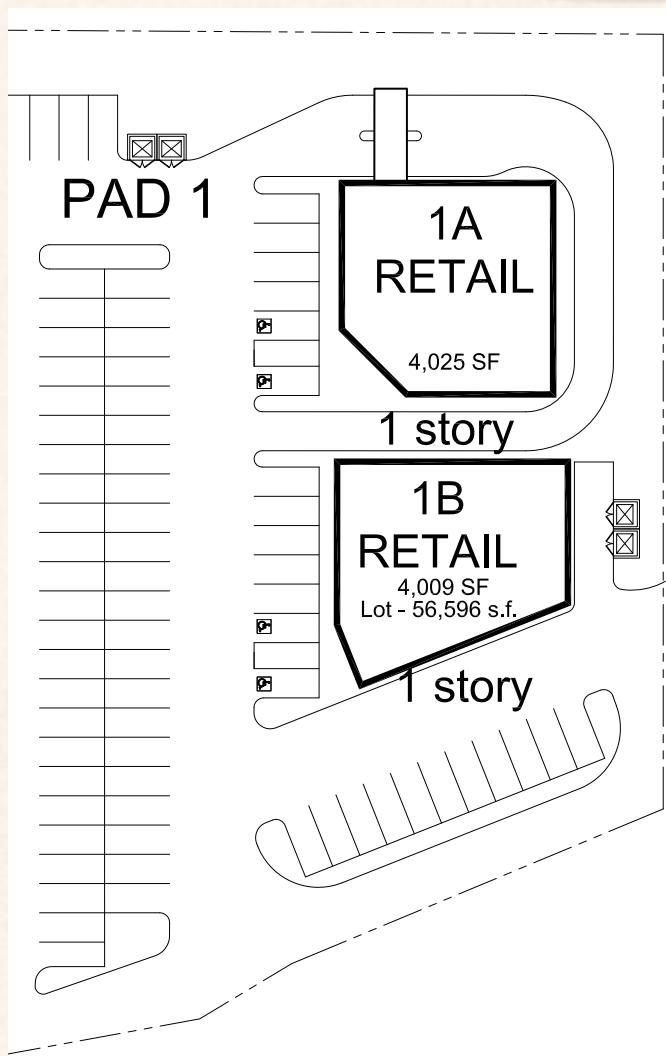
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Food / Retail



Siteplan

Pad 1 Specs:

Usage: Office / Retail / Food

Status: In development

Year built: Coming soon

Building size: 4,025 s.f. (1A) and 4,009 s.f.(1B)

Lot size: 56,596 s.f.

Parking spaces: 73

Parking ratio: 9/1000

Stories: 1

Building colors: Brown

Building texture: Stucco wall, wood frame structure, built-in drive thru.



Office rendering

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El Centro TOWN CENTER II

Pad 2



Office Rendering



Office Rendering

The site is located on primary traffic corridors with high visibility, easy accessibility. Freestanding building pad sites with pickup window. Store front preference is to be within 50 feet of primary traffic corridor. The location is dedicated minimum 15 parking spaces for customers and two ingress/egress points to primary traffic flow and adequate lighting in parking areas.

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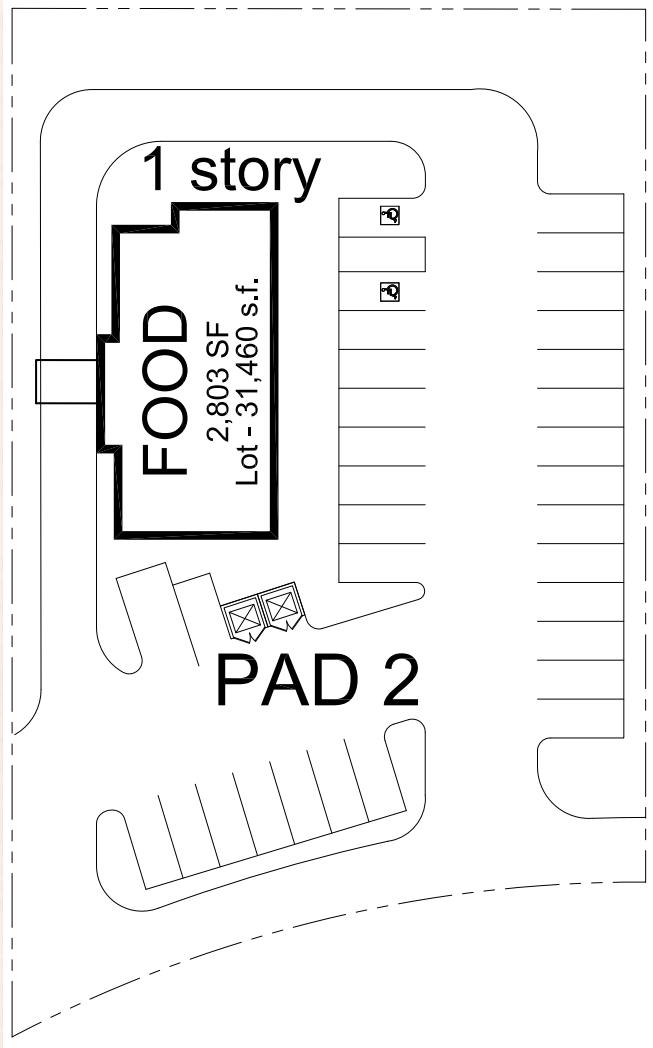
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Food



Siteplan

Pad 2 Specs:

Usage: Fast Food
Status: In development
Year built: Coming soon
Building size: 2,803 s.f.
Lot size: 31,460 s.f.
Parking spaces: 30
Parking ratio: 10/1000
Stories: 1
Building colors: Brown
Building texture: Stucco wall



Office rendering

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El Centro TOWN CENTER II

Pad 3



Office Rendering



Office Rendering

Free-standing building pad sites with drive thru. Building features include minimum of 30 feet storefront, 2" gas line to oven, 400 amp three phase electrical service to space, two ton HVAC units with duct work and diffusers, t-bar ceiling system 14' ceiling high with 2'x4' lay-in lighting, restroom to code underground plumbing roughed in and 4" smooth concrete floor.

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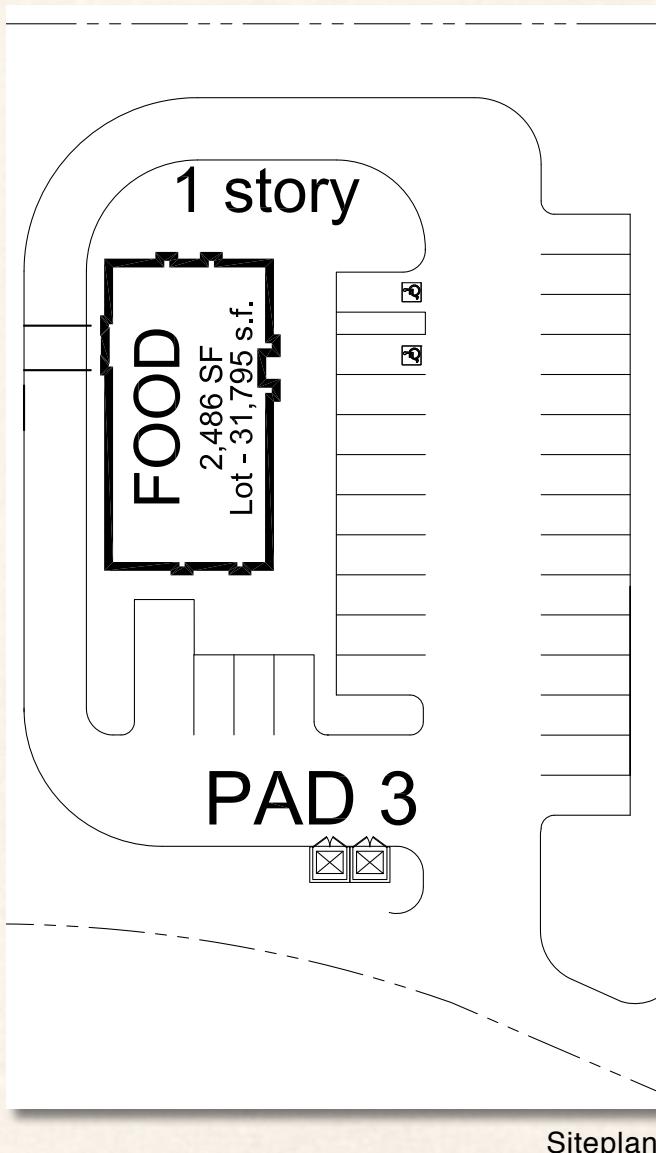
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Food



Pad 3 Specs:

Usage: Office

Status: In development

Year built: Coming soon

Building size: 2,486 s.f.

Lot size: 31,795 s.f.

Parking spaces: 28

Parking ratio: 11/1000

Stories: 1

Building colors: Brown

Building texture: Stucco wall



Office rendering

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El Centro TOWN CENTER II

Pad 4



Office rendering



Office rendering

This food location has been designed to provide a flexible, cost – effective design and construction process. Each square foot of the design has been engineered for cost, efficiency and ease of construction. With Tuscany II décor, the brick, clay and stone integrates the look of natural building materials into the restaurants to convey to customers that this locations are warm and inviting family dining destinations.

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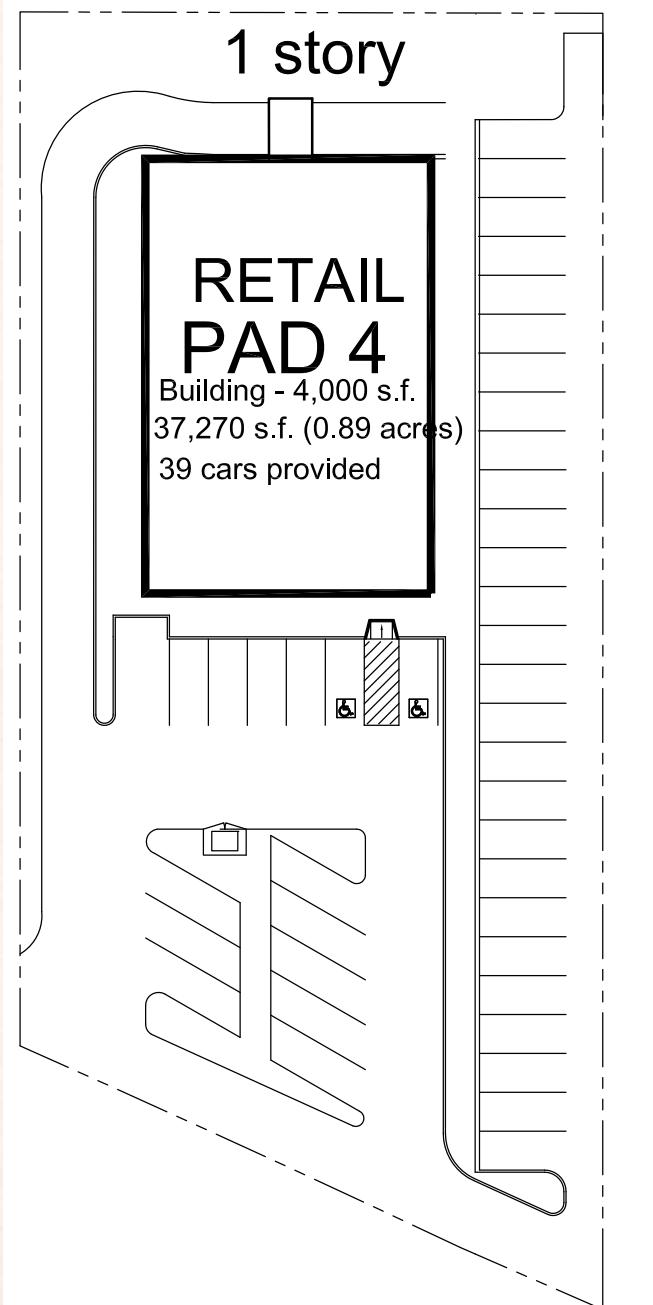
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Food / Retail



Siteplan

Pad 4 Specs:

Usage: Retail / Food

Status: In development

Year built: Coming soon

Building size: 4,000 s.f.

Lot size: 37,270 s.f.

Parking spaces: 41

Parking ratio: 10/1000

Stories: 1

Building colors: Brown

Building texture: Stucco wall

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El Centro TOWN CENTER II

Pad 5



Office rendering



Office rendering

Construction began Oct 29, 2009 for 20,000 s.f. University of Phoenix.

Designed as a 20,000 s.f., one-story structure, brings all the College's programs and functions together in one facility. Located just off state highway 86, this state-of-art facility energizes the university and provides a new home to future educators.

Sustainable elements for this project included:

- The Demonstration Desert Garden reduces irrigation requirements by 80 percent.
- Building facades demonstrate solar strategies based on orientation.
- Tinted Bronze glass visible and solar reduces 20 percent.
- Building envelope 20 percent better.

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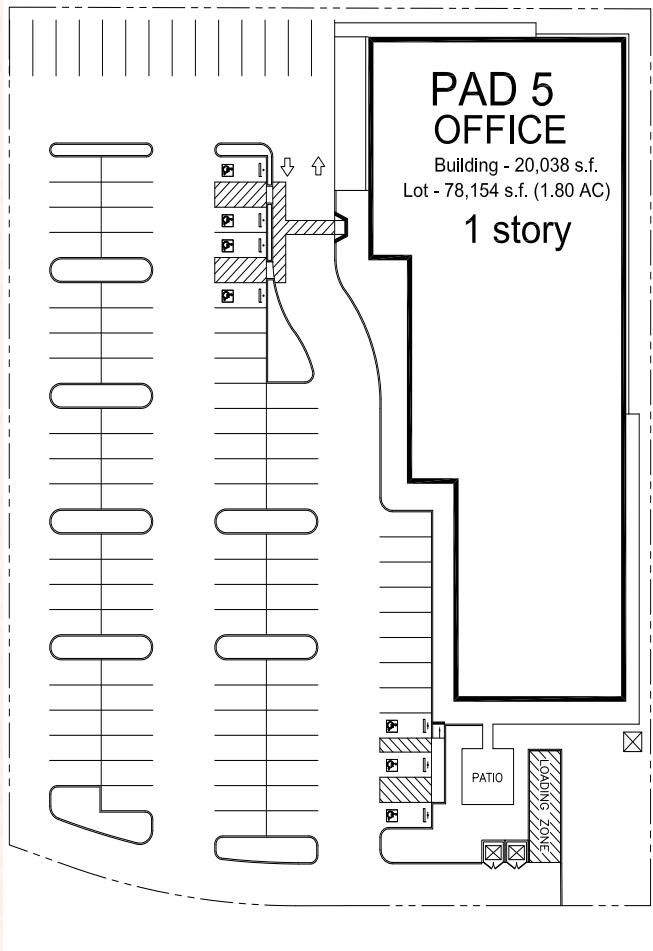
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State of the Art Facility



Siteplan

Pad 5 Specs:

Usage: Office

Status: In development

Year built: Coming soon

Building size: 20,038 s.f.

Lot size: 78,154 s.f.

Parking spaces: 107

Parking ratio: 15/1000

Stories: 1

Building colors: Brown

Building texture: Stucco wall

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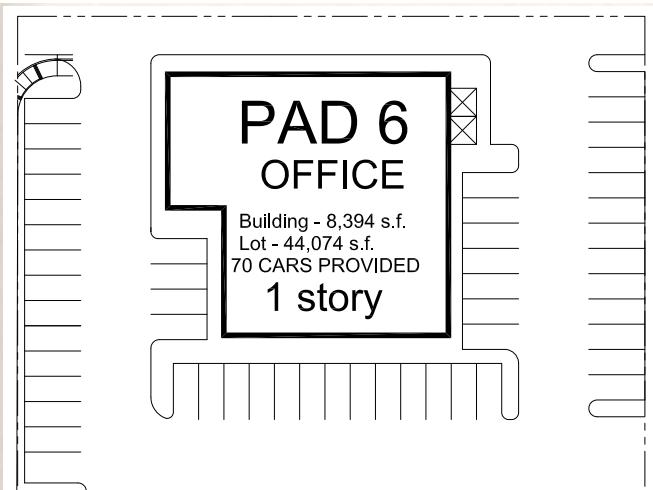


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El Centro TOWN CENTER II

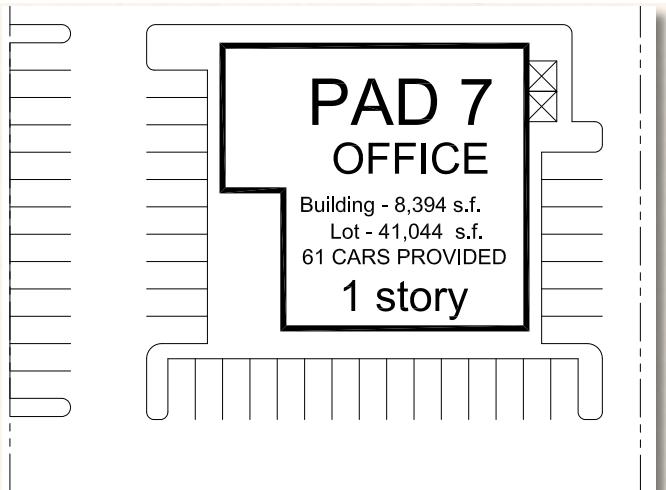
Pad 6 & 7



Pad 6 Specs:

Usage: Office
Status: In development
Year built: Coming soon
Building size: 8,394 s.f.
Lot size: 44,074 s.f.
Parking spaces: 70
Parking ratio: 8.3/1000
Stories: 1
Building colors: Brown
Building texture: Stucco wall

Siteplan



Pad 7 Specs:

Usage: Office
Status: In development
Year built: Coming soon
Building size: 8,394 s.f.
Lot size: 41,044 s.f.
Parking spaces: 61
Parking ratio: 7.2/1000
Stories: 1
Building colors: Brown
Building texture: Stucco wall

Siteplan



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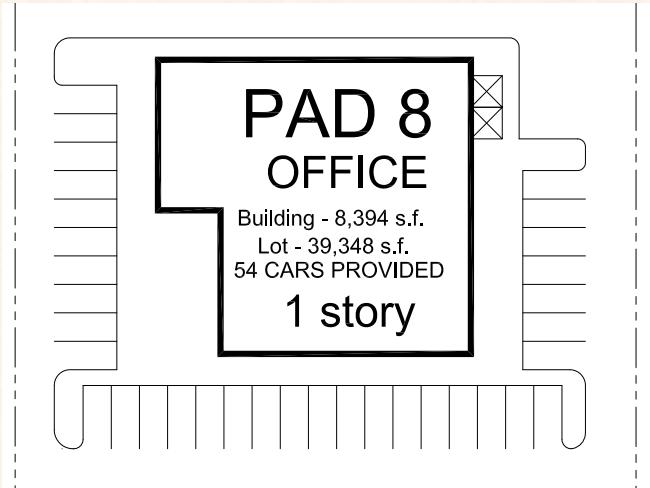
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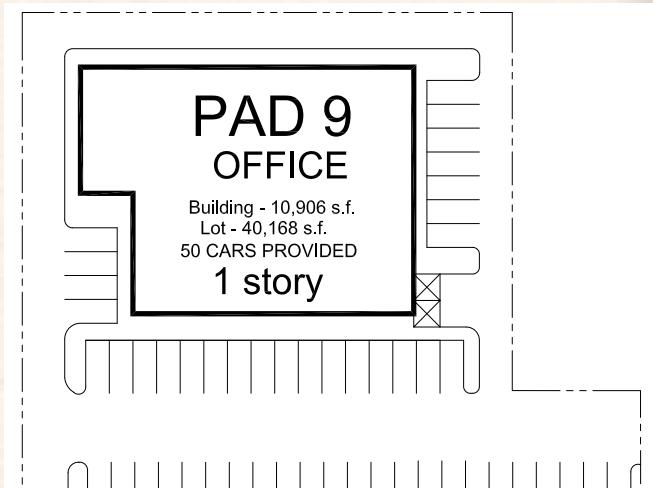
Cozy and Convenient



Pad 8 Specs:

Usage: Office
Status: In development
Year built: Coming soon
Building size: 8,394 s.f.
Lot size: 39,348 s.f.
Parking spaces: 54
Parking ratio: 6.4/1000
Stories: 1
Building colors: Brown
Building texture: Stucco wall

Siteplan



Pad 9 Specs:

Usage: Office
Status: In development
Year built: Coming soon
Building size: 10,906 s.f.
Lot size: 40,168 s.f.
Parking spaces: 50
Parking ratio: 4.5/1000
Stories: 1
Building colors: Brown
Building texture: Stucco wall

Siteplan



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